



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 PLPD09-029  
By-law to Remove an “H” – Holding Symbol  
from the zoning of the property at  
369 Stewart Street – YWCA Safehaven Project

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## **PURPOSE**

A report to recommend the removal of the “H” – Holding Symbol from the property at 369 Stewart Street.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD09-029 dated June 1, 2009, of the Director of Planning and Development Services, as follows:

That the property at 369 Stewart Street be rezoned from SP.326 – “H” – Residential District to SP.326 – Residential District in accordance with Exhibit “C” attached to Report PLPD09-029.

## **BUDGET AND FINANCIAL IMPLICATIONS**

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

## **BACKGROUND**

In October 2006, the property at 369 Stewart Street was rezoned from R.1, R.2, R.3 – Residential District, to SP. 326 – “H” Residential District, to permit a multi-suite residence with site specific regulations related to minimum lot area per suite, building coverage, setbacks, building height, parking and parking coverage, as well as landscaped open space requirements. The “H” – Holding Provision on the zoning of the property can only be removed with the approval of a site plan application.

Subsequent to the Zoning By-law amendment, variances were granted by the Committee of Adjustment to increase the maximum building coverage on the lot from 45% to 61%, reduce the minimum building setback from Simcoe Street and Stewart Street from 3.8 metres to 2.41 metres (with regard to a canopy structure projecting out from the building face), and reduce the setback from the north side lot line from 2.4 metres to 1.2 metres.

### **The Site Plan Application**

A Site Plan application was received from the YWCA of Peterborough, Victoria and Haliburton for the construction of a two-storey 424.4 square metre (4,568 square foot) multi-suite residence, with a basement below the building’s courtyard consisting of a floor area of 81.9 square metres (881 square feet).

Known as the “Safe Haven Project”, the building will consist of eight suites, and will be situated on two former lots at 375 Stewart Street and 286 Simcoe Street. Four parking spaces are required and provided. Two regular sized spaces will be accessed from Simcoe Street, and two disabled persons’ parking spaces will be accessed from Stewart Street. As the main floor of the building is approximately 80 cm higher than the exterior grade, an access ramp is to be constructed in accordance with the Ontario Building Code adjacent to the parking spaces, providing direct access into the building. The ramp will encroach into the Stewart Street road allowance. Its encroachment will be acknowledged in the Site Plan Agreement.

The building and its rear and side yards will be made secure. A 1.8 metre high solid board fence will enclose these areas, and the entire property will be landscaped to include decorative brick paving, benches, bicycle racks, cedar pergolas, ornamental planters, boulder clumps with perennials, shrubs and trees. A high calibre Landscape Plan was included in the drawing set submitted for site plan approval, partly in response to the necessary removal of a very large Black Walnut tree. An arborist’s report was submitted concluding that the proposed development would result in the demise of the tree.

A Storm Water Management Report was included in the application, and it was approved by the Utility Services Department.

The building elevation drawings show a building with an interesting assemblage of roof pitches, a pronounced roof over-hang, and a stone veneer for the first floor's exterior wall.

## SUMMARY

From an urban design perspective, the proposed development will have a positive impact on the area. The height and form of the building will fit the area, yet it will be distinctive due to some of the building's unique characteristics. The high standard of landscape development should significantly enhance the attractiveness of the Stewart Street and Simcoe Street intersection. With staff's approval of the site plan application, it is recommended to remove the "H" – Holding Provision on the zoning of the property.

Submitted by,

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Malcolm Hunt, Director  
Planning and Development Services

Prepared by:

Concurred with:

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Brian Buchardt  
Planner, Urban Design

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Ken Hetherington  
Manager, Planning Division

Contact Name:

Phone – 742-7777 Ext. 1734

Fax – 742-5218

email – [bbuchardt@peterborough.ca](mailto:bbuchardt@peterborough.ca)

Attachments:

Exhibit A Site Location Map  
Exhibit B Site Plan Drawings  
Exhibit C Draft By-law