City of Peterborough

To:	**Members of the General Committee**
From:	**Jeffrey Humble, Director, Planning and Development Services**
Meeting Date:	**February 26, 2018**
Subject:	**Report PLPD18-008** **Removal of the "H" – Holding Symbol from the zoning of the property at 110 Chandler Crescent**

Purpose

A report to recommend the removal of the "H" – Holding Symbol from the zoning of the property at 110 Chandler Crescent.

Recommendation

That Council approve the recommendation outlined in Report PLPD18-008 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

That the property at 110 Chandler Crescent be rezoned from SP.95-255 – "H"-Commercial District to SP.95-255 - Commercial District in accordance with Exhibit "C" attached to Report PLPD18-008.

Budget and Financial Implications

With respect to the development charge calculation, the 2018 commercial rate is $88.02 per square metre. As a result, the total charge applicable if a building permit is applied for this year will be approximately $123,404.

Background

The property at 110 Chandler Crescent is also identified as Block 368 in the Jackson Creek Meadows Plan of Subdivision. It is a corner property with three road frontages: Parkhill Road West, Chandler Crescent and Florence Drive. At the time the lot was created and the SP.95-255 zoning was applied, an “H” – Holding Symbol was also imposed, which may only be removed when Site Plan Approval has been granted. As prescribed in the City’s Site Plan By-law, the granting of site plan approval for a proposed development of this type and magnitude is delegated to staff.

Site Plan Application Features

The Site Plan Application proposes to construct two commercial buildings: A multi-tenanted building with a floor area of 1,139 square metres (12,260 square feet) is shown parallel to Florence Drive and a drive-thru restaurant with 263 square metres of floor area (2,831 square feet) and 40 seats is proposed close to the corner of Parkhill Road West and Chandler Crescent. Additional site statistics are as follows:

Site Area: 7,600 square metres (1.87 acres)

Maximum Building Area Permitted: 30% of lot

Proposed Building Area: 18.5%

Minimum Landscaped Open Space: 10% of lot

Proposed: 22%

Parking Required for Multi-Tenant Commercial Building: 57 Spaces

Provided: 70 Spaces

Parking Required for Drive-thru Restaurant: 21 Spaces

Provided: 30 spaces

As part of the Site Plan Application, a Transportation Study was submitted. The study concluded that the proposed development can adequately be accommodated by the existing transportation network with minimal traffic impacts to the adjacent public roadways and the proposed site access will operate at “excellent levels of service”.

Two driveway entrances are proposed: One from Chandler Crescent and one from Florence Drive. The proposed driveway entrances allow for decent site circulation of traffic, it being noted that the site has been designed in a manner that will not result in the queuing of vehicles on the abutting roads for the drive-thru.

Excellent pedestrian access has also been provided with three walkway connections to the City sidewalks. Access for persons with disabilities has been reviewed and approved including the provision of parking with reasonable proximity to building entrances.

Other key features of the site plan include the location of recycling and garbage containers out of sight from nearby residential properties. A new trend in the storage of garbage and recycling is to place the containers underground. This particular system is proposed for the multi-tenanted building.

The Storm Water Management Report, Site Grading and Site Servicing Plans have been reviewed and approved by the Utility Services Department. The existing grades of the property require the construction of retaining wall structures attaining heights in excess of 3 metres (10 feet). The appearance of the walls has been softened with perennials, ornamental grasses, small trees and shrubs as shown on the professionally prepared Landscape Plan.

Summary

The condition associated with the removal of the “H” – Holding Provision with respect to the zoning of the property at 110 Chandler Crescent has been satisfied. Accordingly, it is recommended that a by-law be passed to remove the “H” Holding Provision from the zoning of the property.

Submitted by,

Jeffrey Humble, MCIP, RPP
Director, Planning and Development Services

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Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan Drawings
Exhibit C: Draft By-law – Removal of “H” – Holding Symbol

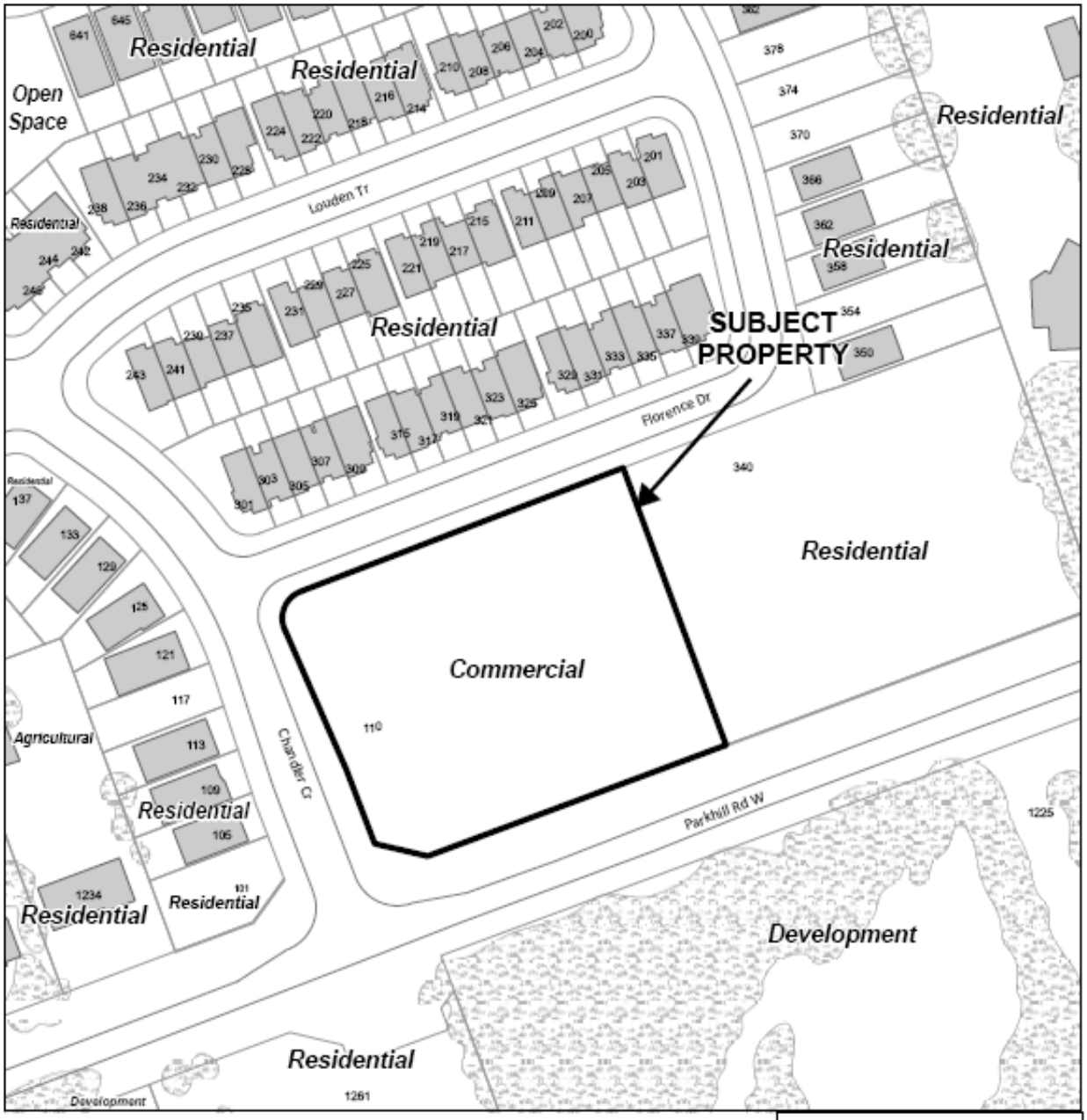
Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

EXHIBIT
SHEET OF

File: Z1005 SB

Property Location: 110 Chandler Cr



The City of Peterborough Planning Division

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Date: January 26, 2018
Map by: JEllis
0 10 20 40 60 Metres

Exhibit B – Site Plan Drawings, Site Plan, Page 1 of 6

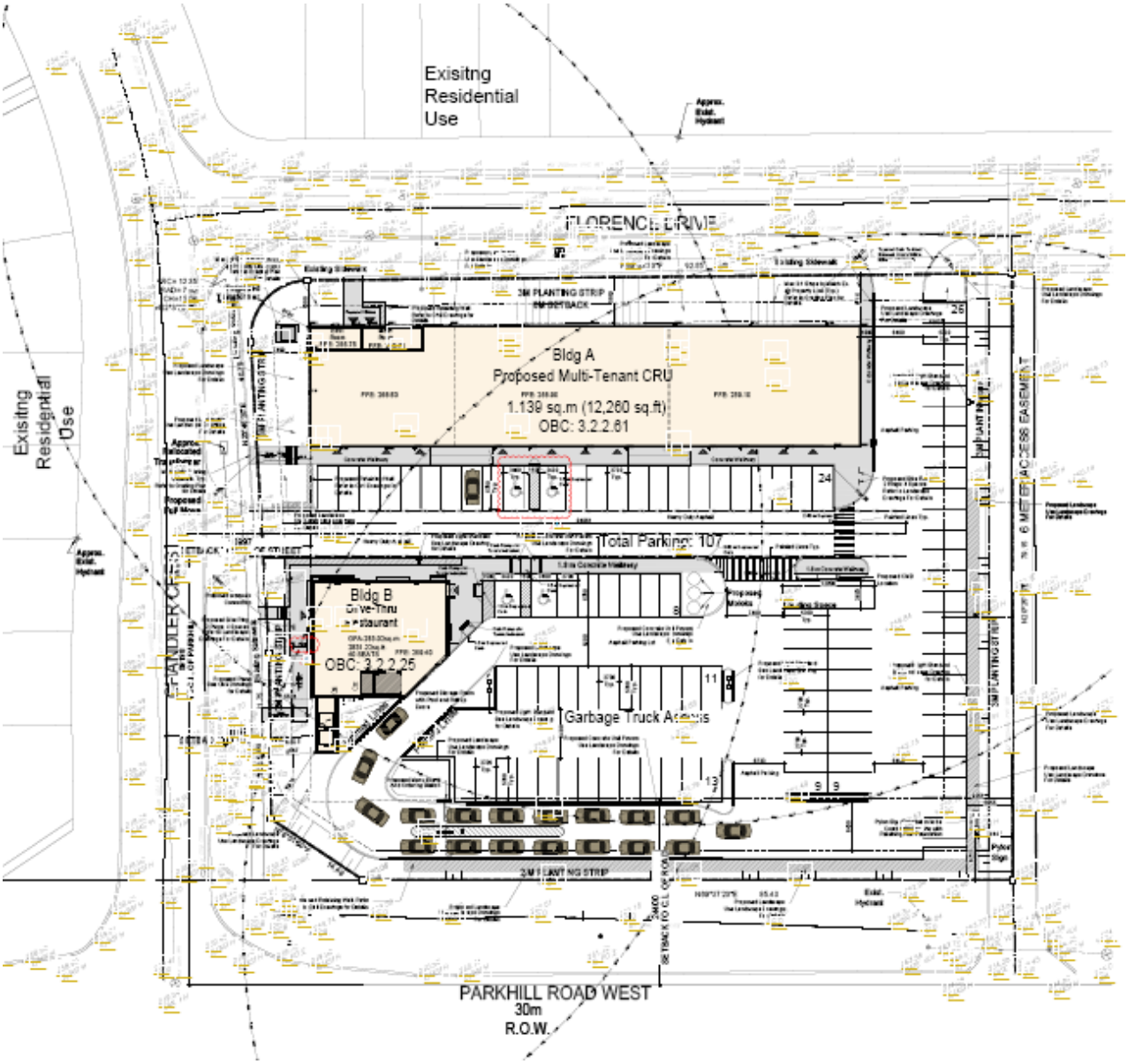


Exhibit B – Site Plan set of Drawings, Landscape Plan, Page 2 of 6

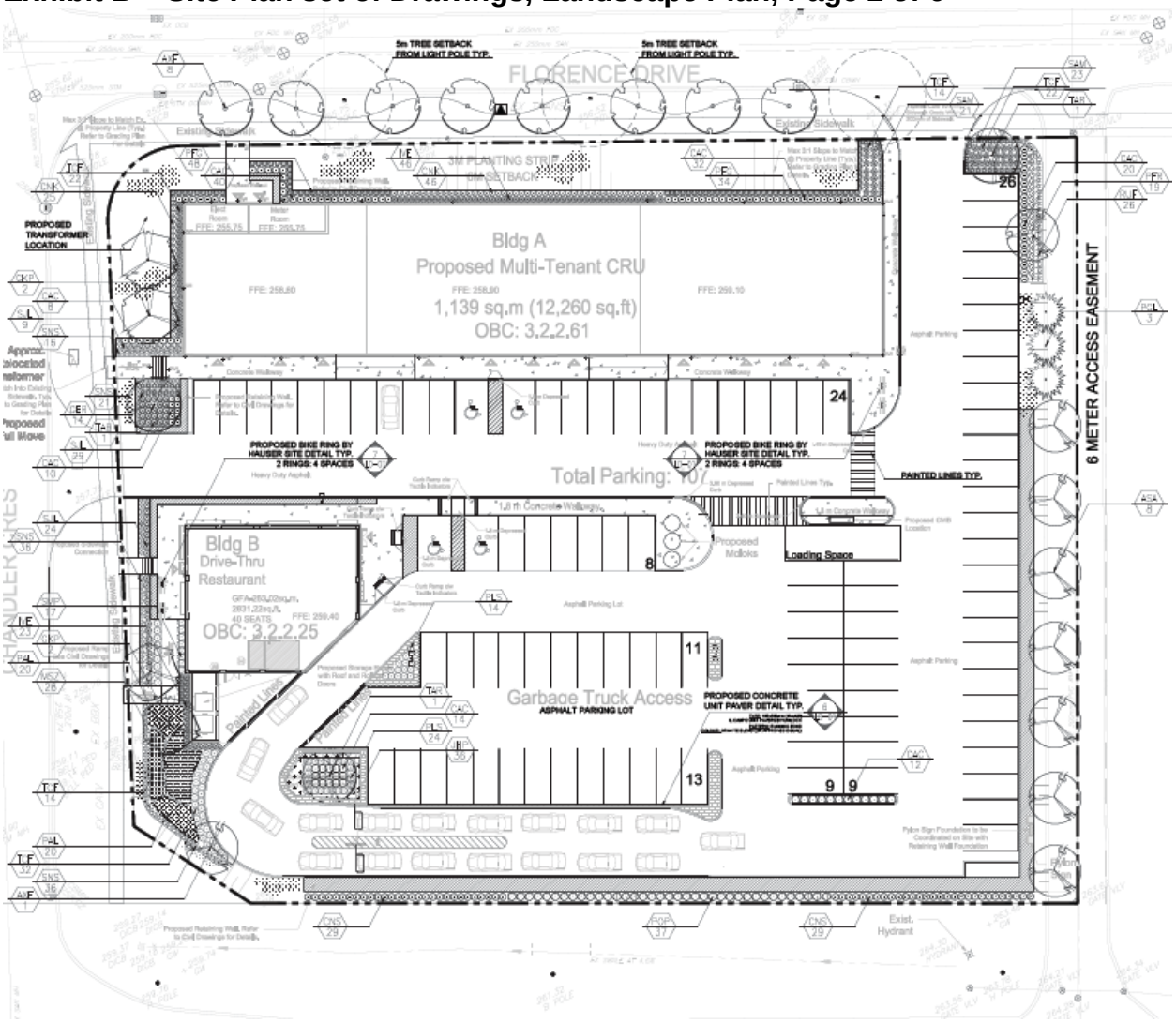


Exhibit B – Site Plan Set of Drawings, Grading Plan, Page 3 of 6

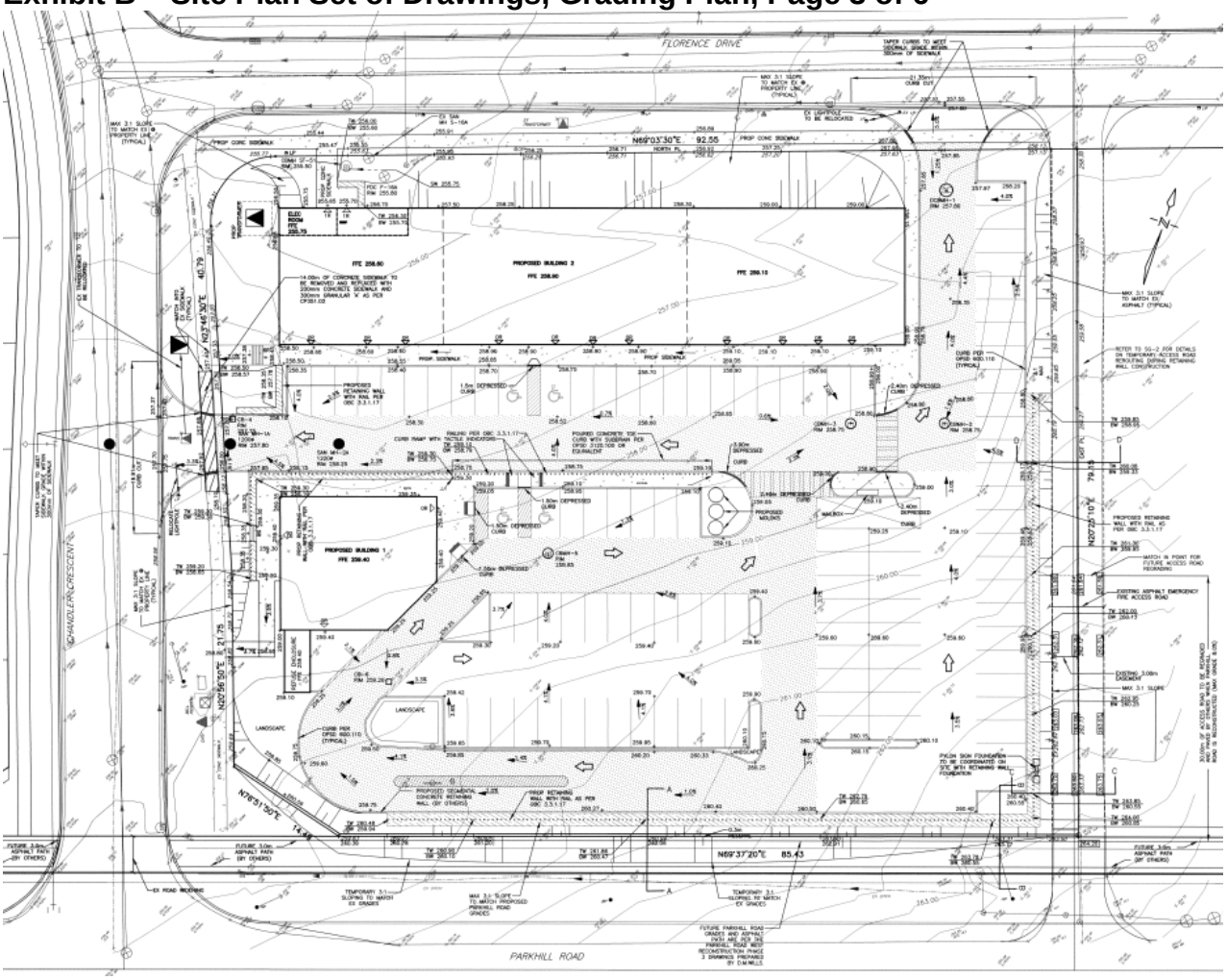


Exhibit B – Site Plan Set of Drawings, Site Servicing Plan, Page 4 of 6

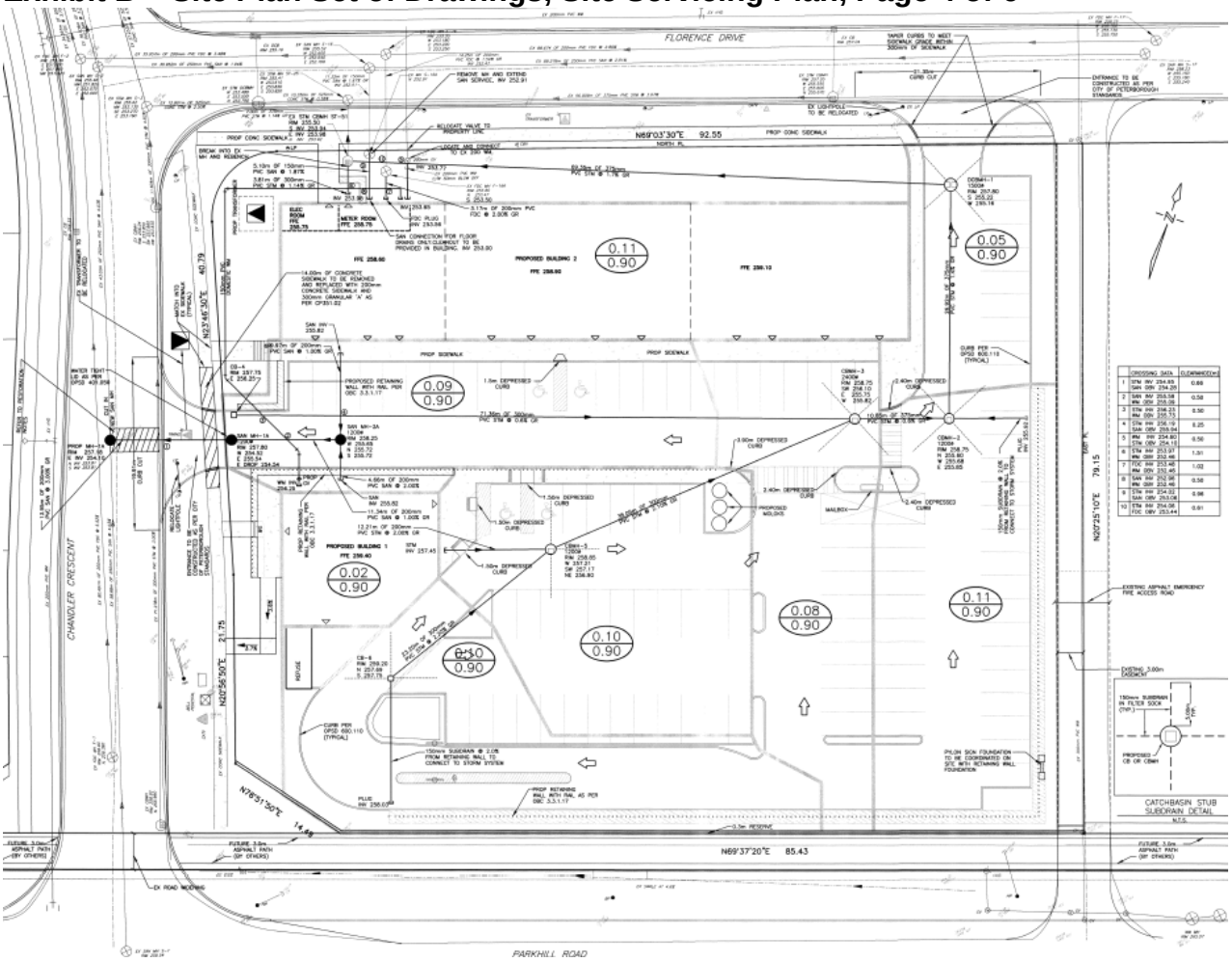


Exhibit B – Site Plan Set of Drawings, Building Elevations, Page 5 of 6

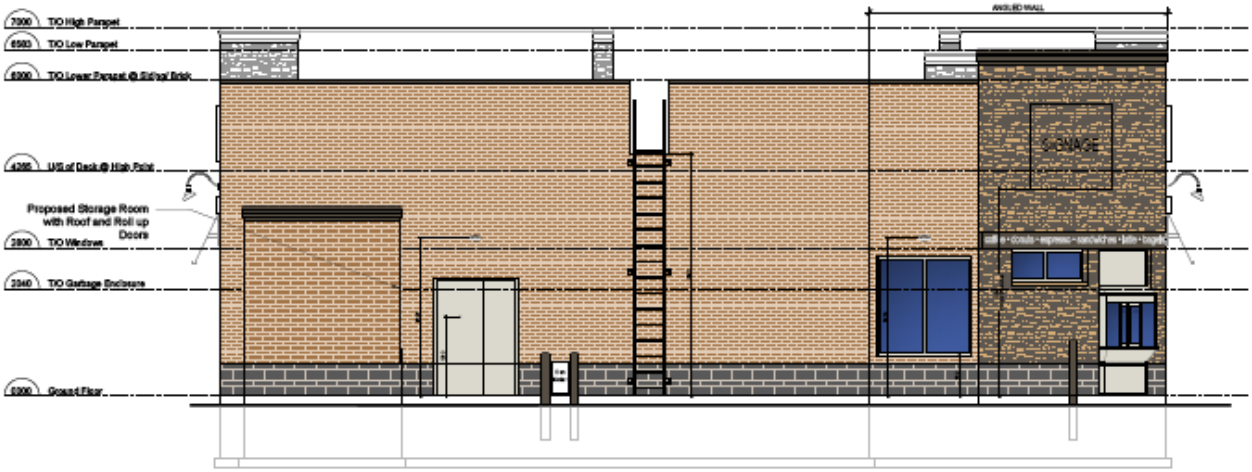
West Elevation

Scale: 1:100

North Elevation

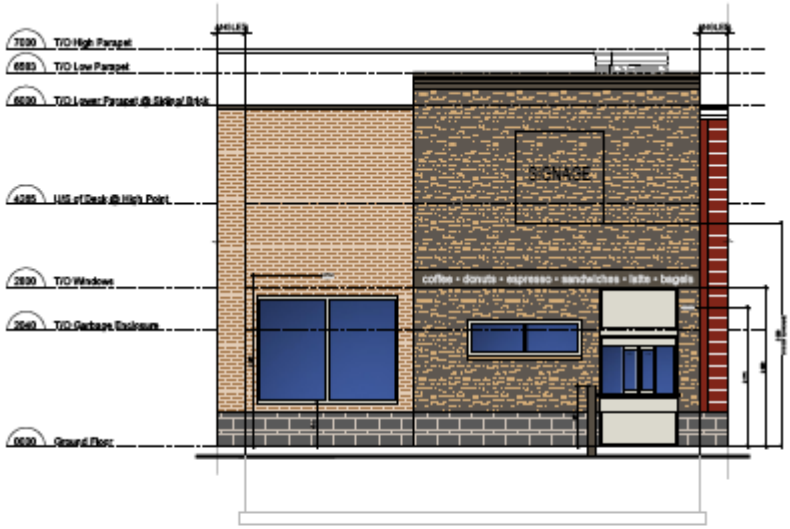
Scale: 1:100

Exhibit B – Site Plan Set of Drawings, Building Elevations, Page 6 of 6



South Elevation

Scale: 1:100



South - East Elevation

Scale: 1:100

Exhibit C – Draft By-law, Page 1 of 2

City of Peterborough

The Corporation of the City of Peterborough

By-Law Number 18-_____

Being a By-law to remove the “H” – Holding Symbol from the zoning of the property at 110 Chandler Crescent

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Map 28 forming part of Schedule ‘A’ to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule ‘A’ from SP.95-255 – “H”- Commercial District to SP.95-255 - Commercial District.

By-law read a first, second and third time this day of, 2018.

_____
Daryl Bennett, Mayor

_____
John Kennedy, City Clerk

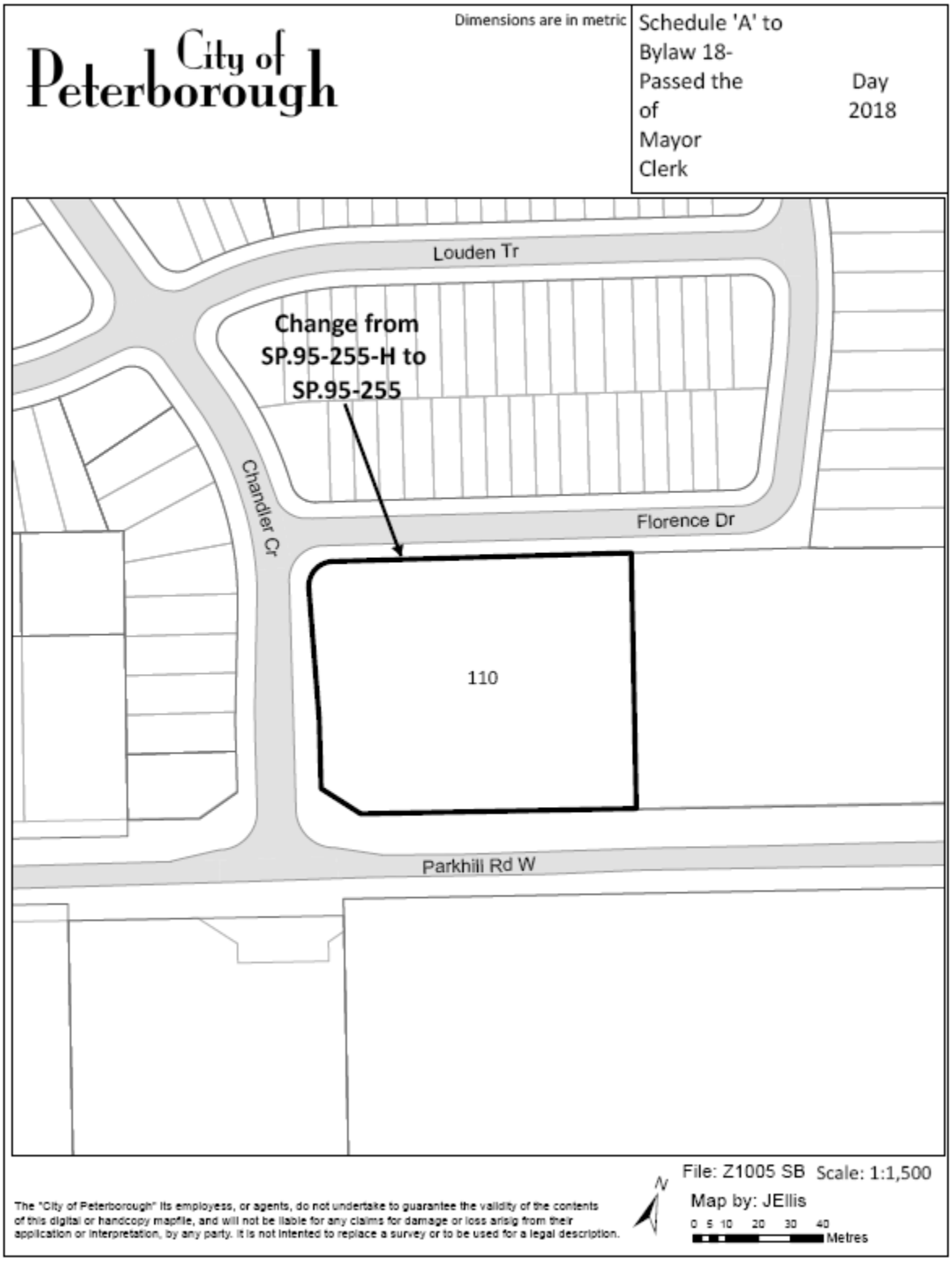



Exhibit C – Draft By-law, Page 2 of 2