



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **April 11, 2016**

Subject: **Report PLPD16-033
Removal of “H” – Holding Symbol from the Zoning of the
property at 325 London Street**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 325 London Street.

Recommendations

That Council approve the recommendations outlined in Report PLPD16-033 dated April 11, 2016, of the Manager, Planning Division, as follows:

- a) That the property at 325 London Street be rezoned from PS.2-269-“H” - Public Service District, to PS.2-269- Public Service District, in accordance with Exhibit ‘C’ attached to Report PLPD16-033.
- b) That the implementing By-law to remove the “H”-Holding symbol from the zoning of the property be withheld from passage until the required minor variances have been granted by the Committee of Adjustment and the associated appeal period has expired without any appeals registered.

Budget and Financial Implications

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

Background

The zoning of the property at 325 London Street was amended in June 2012, from UC to PS.2-269-“H”, to permit a range of Public Service uses and to introduce and permit a newly defined “Hospice” use in the Zoning By-law (Report No. PLPD 12-029). An “H” – Holding Symbol was imposed on the zoning, which may only be removed with the approval of a Site Plan Application.

The Site Plan Application

A Site Plan Application was submitted by Lett Architects Inc., showing the layout of 683 square metres (7,352 square feet) of existing building to remain, a 1,552 square metre (16,700 square foot) building addition, on site parking for 24 vehicles, including three for persons with disabilities and the proposed construction of a lay-by lane across the frontage of the property on London Street.

The existing building with heritage significance is to remain. However, an addition with no heritage significance close to the corner of London Street and Reid Street is to be removed. A connection to the multi-suite building addition will be achieved by creating an opening on the east side of the existing building. The building addition includes a foyer where an elevator and sets of stairs provide access to two floors of patient suites, utility rooms, family gathering spaces and areas for Hospice staff.

Relative to London Street, the proposed building addition is located within the minimum setback distance prescribed in the Zoning By-law. As a result, an application to the Committee of Adjustment has been filed for a variance to the setback regulation. It is important for the reasonable function of the establishment that the distance is minimal between the building entrance and the lay-by lane. As well, the existing building addition designated for removal has virtually the same set back distance from London Street.

The variance application also includes a request for relief from a regulation requiring 3.0 metres of landscaped open space around the entire perimeter of the subject property. The Site Plan shows less being provided across a portion of the property’s London Street frontage and none across a portion of its east lot line, reflecting an existing condition where vehicle movement areas are shared with the abutting property. As a result, the recommendation includes the withholding of the By-law to remove the “H” – Holding Provision until the required minor variances have been granted by the Committee of Adjustment and the associated appeal period has expired without any appeals registered. The application for minor variances is fully supported by Planning Staff.

The Site Plan Application was circulated to all abutting property owners as well as to all concerned utilities and agencies. With regard to accessibility, there were a number of improvements made to the plan, such as the provision of wider walkways, appropriate signs and the relocation of obstructions.

Summary

The conditions associated with the removal of the "H" – Holding provision with respect to the zoning of the property 325 London Street have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the PS.2-269-Public Service District zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

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Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property at 325 London Street

Exhibit A, Page 1 of 1

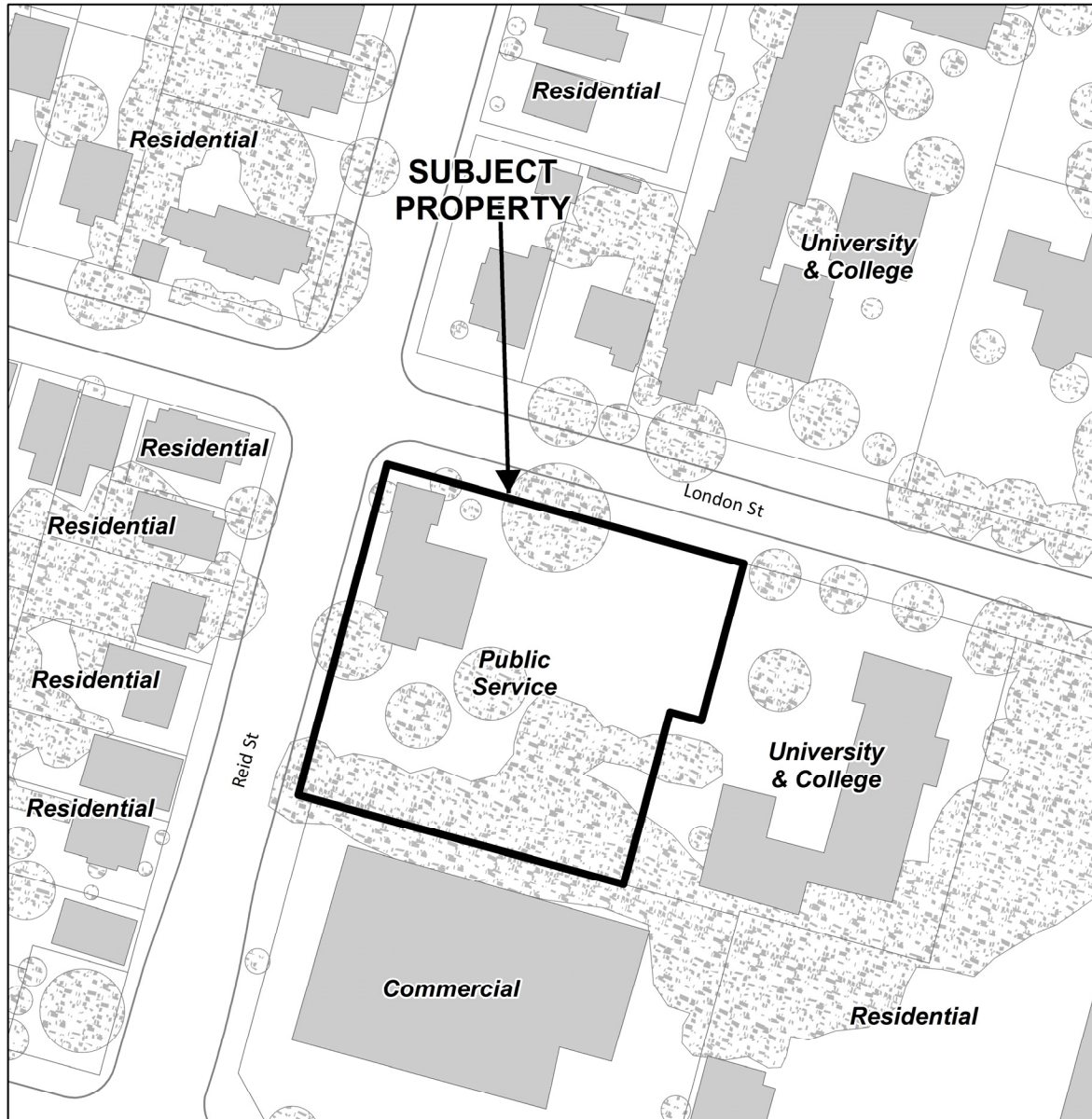
Land Use Map

File: Z1204

Property Location: 325 London St

EXHIBIT

SHEET OF



The City of Peterborough Planning Division

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Date: March 22, 2016

Map by: JEllis

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Metres

Exhibit B – Site Plan, Page 1 of 2

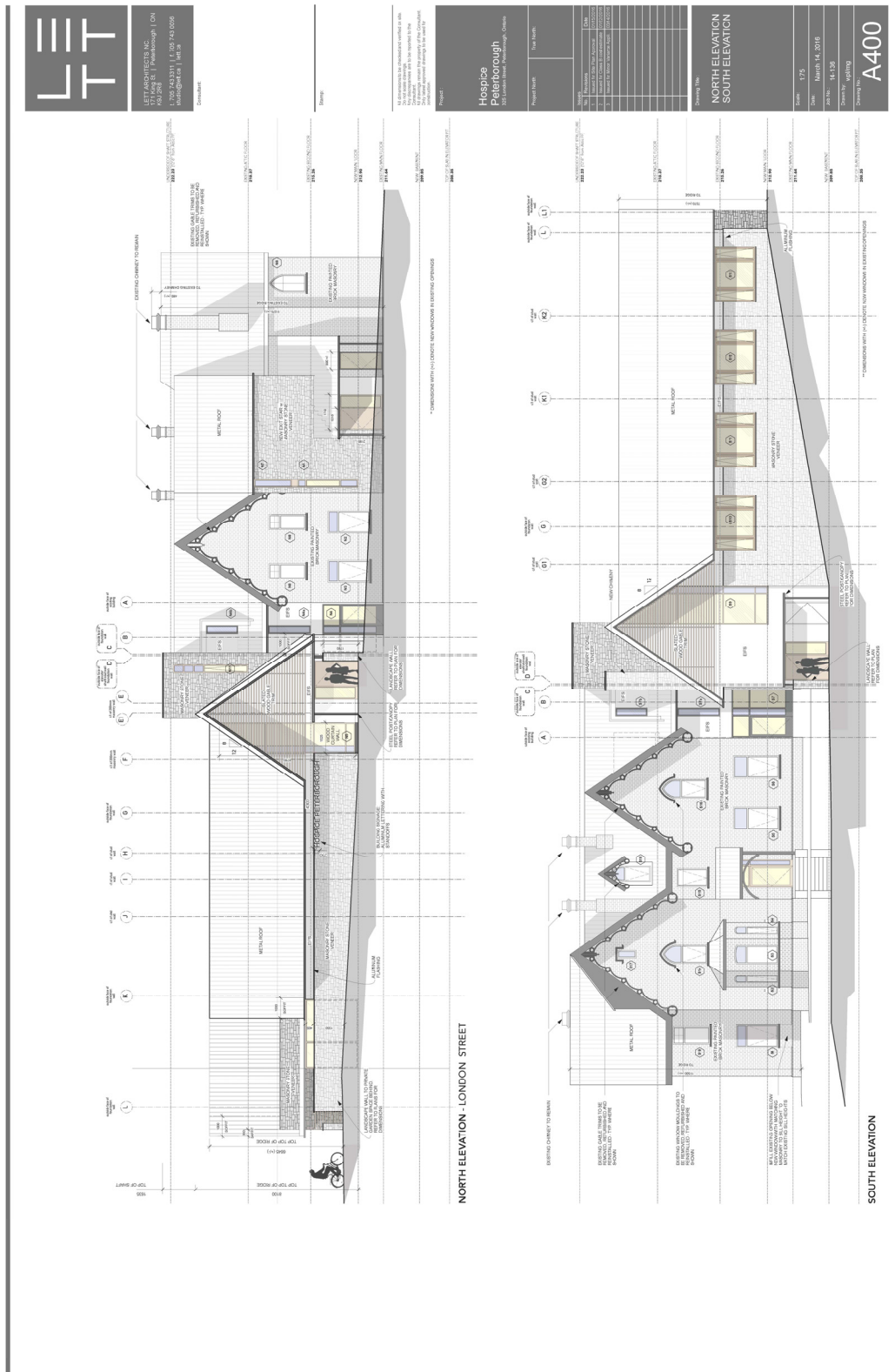


Exhibit C – Draft By-law, Page 1 of 2



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 325 London Street.

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

Map 12A 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 PS.2-269-"H" - Public Service District, to PS.2-269- Public Service District.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C, Page 2 of 2

