



City of  
**Peterborough**

## Notice of Public Meeting

---

### Official Plan and Zoning By-law Amendment File Numbers O1902 and Z1909

**Take Notice** that pursuant to the **Planning Act**, the City of Peterborough has received applications for Official Plan Amendment and Zoning By-law Amendment, and the City of Peterborough General Committee will hold a public meeting electronically, through the City's website ([www.peterborough.ca](http://www.peterborough.ca)), at **6:00 p.m., Monday, July 6, 2020**, to consider the Official Plan and Zoning By-law Amendment under Sections 17 and 34 of the **Planning Act**, R.S.O. 1990, c.P.13.

**Owners/Applicant:** 2160288 Ontario Inc.

**Agent:** Kevin Duguay, MCIP, RPP

**Property Location:** 1176 and 1182 Armour Road

**Existing Official Plan Designation(s):**

**Schedule A – Land Use:** Commercial

**Schedule A-1 – City Structure:** Intensification Corridor (Designated Greenfield Area)

**Schedule I – Commercial Area Land Use:** Neighbourhood Centre

**Existing Zoning:** **1176 Armour Rd:** SP.245 – Special Commercial District  
**1182 Armour Rd:** R.1,1e,2e,4e

**Existing Use:** **1176 Armour Rd:** Vacant  
**1182 Armour Rd:** Residential Detached Dwelling and Accessory Buildings

**Site Description:** Please refer to the attached concept plan for specific details.

	<u>Metric</u>	<u>Imperial</u>
Lot Area Total:	0.85 ha	2.1 ac.
Lot Frontage:		
Armour Rd.	91 m	298 ft.
Cunningham Blvd.	78 m	256 ft.
Proposed Residential Density:	89 units/ha.	36 units/ac.

### **Proposed Amendments - Development Description:**

The applicant proposes to amend the Official Plan and Zoning of the subject lands to facilitate the use of the lands for high density, multi unit residential supporting a maximum of 76 units and a maximum building height of 7 storeys with surface parking facilities.

The application proposes to amend Schedule 'A' – Land Use of the City's Official Plan to change the designation of the subject lands from 'Commercial' to 'Residential'; change the designation of the lands on Schedule 'E' to the 'High Density Residential' designation; delete Section 10.4.3.9 of the Official Plan related to the commercial potential of the lands; and change the designation of the lands on Schedule 'N' – Auburn North Secondary Plan, from 'Commercial' to 'High Density Residential'

The application also proposes to amend the zoning of the lands in two parts. The westerly portion of the lands from the SP. 245 – Commercial District and from the R.1,1e,2e,4e – Residential District to a modified R.5 – Residential Zoning District with site specific regulations related to minimum lot area per dwelling unit, minimum building setback from the side lot lines, maximum building height, maximum lot coverage by open parking, driveways and vehicle movement areas, and minimum parking space requirements as follows:

<b>Regulation</b>	<b>R.5 Requirement</b>	<b>Proposed</b>
Minimum lot area per dwelling unit	140 m <sup>2</sup>	110 m <sup>2</sup>
Minimum building setback from side lot line:	21 m from north and easterly lot lines	7 m from northerly lot line and 12 m from easterly lot line
Maximum number of storeys	5	7
Maximum Lot Coverage by open parking, driveways and vehicle movement areas	25%	40%
Minimum distance between parking, driveway and vehicle movement areas and windows to habitable rooms	6 m	5.5 m
Minimum motor vehicle parking spaces provided on site (Section 4.2)	1.75 spaces per unit	1.3 spaces per dwelling unit
Minimum motor vehicle parking space size (Section 4.3.1)	Minimum dimension of 5.7 m by 2.7 m per space	Reduced dimension of 5.7 m by 2.5 m per space for up to 16 of the required spaces

The easterly portion of the lands adjacent to the Thompson Creek lands are to be zoned OS.1 – Open Space District 1 to prevent further development and ensure that no additional development will occur within the ‘Environmental Protection Area’. The zoning boundary is depicted as the dashed line on the attached Land Use Map.

**Any Person** may **observe** the above Public Meeting via the City’s website at the following link:

<https://www.peterborough.ca/en/city-hall/livestreams.aspx>

**Additionally**, any person may **make written or verbal representation** either in support of or in opposition to the amendment as follows:

- a) Register as a delegate to speak at the Public Meeting by telephone. Delegations must register by 11 a.m. on the day of the meeting by phone, 705-742-7777 ext. 1820 (please quote the file number), or by registering on the City website:

<https://forms.peterborough.ca/Clerks-Office/Request-for-Delegation>

- b) Written submissions must be received by 11 a.m. the day of the meeting either by mail; by dropping off to the City drop box located outside the main entrance to City Hall, 500 George Street North, or by email to [Clerks@peterborough.ca](mailto:Clerks@peterborough.ca). Due to the nature of the meeting, unregistered delegations are not permitted. (Please quote the file number).

**Be Advised** that under the **Planning Act**, all information and material submitted regarding planning applications is public information and, as such, will be made available to the public. The minutes of public meetings and public hearings are also part of the public record. Anyone who attends a public meeting and enters his/her name on the attendance list or speaks publicly at the meeting understands that their name, address (if provided), comments, and any document that s/he distributes will be collected and maintained for the purpose of creating a record that is available to the general public.

**Be Advised** if a person or public body would otherwise have an ability to appeal the decision of the City Council of the City of Peterborough to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its General Committee before the proposed Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision.

**Be Advised** if a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Peterborough or its General Committee before the proposed Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information** relating to this application, including copies of the proposed Official Plan Amendment and Zoning By-law Amendment, can be obtained at the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Caroline Kimble, Land Use Planner** at 705-742-7777 Ext. 1735 or by email at [ckimble@peterborough.ca](mailto:ckimble@peterborough.ca). A staff report will be available on Thursday, July 2, 2020.

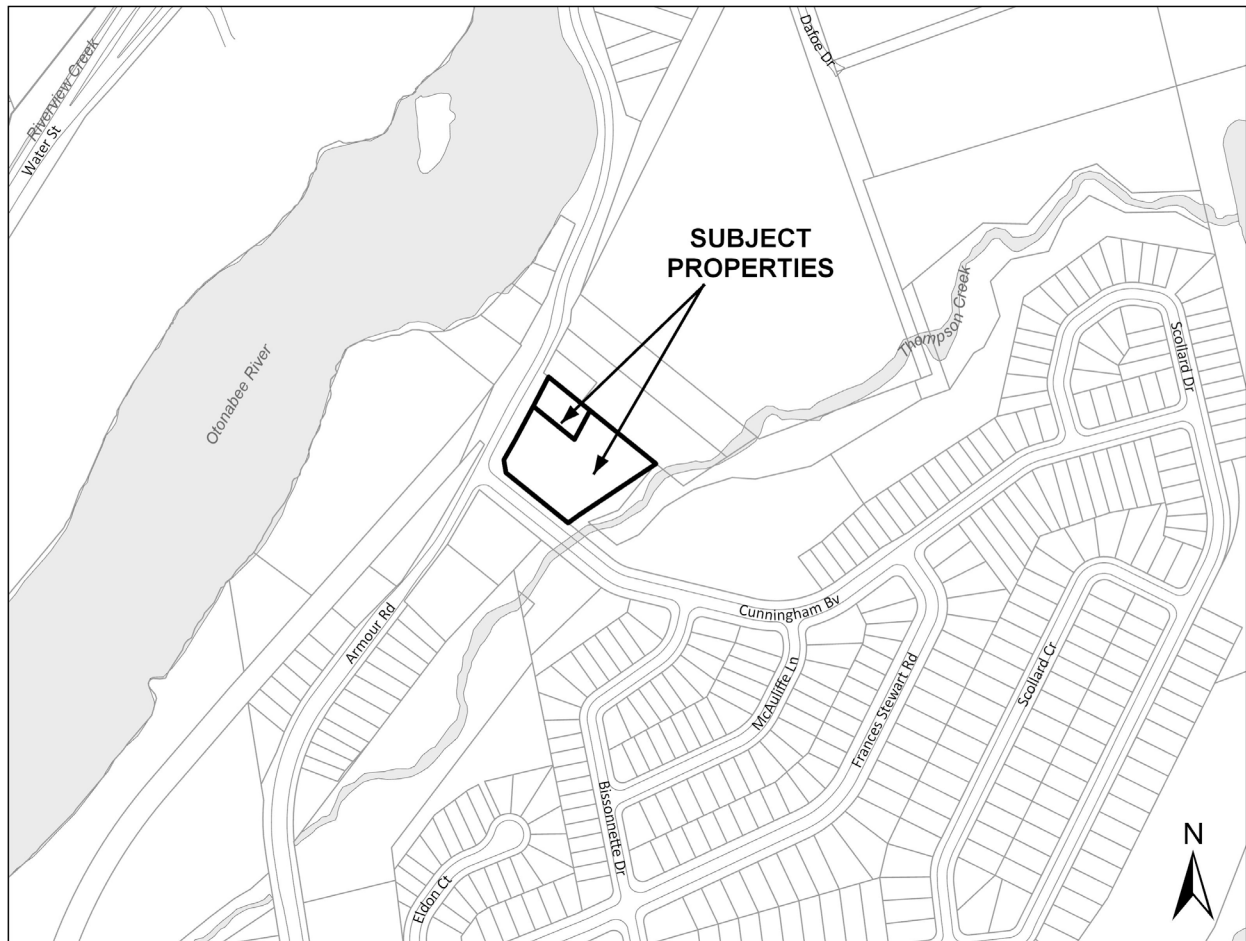
**If you are the owner of any land that contains seven or more residential units**, the City of Peterborough requests that this notice be posted in a location that is visible to all of the residents.

If you wish to be notified of the decision of the City of Peterborough on the proposed Official Plan and Zoning By-law amendments, you must make a written request to:

John Kennedy, City Clerk  
City of Peterborough, City Hall  
500 George Street North  
Peterborough, Ontario K9H 3R9  
[jkennedy@peterborough.ca](mailto:jkennedy@peterborough.ca)

Dated at the City of Peterborough this 8<sup>th</sup> day of June, 2020.

## Key Map

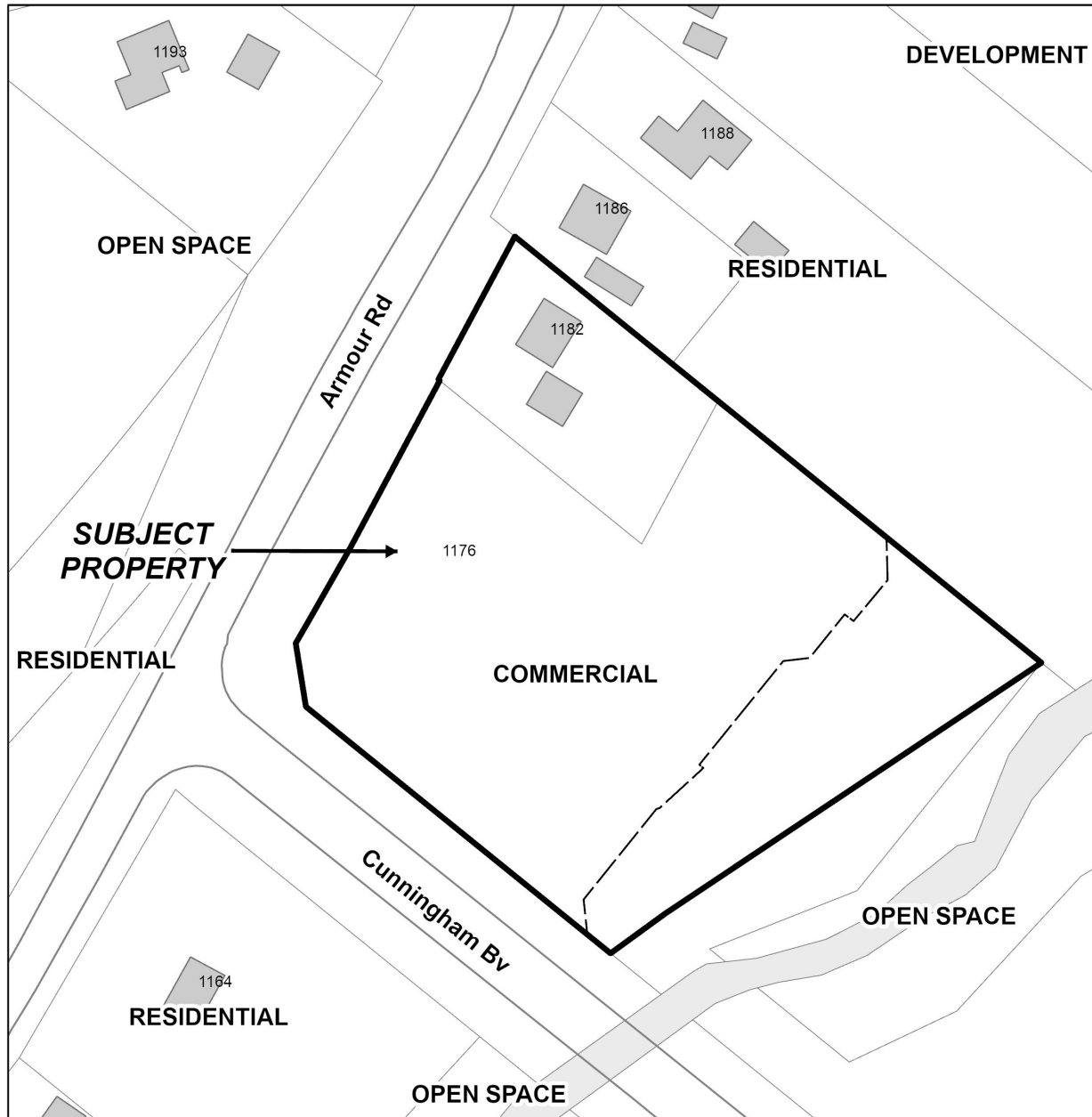


# Land Use Map

File: Z1909 & 1902

Property Location: 1776 and 1182 Armour Rd

EXHIBIT  
SHEET OF



The City of Peterborough Planning Division

DISCLAIMER OF ALL LIABILITIES - The Corporation of the City of Peterborough, its employees, consultants and agents, make no representation or warranty concerning the accuracy, validity or fitness for use of the contents of this digital or hard copy mapfile, and disclaims all liability for any claims for damages or loss arising from their use or interpretation by any party. A mapfile does not replace a survey nor is it to be used to provide a legal description.

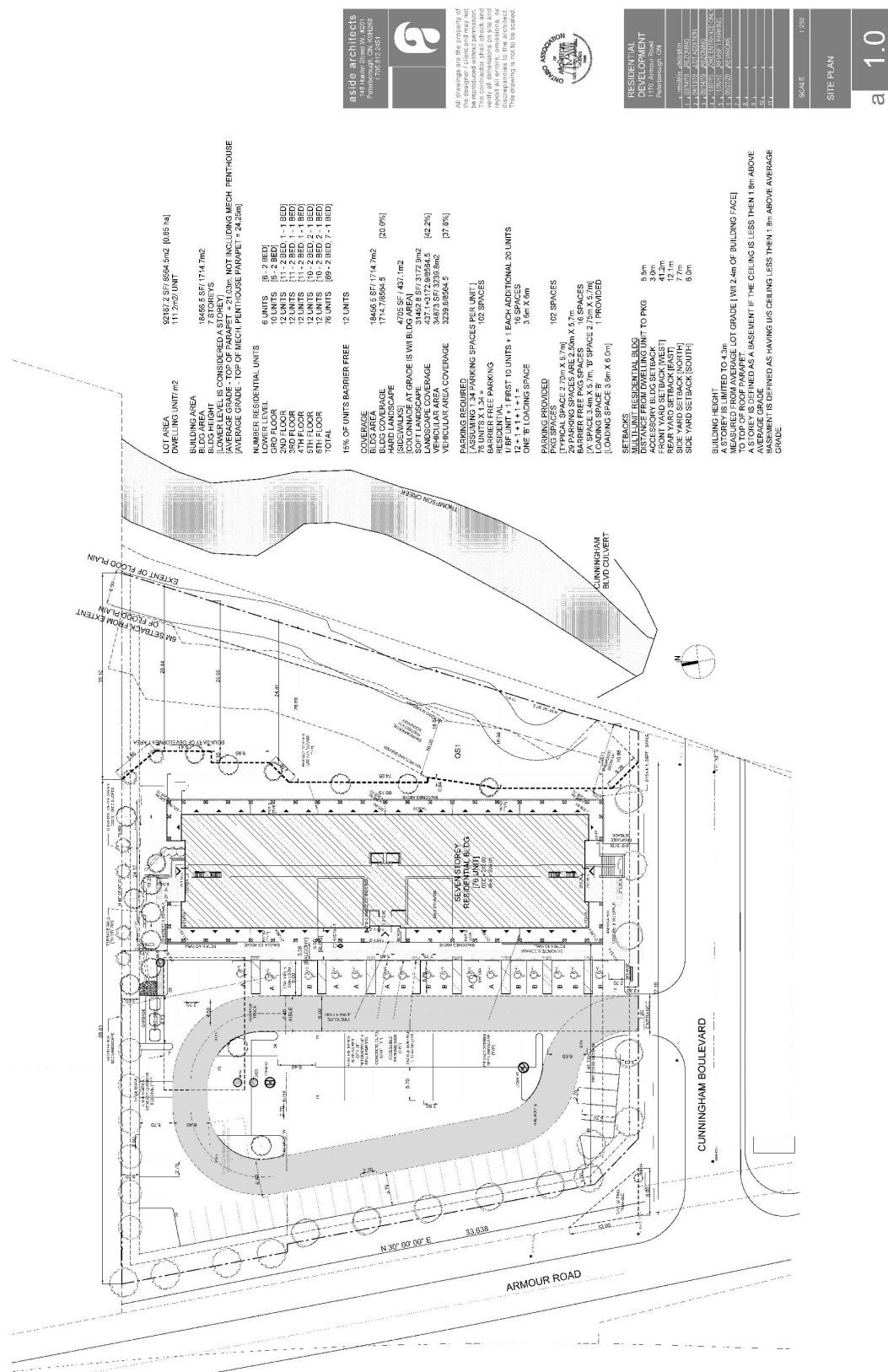


Date: May 29, 2020

Map by: PZhao

0 3.75 7.5 15 22.5 30 37.5  
Metres

## Concept Plan



File Numbers O1902 and Z1909  
 Notice of Public Meeting  
 1176 and 1182 Armour Road

## Concept Elevations

Page 8



**aside architects**  
 118 Huron Street W.  
 Suite 201  
 Peterborough, ON  
 K9C2G8  
 P 705.812.2451



All drawings are the property of the designer and may not be reproduced without permission. Contractor shall check and verify all dimensions on site and report all errors, omissions or discrepancies. This drawing shall not be scaled.

Quantity	Description
1	BLDG ELEVATIONS
2	BLDG ELEVATIONS
3	BLDG ELEVATIONS
4	BLDG ELEVATIONS
5	BLDG ELEVATIONS
6	BLDG ELEVATIONS
7	BLDG ELEVATIONS
8	BLDG ELEVATIONS
9	BLDG ELEVATIONS
10	BLDG ELEVATIONS
11	BLDG ELEVATIONS

SCALE 1" = 10'-0"

**BLDG ELEVATIONS**  
 RESIDENTIAL DEVELOPMENT  
 1176 Armour Rd.  
 Peterborough, ON

a 2.1

