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City of Peterborough

Committee of Adjustment Minutes

July 22, 2025

Draft Minutes Not Approved

Minutes of an Electronic Meeting of Committee of Adjustment held on July 22, 2025, at 6:00 p.m.

Present: Stewart Hamilton, Chair
Rod Hines
Robert Short

Also Present: Sarah Dilamarter, Junior Planner
Nun Nil, Junior Planner
Anne Taylor Scott, Manager, Development Planning
Andrea Stillman, Zoning Administrator
April Chapman, Permit Technician
Jennifer Stern, Secretary-Treasurer

Regrets: Kaes Vanderkooy
Dan Marinigh

Committee of Adjustment was called to order at 6:03 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

Applications

The applicant for Item 1: File No. A24/25, 1774 Lansdowne St. W. was not in attendance at the time this item was to be discussed. The Committee moved this item to the end of the agenda to allow additional time for the applicant to arrive.

1. **File No. A25/25 – 679 Lundy's Lane**

The applicant for Item 2: File No. A25/25, 679 Lundy's Lane requested a deferral to the next hearing.

Moved by Rod Hines

That the application be deferred to the September 23rd hearing as requested.

"CARRIED"

2. **File No. A27/25 – 328 King Street**

This matter relates to a minor variance application submitted by Aditya Srinivas of EcoVue Consulting Services, as applicant on behalf of Susan Logan, the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 9.2(b) to reduce the minimum lot area per dwelling unit from 230 square meters to 97.6 square meters.

Aditya Srinivas attended the meeting and addressed the Committee as follows:

- The property is identified as having three dwelling units but currently contains five.
- The property owner is seeking the minor variance to reduce the minimum lot area per dwelling unit for the purpose of legalizing the existing, additional two units.
- No buildings or structures are proposed as part of the application.

Nun Nil, Junior Planner, clarified further to their report regarding the Official Plan policy on residential amenity.

In response to questions from the Committee, Staff advised as follows:

- The residential use on this property is legal and permitted under the R3 zoning.
- The two additional units are located in the existing structure.
- The reduction in unit size will not physically affect any of the units and the intent is to bring the existing units into Zoning compliance.
- Due to the size of the lot, additional units could not be added without requiring further variances
- As the property is a corner lot, the lot width or depth may be determined using either

street line as reference.

In response to questions from the Committee, Andrea Stillman, Zoning Administrator representing the Building Department, advised as follows:

- A Building Permit would be required to bring the existing additional units up to the current Building Code under a Part 11 application.

No one spoke in objection to the application and no written objections were received.

Moved by Rod Hines

That the application be approved in accordance with the recommendation in the Staff Report

"CARRIED"

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore, a minor variance is granted to Section 9.2(b) of the Zoning By-Law to reduce the minimum lot area per dwelling unit from 230 square meters to 97.6 square meters provided that construction proceed substantially in accordance with the concept plan attached as Exhibit C to the Staff Report dated July 22, 2025.

3. **File No. A28/35 – 721 Frank Street**

This matter relates to a minor variance application submitted by Victoria Suen of Build X Design on behalf of TVM Frank Street Inc., the owners of the property that is the subject of the application.

The purpose of the application is to seek relief from the following Sections of the Zoning By-law to facilitate the construction of a 4-unit dwelling:

a. Section 7.2(b) to decrease the minimum permitted lot area per dwelling unit from 370 square metres to 231.9 square metres;
b. Section 7.2(c) to decrease the minimum lot width per dwelling unit from 12 metres to 5.0 metres; and,
c. Section 7.2(h) to decrease the minimum permitted floor area per dwelling unit from 70 square metres to 54.5 square metres.

Victoria Suen attended the meeting and addressed the Committee as follows:

- The proposal is to accommodate the construction of a four unit dwelling, the density of which is permitted under the By-Law passed earlier this year.
- The dwelling units will be two-bedroom units and will provide much needed housing and density within the neighborhood.
- The dotted line on the east side of the property on the Concept Plan denotes the lot grading.

In response to questions from the Committee, Sarah Dilamarter, Junior Planner, advised as follows:

- The City of Peterborough has a tree by-law that specifically addresses situations for shared trees on a shared lot line, and the onus is on the property owner and the co-owner for tree removal.
- The property is not subject to Site Plan Control.

In response to questions from the Committee, the Zoning Administrator advised the following:

- There is a percentage of unprotected openings that could be put on a side of a building in proximity to a lot line and anything over 1.2 meters would allow unprotected openings on that side.

No one spoke in objection to the application and no written objections were received.

Discussion:

Rod Hines advised concern regarding the parking lot at the front of the property rather than presenting a residential face which would be more in line with the character of the neighborhood. He encouraged the applicant to work with Planning Staff to develop a Site Plan that does not include the parking lot frontage.

Robert Short expressed concern regarding the parking at the front of the lot as well as

the impact to the existing streetscape and adjacent properties.

Moved by Robert Short:

That the application be deferred to the September 23rd, 2025, hearing of the Committee of Adjustment to allow the applicant the opportunity to submit alternative Concept Plans at the request of the Committee.

"CARRIED"

4. **File No. B03/25 – 90 Hunter Street East**

This matter relates to a severance application submitted by Aditya Srinivas of EcoVue Consulting, as applicant on behalf of Mark Street United Church, the owner of the property that is the subject of the application.

The purpose of the application is to seek consent to sever a portion of the property that contains the existing church.

Aditya Srinivas attended the meeting and addressed the Committee as follows:

- The property is on the corner of Mark St. and Hunter St. East and is approximately 4867 square meters in area with a frontage of 26 metres.
- The severed lot will have an area of 1515 square meters. It'll have a frontage of 26.31 meters along Hunter St. East and 57.6 meters on Mark St.
- The severed lot will contain the existing church as well as a proposed addition.
- The retained lot is proposed to have a high-rise mixed-use development.

The Chair acknowledged that the Committee had received and reviewed letters in support of the application from:

i. Tamara Brown

ii. Ev Richardson

The following persons attended the meeting and addressed the Committee with regards to this application:

i. Desmond Vandenberg, 427 Mark St., Peterborough, ON

- He is opposed to the severance due to the proposed development on the retained lot and previous assertions from the Church that development would not take place on those lands due to the Floodplain.

ii. John MacMillan-Jones, 482 Driscoll Terr. Peterborough, ON

- He is opposed to the severance due to the proposed development on the retained lot in what was previously the floodplain, the existence of the “F” designation in the current zoning, and the possibility that the Church has not fulfilled the conditions of the previous severance. He asserted that severance should not be considered until the By-Law amendment has passed at Council.

iii. Rodney Brandon, 447 Mark St, Peterborough, ON

- He is opposed to the severance due to the proposed development on the retained lot and the impact it may have on parking for Mark Street United Church.

Nun Nil, Junior Planner, responding to questions from the members of the Public, advised as follows:

- The property, including the retained land that is subject to the proposed development, is not currently within the Floodplain as noted in both the agency comments provided by ORCA, and the current mapping updated by ORCA.
- The designation of which is the severed lot and which is the retained lot has no material bearing on the application.

In response to questions from the Committee, Staff advised the following:

- There is likely rationale for the severed lot to be designated as such in the application, and it does not impact the decision at hand.
- The applicant will not require a variance once the lot has been rezoned through the Zoning By-Law amendment.
- The concurrent Zoning By-Law amendment will address lot coverage and setbacks through a rezoning review.

Discussion

Robert Short expressed concerns regarding the impact to parking for Mark Street United Church and whether the application for consent should be heard prior to the Zoning By-Law amendment. He also expressed concern regarding the details of the real estate transaction between the parties.

Rod Hines advised that under the Planning Act, the Committee may only apply conditions to the severed lot, which in this application is noted as the lot with the existing Church and not the lot proposed for development. He also expressed concern regarding the suitability of the land for the proposed development. He noted an issue with the proposed setbacks and lot coverage for the planned development, which would require additional relief through a variance under the current zoning.

Moved by Robert Short

That the application be deferred to the September 23rd, 2025, hearing of the

Committee of Adjustment, pending Council's decision on the associated Zoning By-Law Amendment application.

"CARRIED"

5. **File No. A29/25 – 645 Lansdowne Street West**

This matter relates to a minor variance application submitted by Michelle Duong of D.M. Wills Associated Limited, as applicant on behalf of Lansdowne Place Holdings Inc, the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 118.2 of the City's Zoning By-law to permit a "College" use on the property.

Michelle Duong attended the meeting and addressed the Committee as follows:

- The intent of the variance is to facilitate the redevelopment of two units on the main level of the Lansdowne Place Mall for use by Trillium College.
- The two units will be used for classroom storage and offices associated with the college.
- The College will be accessed by entrance #1 and #4, with another entrance proposed at the rear of unit number 116.
- Classes will be available during standard mall hours, and it will be serviced by parking on site.
- The property is designated strategic growth area on Schedule A.
- The property is designated major mixed-use quarter on Schedule B.

Responding to questions from the Committee, Sarah Dilamarter, Junior Planner, advised as follows:

- Trillium College has other successful branches in Malls in other municipalities such as Oshawa, and Kingston, and will likely follow the same platform regarding parking for the College at the Lansdowne Place Mall.

No one spoke in objection to the application and no written objections were received.

Moved by Stewart Hamilton

That the application be approved in accordance with the recommendation in the Staff Report

"CARRIED"

Decision:

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore, a minor variance is granted to Section 118.2 of the Zoning By-Law to include a "College" as a permitted use in special Commercial District 94.

6. **File No. A24/25 – 1774 Lansdowne Street West**

This matter relates to a minor variance application submitted by Jane Meyers of Moving Media, the owner of the property that is the subject of the application.

The purpose of the application is to seek a variance to Section 291.2 of the Zoning By-Law to add a "Drug Store" to the list of permitted uses in the SP. 261 zoning district.

The applicant was unable to address the Committee; thus, it will be determined on the merits of the Staff Report and the application.

In response to questions from the Committee, Sarah Dilamarter, Junior Planner, advised as follows:

- A revised Zoning By-Law was previously passed to add multiple permitted uses to the SP.261 Special District.

Moved by Rod Hines

That the application be approved in accordance with the recommendation in the Staff Report

"CARRIED"

Decision:

The Committee received no comment or presentation from members of the public

concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore, a minor variance is granted to Section 291.2 of the Zoning By-Law to add a "Drug Store" to the list of permitted uses in Special District 261.

Minutes

Moved by Stewart Hamilton

That the minutes of the Committee of Adjustment hearing held on June 24,2025 be approved with amendments.

"CARRIED"

Other Business

There were no items of other business.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, September 23, 2025.

Adjournment

The meeting was adjourned at 8:25p.m.

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Stewart Hamilton, Chair

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Jennifer Stern, Secretary-Treasurer