



City of  
**Peterborough**

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**To:** **Members of the Planning Committee**

**From:** **Ken Hetherington, Manager, Planning Division**

**Meeting Date:** **March 21, 2016**

**Subject:** **Report PLPD16-021  
Application for Site Plan Approval and Removal of “H” –  
Holding Symbol from the Zoning of the property at 139 Douro  
Street**

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## **Purpose**

A report to recommend the approval of a Site Plan Application and the removal of the “H” – Holding Symbol from the zoning of the property at 139 Douro Street.

## **Recommendations**

That Council approve the recommendations outlined in Report PLPD16-021 dated March 21, 2016, of the Manager, Planning Division, as follows:

- a) That the Site Plan Application for the conversion of the building at 139 Douro Street to a four unit dwelling be approved.
- b) That the property at 139 Douro Street be rezoned from SP-357 ‘H’ – Special Residential District to SP-357 – Special Residential District in accordance with Exhibit ‘C’ attached to Report PLPD16-021.

## **Budget and Financial Implications**

There are no budget or financial implications arising out of the recommendation to approve the Site Plan Application and remove the “H” – Holding Symbol from the zoning of the subject property.

## **Background**

The zoning of the property at 139 Douro Street was amended in 2015 (Report No. PLPD15-021A), changing it from PS2 – Public Service District to 357 ‘H’ – Special Residential District. An “H” – Holding Symbol was imposed on the zoning, which may only be removed with the granting of Site Plan Approval, including a requirement for a primary entrance to the units from a main corridor accessed from the north side of the building; a pedestrian connection to the principle entrance from the municipal sidewalk along Douro Street; and indoor facilities for the central storage of garbage.

Council also directed Staff to bring the Site Plan Application back for approval.

## **Application for Site Plan Approval**

A revised submission was received February 1, 2016, showing the renovation of the existing building into a four unit dwelling. All the dwellings are to be constructed on the main floor with a partial second floor and basement. Primary access to the units is to be achieved from a single building entrance on the north side of the building facing Douro Street. A common corridor is shown on the building floor plan satisfying the requirement for a primary entrance to the units from a main corridor accessed from the north side of the building.

Satisfying another condition for the removal of the Holding Symbol, a garbage storage closet is provided adjacent to each dwelling unit’s exit door. An exit door for each unit is required pursuant to the Ontario Building Code.

The Site Plan includes the construction of a pedestrian connection to the municipal sidewalk with the use of decorative precast brick paving. The required number of parking spaces, including one for persons with disabilities, flank the brick walkway across the front of the building. There is adequate space between the building and the municipal sidewalk for vehicle parking and snow storage.

The Site Plan includes the construction of a 1.83 metre (six foot) solid board fence down the property line shared with the Rotary Greenway Trail. The new fence does not extend past the north wall of the building to ensure that adequate sight lines are maintained for trail users.

The north elevation of the building (facing Douro Street) will have a new roof overhang supported by eyebrow decorative brackets. The north and west architectural elevation drawings show the installation of large trimmed windows and a combination of vertical wood siding with cultured stone.

## Notice

Notice was circulated to all abutting property owners as well as all concerned utilities and agencies. The greatest concern expressed by near-by residents related to garbage storage and lighting. As required for the removal of the Holding Symbol, the garbage will be stored in the building. The Site Plan Agreement will include a requirement for all site lighting to be contained on the subject property. The developer's site work performance security will be held until all obligations pursuant to the Agreement have been complied with.

## Summary

The Site Plan Application has been revised and now satisfies all the conditions associated with the removal of the "H" – Holding Provision for the zoning of the property at 139 Douro Street. Accordingly, it has been recommended to approve the Site Plan Application and the By-law to implement the SP-357 – Special Residential District zoning of the property.

Submitted by,

Ken Hetherington  
Manager, Planning Division

Prepared by,

Brian Buchardt  
Planner, Urban Design

Concurred with,

Malcolm Hunt, 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 Holding Symbol from the zoning of the property at 139 Douro Street.

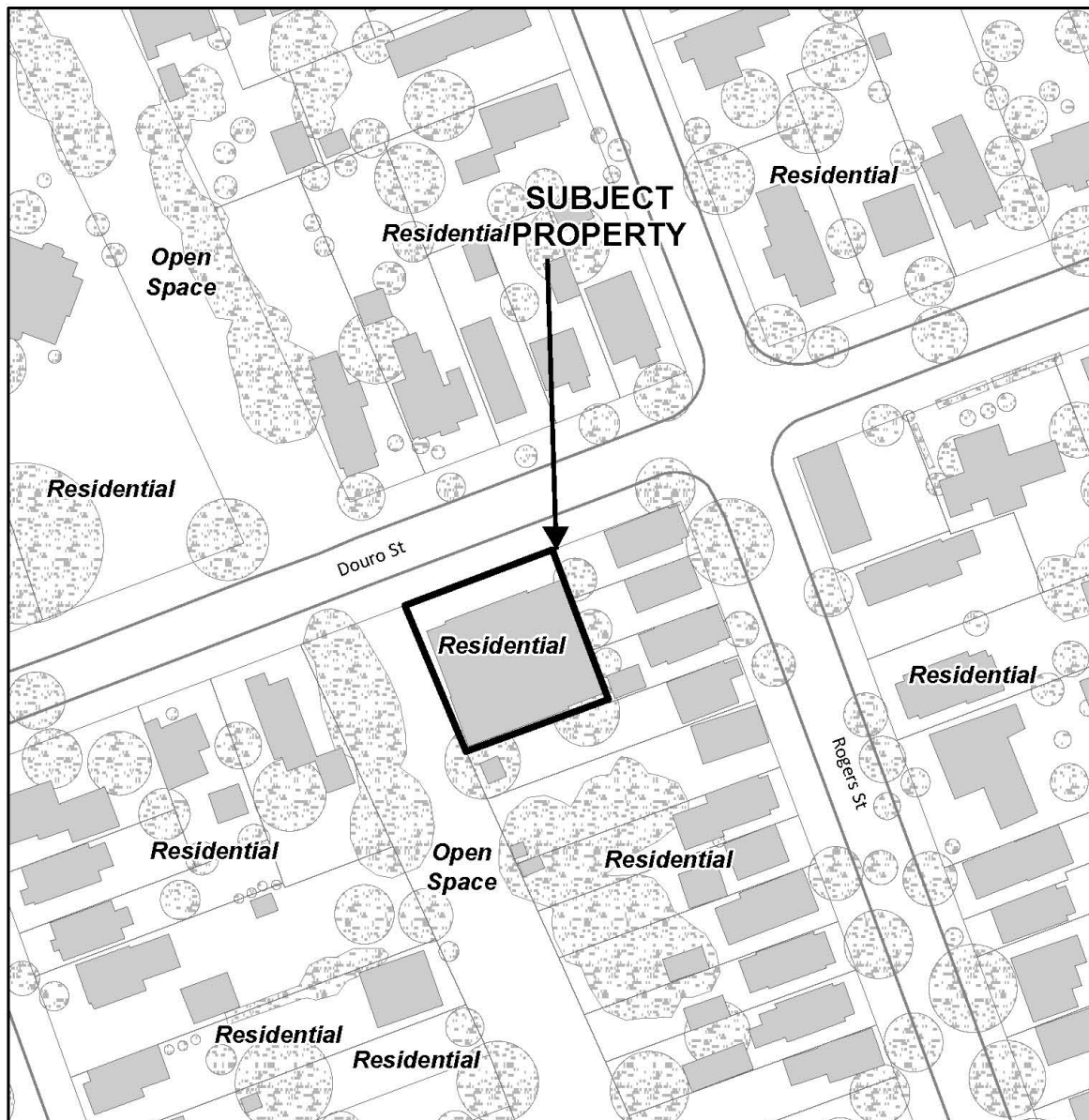
**Exhibit A, Page 1 of 1**

# Land Use Map

File: Z1320

Property Location: 139 Douro St

EXHIBIT	A
SHEET	1 OF 1



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.

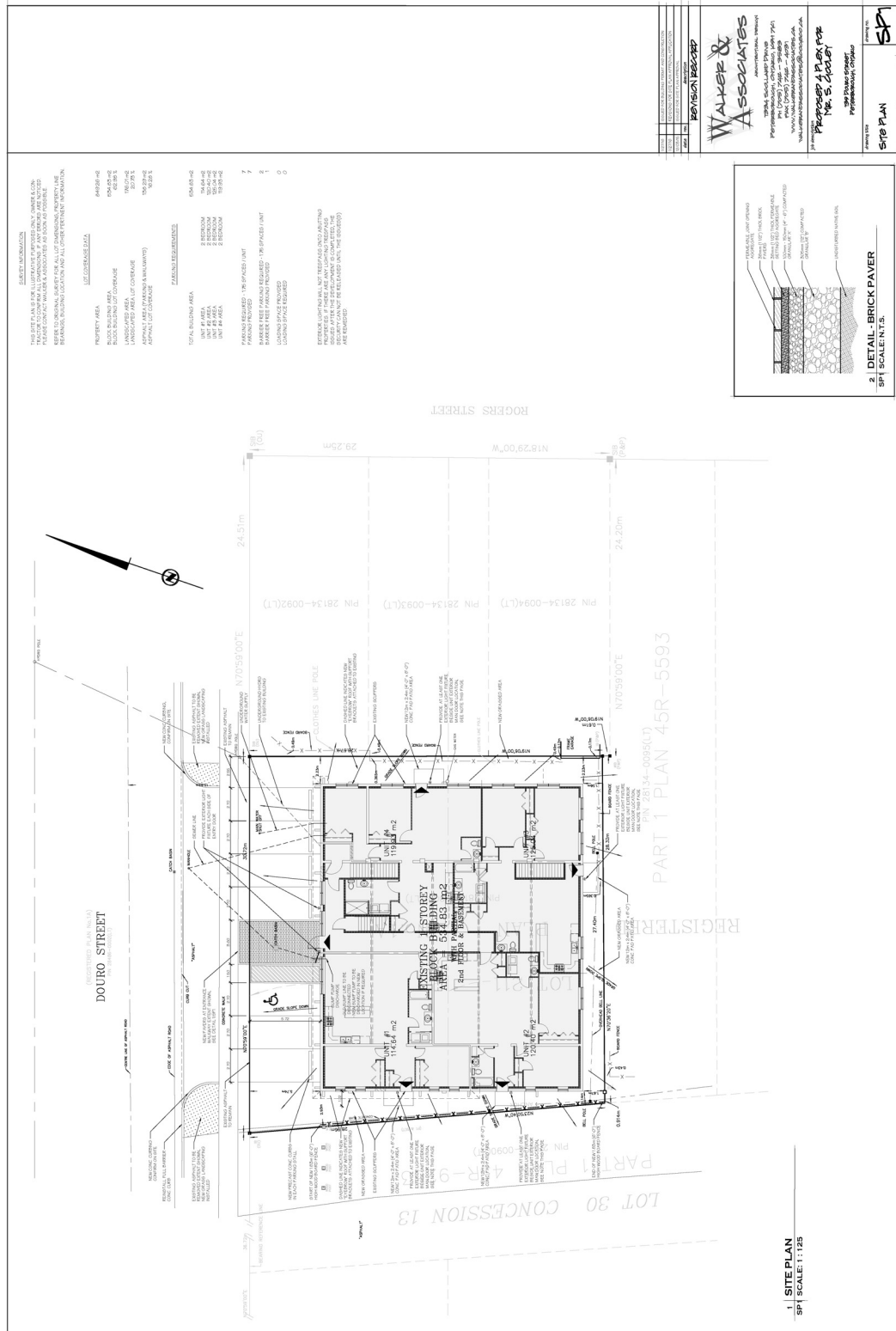


Date: February 22, 2016

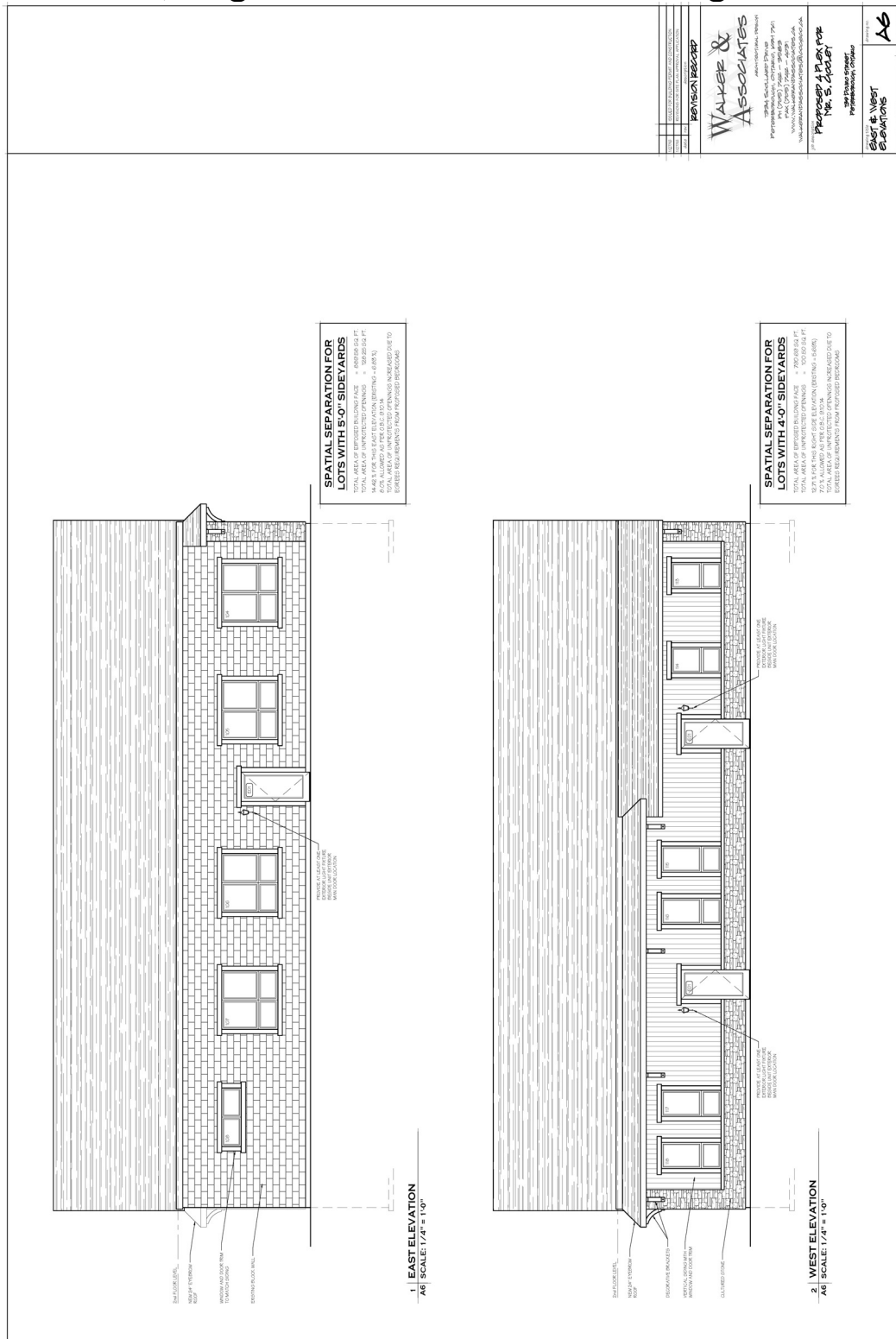
Map by: JEllis

0 4 8 16 24 32 40 Metres

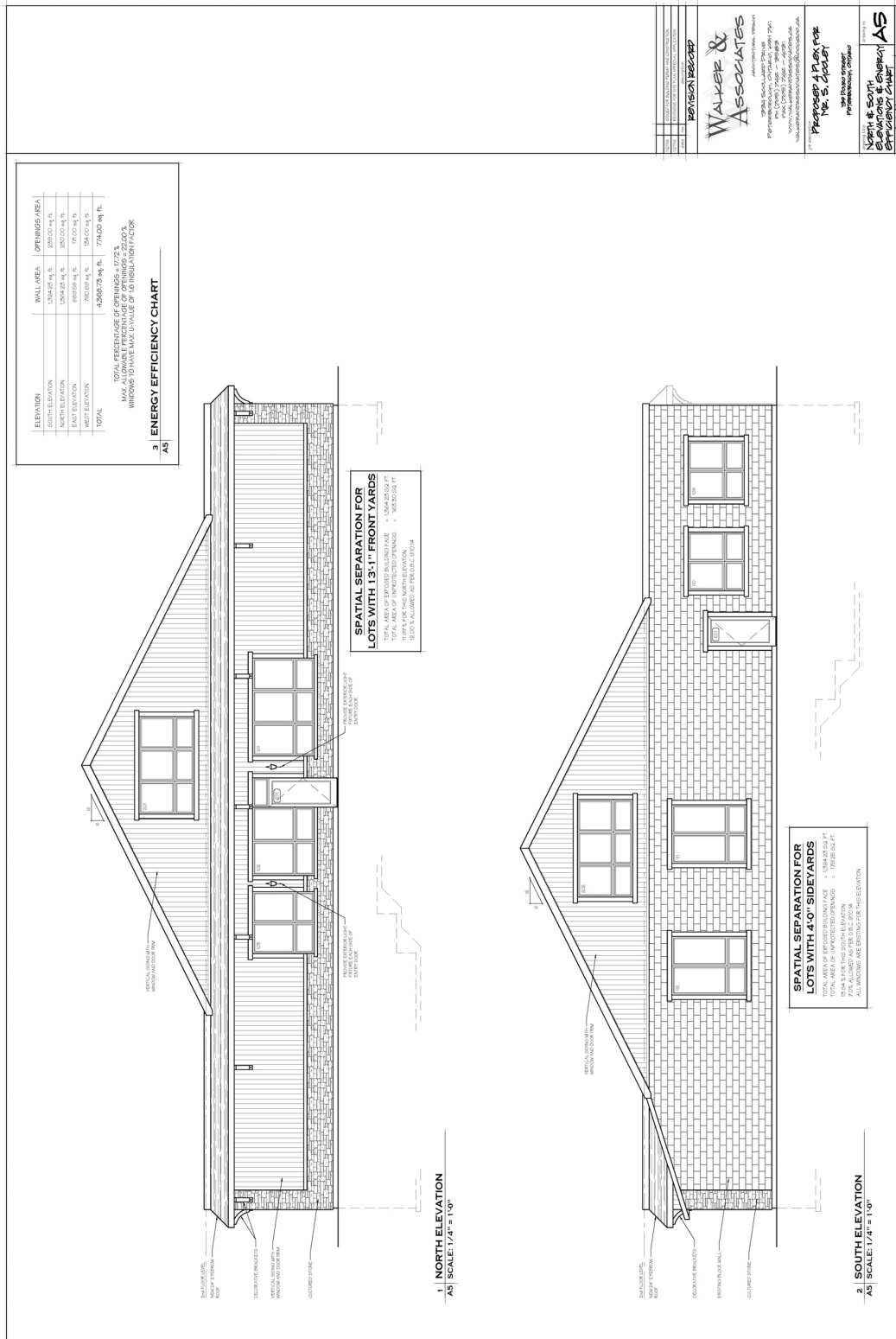
## Exhibit B, Page 1 of 3 – Site Plan Drawings



## Exhibit B, Page 2 of 3 – Site Plan Drawings



## Exhibit B, Page 3 of 3 – Site Plan Drawings





## **Exhibit C, Page 1 of 2**

### **Draft By-law**



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## **The Corporation of the City of Peterborough**

### **By-Law Number 16-**

Being a By-law to remove the “H” – Holding Symbol from the zoning of the property at  
139 Douro Street

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

Map 13 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.357 ‘H’ – Special Residential District to SP.357 – Special Residential District.

By-law read a first, second and third time this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Daryl Bennett, Mayor

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John Kennedy, City Clerk

## Exhibit C, Page 2 of 2

