



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

**FROM:** Malcolm Hunt, Director of Planning and Development Services

**MEETING DATE:** June 1, 2009

**SUBJECT:** Report PLPD09-028  
By-law to Remove an “H” – Holding Symbol  
from the zoning of the property at  
329 McDonnel Street

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## **PURPOSE**

A report to recommend the removal of the “H” – Holding Symbol from the property at 329 McDonnel Street.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD09-028 dated June 1, 2009, of the Director of Planning and Development Services, as follows:

That the property at 329 McDonnel Street be rezoned from SP.343 F – “H” – Commercial District to SP.343 F – Commercial District in accordance with Exhibit “C” attached to Report PLPD09-028.

## **BUDGET AND FINANCIAL IMPLICATIONS**

There are no budget or financial implications arising from the recommendation.

## BACKGROUND

In April 2009, the property at 329 McDonnel Street was rezoned from C.4-1 – Commercial District to SP. 343 F - “H” Commercial District, to permit a range of uses as prescribed in the Transitional Uses Area on Schedule “J” of the Official Plan. The approval of a Site Plan Application is required before the “H” – Holding Symbol can be removed from the zoning of the property.

The subject property was previously used as an automobile dealership (Peterborough Volkswagen). The “H” Holding Provision was imposed on the zoning of the property as it was acknowledged that the site required improvements, such as a definition of driveways, a new parking lot layout, additional landscaping, and improvements to disabled persons’ access.

Road widening was also highlighted as a requirement through the Zoning By-law Amendment process.

### **The Site Plan Application**

A Site Plan application has been submitted with drawings showing the following improvements to the property:

- 1.) Access for persons with disabilities has been provided at the main entrance to the building, and three spaces for persons with disabilities have been located within a reasonable distance to it.
- 2.) Asphalt is to be removed around the northeast area of the lot, and landscape open space created for the planting of Skyline Honey Locust trees.
- 3.) Asphalt is to be removed in an area where a former driveway entrance existed along McDonnel Street.
- 4.) Asphalt is to be removed in the southwest area of the site, abutting the parkland, and landscaped open space created for the planting of Pyramidal Oak trees.
- 5.) The layout of the parking lot has been improved in the northeast area of the site, and,
- 6.) A planting bed has been created at the corner of McDonnel and Reid Street.

The Site Plan Agreement will permit the continued encroachment of parking spaces in the McDonnel and Reid Street road allowances. However, the property owner will be required to remove the spaces upon 60 days of receiving written notice from the City to remove them. The parking spaces along McDonnel Street have encroached into the road allowance since the road widening was conveyed to the City several years ago. Staff have determined that there will continue to be no conflict with parked vehicles and pedestrians using the sidewalk. The owner is required to install pre-cast curb stops to ensure there are no intolerable encroachments.

The Site Plan Agreement will require the conveyance of road widening to the City. A 3.0 metre strip is required along Reid Street, and a 7.62 metre day-lighting radius is required at the corner of Reid and McDonnel Streets.

## SUMMARY

The Planning Committee expressed a need to layout the parking and create green space on the lot without unduly compromising its usability. That has been achieved in the proposed site plan. Accordingly, it has been recommended to remove the “H” – Holding provision from the zoning of the property to permit the establishment of new uses.

Submitted by,

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Malcolm Hunt, Director  
Planning and Development Services

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Concurred with:

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Attachments:

Exhibit A Site Location Map

Exhibit B Site Plan

Exhibit C Draft By-law