



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **June 13, 2016**

Subject: **Report PLPD16-037
Removal of “H” – Holding Symbol from the Zoning of the
property at 900 Water Street**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 900 Water Street.

Recommendation

That Council approve the recommendation outlined in Report PLPD16-037 dated June 13, 2016, of the Manager, Planning Division, as follows:

That the property at 900 Water Street be rezoned from SP.174-“H” - Industrial District, to SP.174 - Industrial District, in accordance with Exhibit ‘C’ attached to Report PLPD16-037.

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 900 Water Street was amended in July 2014, from SP.174 - Industrial District, to SP.174-“H”- Industrial District, to limit the permitted uses to the Light Industrial uses permitted in an M1.1 Zoning District and a “Rental Establishment” (Report No. PLPD 14-039). An “H” – Holding Symbol was imposed on the zoning, which may only be removed when site plan approval is granted, which will include the incorporation of the following:

- Recommendations as contained in the Environmental Review (D.M. Wills, 2014), subject to approval of Otonabee Conservation;
- A detailed stormwater management design, subject to approval of the City’s Utility Services Department and Otonabee Conservation;
- Completion of a Stage 1 – Stage 2 Archaeological Assessment for the property; and
- A licensing agreement for use of the City Road Allowance (Part of Hilliard Street) adjacent to the property at 900 Water Street.

The Site Plan Application

A Site Plan Application was submitted D.M. Wills Associates Ltd., showing the existing 3,853 square metre building (12,642 square feet) with site modifications to vehicle movement and parking areas. A separate 261 square metre (2,809 square foot) warehouse building is also included in the plan in the northeast area of the property.

All the applicable Zoning By-law regulations were complied with in the Site Plan application, including the provision of the required number of on-site parking spaces. Given the uses and the amount of existing and proposed floor area, 38 parking spaces were required and 44 spaces were provided.

The two existing driveway entrances have been modified as directed by staff, including the removal of asphalt along the site’s north driveway where it was encroaching on City property adjacent to the Rotary Greenway Trail.

A portion of the parking lot and the primary entrance to the main building was modified to provide proper access, in accordance with the Ontario Building Code, for persons with disabilities.

A professionally prepared Landscape Plan was submitted and approved for the redevelopment of the property.

All of the conditions associated with the removal of the “H” – Holding Provision from the zoning of the property have been addressed, including the submission of a detailed

stormwater management design, approved by the City's Utility Services Department and Otonabee Conservation. A licensing agreement for the use of the City road allowance (Part of Hilliard Street) adjacent to the subject property was also drafted and executed.

Summary

The conditions associated with the removal of the "H" – Holding provision with respect to the zoning of the property at 900 Water Street have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the SP.174 - Industrial 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
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property at 900 Water Street

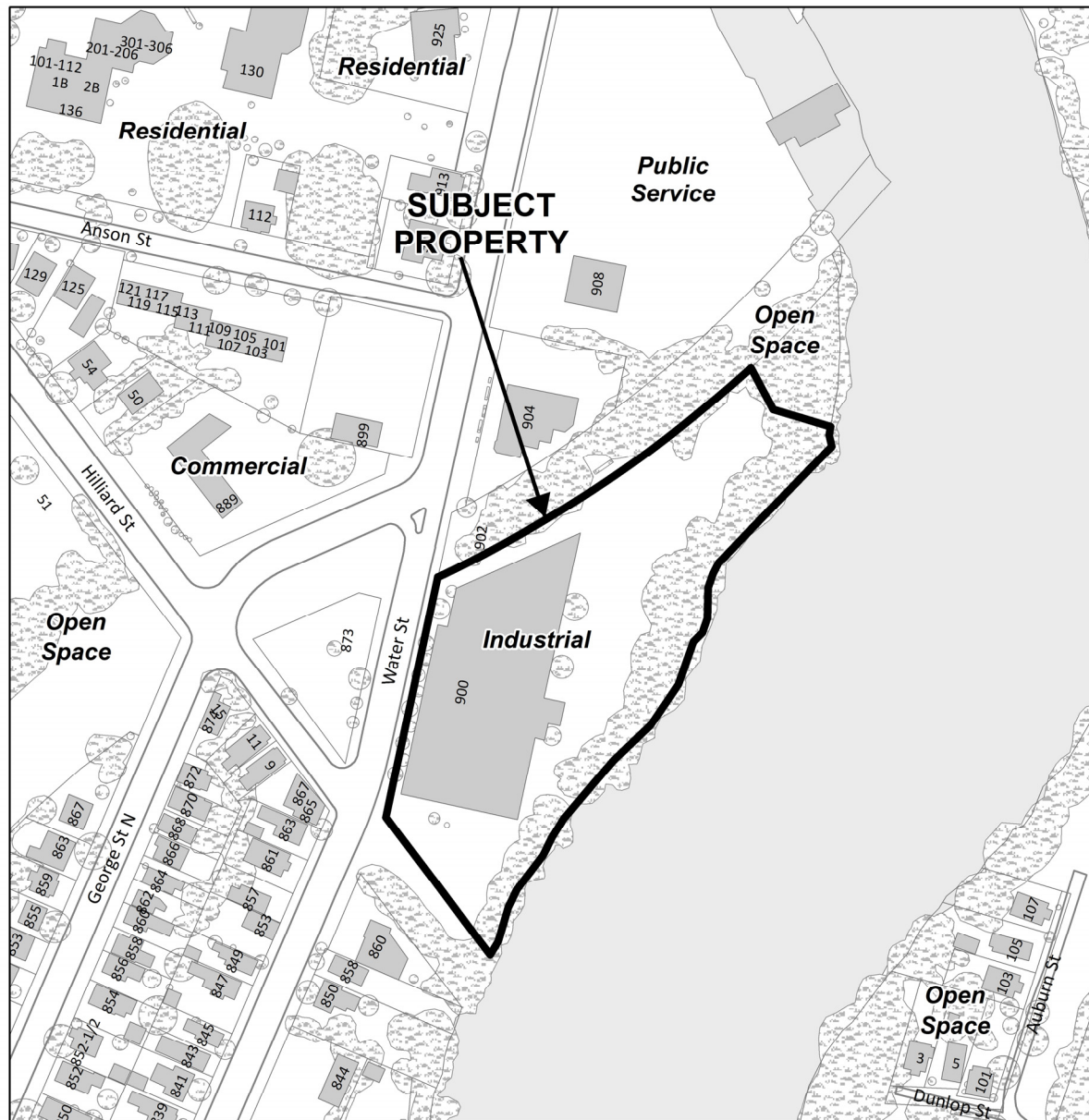
Exhibit A, Page 1 of 1

Land Use Map

File: Z1408

Property Location: 900 Water St

EXHIBIT
SHEET OF



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: May 13, 2016

Map by: JEllis

0 5 10 20 30 40 50
Metres

Exhibit B – Site Plan, Page 1 of 4

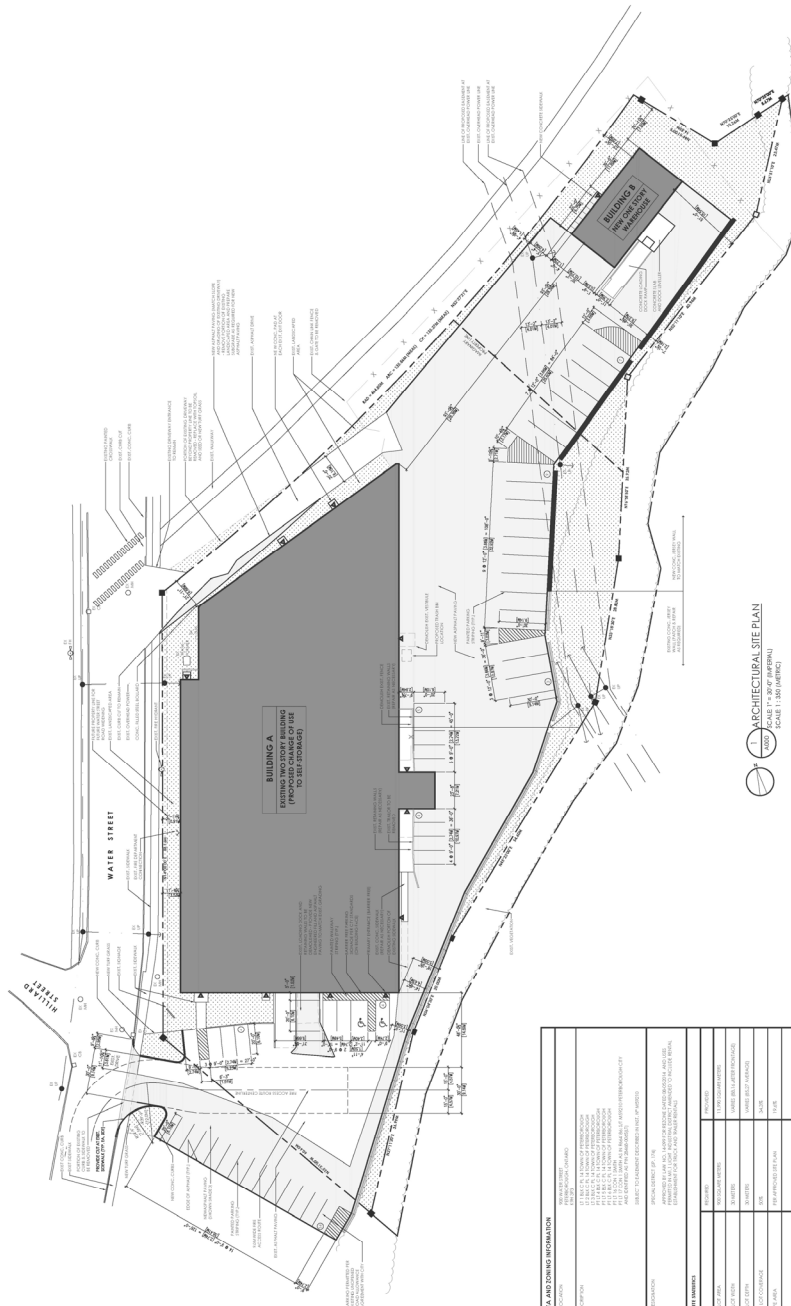
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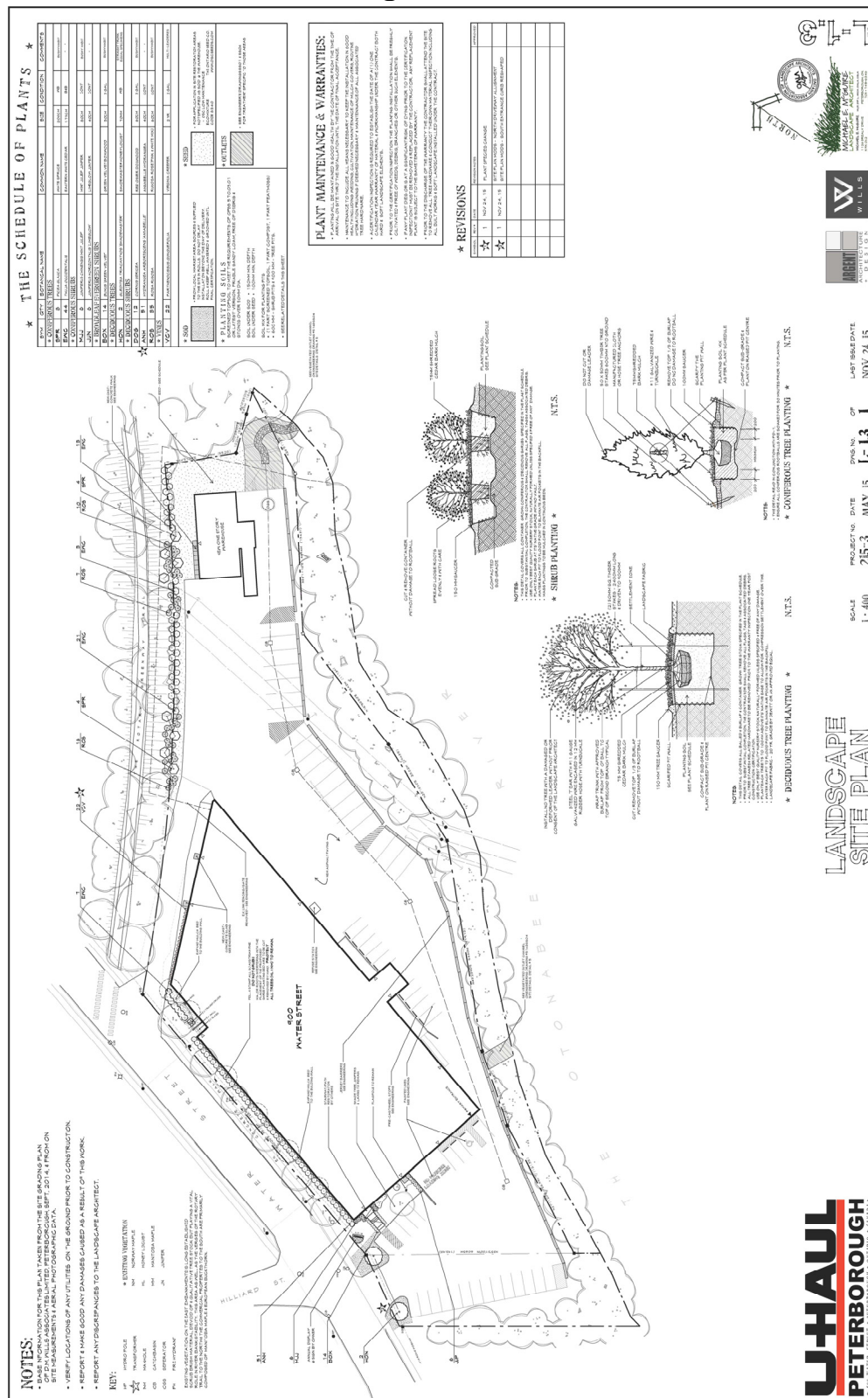
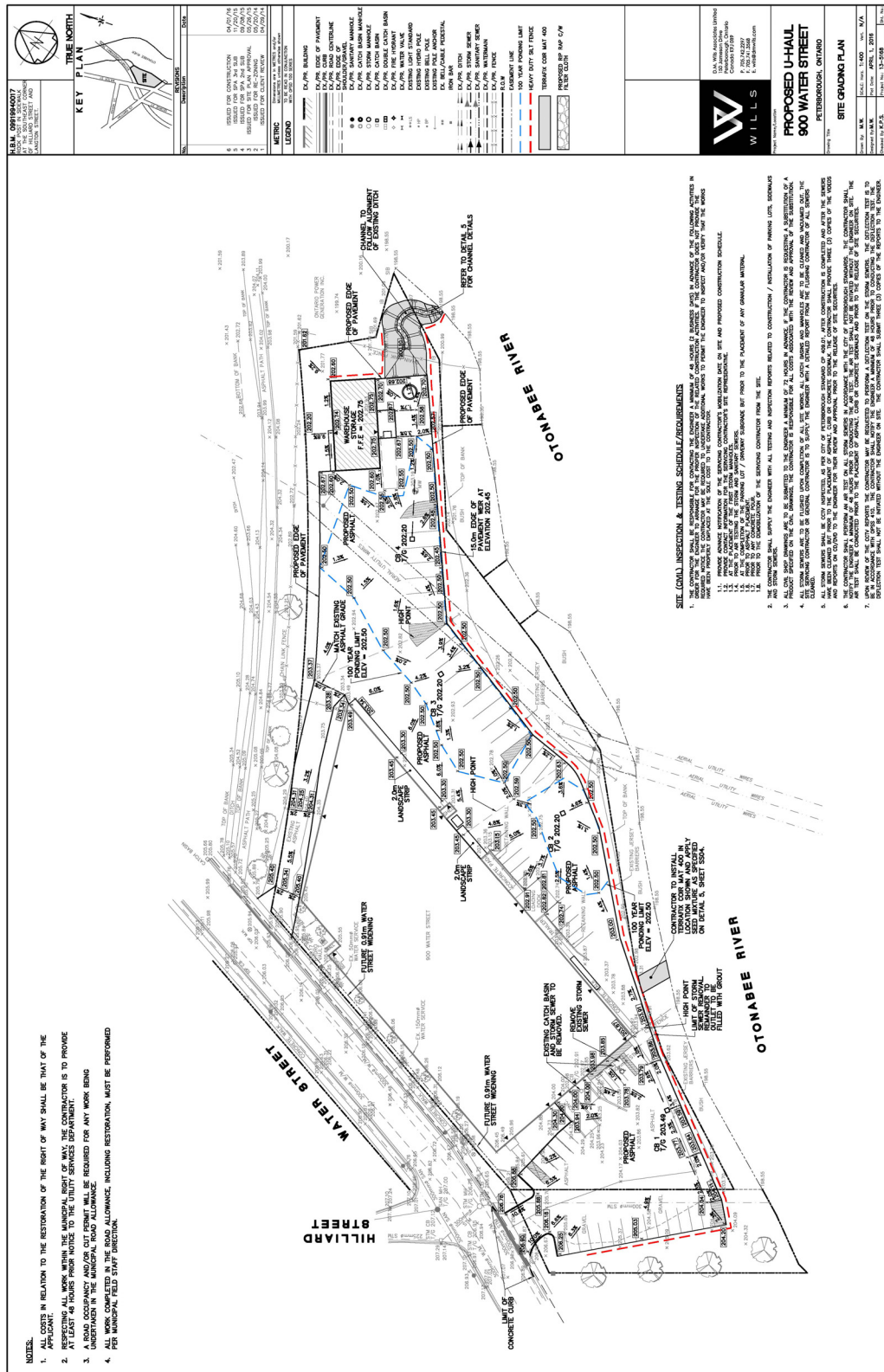


Exhibit B – Site Plan, Page 3 of 4



STORM SEWER INVERTS

MANHOLE	TYPE	7/6	8/8	9/9	10/10	12/12	15/15	18/18	24/24	30/30	36/36	42/42	48/48	54/54	60/60	72/72	84/84	96/96	108/108	120/120	144/144	168/168	192/192	216/216	240/240	264/264	288/288	312/312	336/336	360/360	384/384	408/408	432/432	456/456	480/480	504/504	528/528	552/552	576/576	600/600	624/624	648/648	672/672	696/696	720/720	744/744	768/768	792/792	816/816	840/840	864/864	888/888	912/912	936/936	960/960	984/984	1008/1008	1032/1032	1056/1056	1080/1080	1104/1104	1128/1128	1152/1152	1176/1176	1200/1200	1224/1224	1248/1248	1272/1272	1296/1296	1320/1320	1344/1344	1368/1368	1392/1392	1416/1416	1440/1440	1464/1464	1488/1488	1512/1512	1536/1536	1560/1560	1584/1584	1608/1608	1632/1632	1656/1656	1680/1680	1704/1704	1728/1728	1752/1752	1776/1776	1800/1800	1824/1824	1848/1848	1872/1872	1896/1896	1920/1920	1944/1944	1968/1968	1992/1992	2016/2016	2040/2040	2064/2064	2088/2088	2112/2112	2136/2136	2160/2160	2184/2184	2208/2208	2232/2232	2256/2256	2280/2280	2304/2304	2328/2328	2352/2352	2376/2376	2400/2400	2424/2424	2448/2448	2472/2472	2496/2496	2520/2520	2544/2544	2568/2568	2592/2592	2616/2616	2640/2640	2664/2664	2688/2688	2712/2712	2736/2736	2760/2760	2784/2784	2808/2808	2832/2832	2856/2856	2880/2880	2904/2904	2928/2928	2952/2952	2976/2976	3000/3000	3024/3024	3048/3048	3072/3072	3096/3096	3120/3120	3144/3144	3168/3168	3192/3192	3216/3216	3240/3240	3264/3264	3288/3288	3312/3312	3336/3336	3360/3360	3384/3384	3408/3408	3432/3432	3456/3456	3480/3480	3504/3504	3528/3528	3552/3552	3576/3576	3600/3600	3624/3624	3648/3648	3672/3672	3696/3696	3720/3720	3744/3744	3768/3768	3792/3792	3816/3816	3840/3840	3864/3864	3888/3888	3912/3912	3936/3936	3960/3960	3984/3984	4008/4008	4032/4032	4056/4056	4080/4080	4104/4104	4128/4128	4152/4152	4176/4176	4200/4200	4224/4224	4248/4248	4272/4272	4296/4296	4320/4320	4344/4344	4368/4368	4392/4392	4416/4416	4440/4440	4464/4464	4488/4488	4512/4512	4536/4536	4560/4560	4584/4584	4608/4608	4632/4632	4656/4656	4680/4680	4704/4704	4728/4728	4752/4752	4776/4776	4800/4800	4824/4824	4848/4848	4872/4872	4896/4896	4920/4920	4944/4944	4968/4968	4992/4992	5016/5016	5040/5040	5064/5064	5088/5088	5112/5112	5136/5136	5160/5160	5184/5184	5208/5208	5232/5232	5256/5256	5280/5280	5304/5304	5328/5328	5352/5352	5376/5376	5400/5400	5424/5424	5448/5448	5472/5472	5496/5496	5520/5520	5544/5544	5568/5568	5592/5592	5616/5616	5640/5640	5664/5664	5688/5688	5712/5712	5736/5736	5760/5760	5784/5784	5808/5808	5832/5832	5856/5856	5880/5880	5904/5904	5928/5928	5952/5952	5976/5976	6000/6000	6024/6024	6048/6048	6072/6072	6096/6096	6120/6120	6144/6144	6168/6168	6192/6192	6216/6216	6240/6240	6264/6264	6288/6288	6312/6312	6336/6336	63
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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 900 Water Street

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

Map 7 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.174-"H" - Industrial District, to SP.174 – Industrial 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

