



City of
Peterborough

To: **Members of the Planning Committee**

From: **Jeffrey Humble, Director, Planning and Development Services**

Meeting Date: **February 27, 2017**

Subject: **Report PLPD17-007
Removal of “H” – Holding Symbol from the Zoning of the
property at 1757 Sherbrooke Street**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1757 Sherbrooke Street.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-007 dated February 27, 2017, of the Director, Planning and Development Services, as follows:

That the northern portion of the property at 1757 Sherbrooke Street be rezoned from SP.264-275-301-“H” – Special Commercial District, to SP.264-275-301- Special Commercial District, in accordance with Exhibit ‘C’ attached to Report PLPD17-007.

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 a portion of the subject property.

Background

The zoning of the property at 1757 Sherbrooke Street was amended in April 2016, from PS.2 to SP.264-275-301-"H" to permit the use of the property for local commercial uses, including a clinic and an office with dwelling units on a second storey. The zoning excludes a convenience retail store and a video rental establishment. An "H" – Holding Symbol was imposed on the zoning, which may only be removed with the approval of a Site Plan Application.

The subject property is approximately 0.66 ha (1.63 ac.) in size, located on the southeast corner of the intersection of Sherbrooke Street West and Brealey Drive. Over the past few decades the property supported a one storey building used as a 'place of assembly' (Kawartha Shriners Club) and associated (gravel) parking.

The Site Plan Application

The subject Site Plan Application proposes to reuse the existing building to support a medical clinic. The construction of a second building to support local commercial type uses on the ground floor with up to five residential units on the second storey is not part of this development phase. The construction of a second building will be subject to an amendment to the Site Plan Agreement.

The "H" – Holding Symbol is to remain on the portion of the property intended for the development of the future building because the Utility Services Department has identified a potential downstream capacity issue with the sanitary sewer. Before the "H" – Holding Symbol can be removed from the balance of the property, a downstream capacity analysis must be undertaken. The owner will be financially responsible for the proportionate share of the sanitary sewer flow. Calculated by the City's Utility Services Department, the contribution will be identified in the amended Site Plan Agreement for the future building. Once the agreement is signed and the funds are received, the "H" – Holding Symbol on the balance of the property can be removed.

The proposed Site Plan includes the retention of driveway access to Sherbrooke Street and Brealey Drive. However, the driveway entrance to Sherbrooke Street will be moved further east to increase the separation distance from the intersection of Sherbrooke Street and Brealey Drive. It is intended that the northerly parking area accessed from Sherbrooke Street will be reserved for staff parking and controlled, with most of the visitors to the clinic utilizing the Brealey Drive access.

A Functional Servicing Report was prepared by D.M. Wills Associates, dated October 2015, and submitted in support of the Zoning By-law Amendment Application. The Functional Servicing Report considered the proposed lot grading and drainage, site services and storm water management and supports the ability of the site to be

developed for the existing building's conversion to a clinic through connections to existing infrastructure in the Brealey Drive Right of Way.

The first phase of the development will result in the removal of four mature trees from the property: Two Scots Pine, one Sugar Maple and one White Ash. Staff have worked with the applicant to create a Landscape Plan that provides adequate compensation for the mature tree loss and to improve the profile of the corner property. Four Sugar Maple, two Bur Oak, five White Spruce and three Amur Maple will be installed, including numerous low level shrubs to assist in improving site aesthetics and screening the parking lots.

A large healthy Sugar Maple will remain on the site and will be protected during site construction with the installation of temporary fencing to prevent construction equipment from traversing on its roots.

The Site Plan was significantly modified from the original submission to improve vehicular circulation, create more landscape space and improve pedestrian access.

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 for the northern portion of the property at 1757 Sherbrooke Street have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the SP.264-275-301- Special Commercial District zoning in support of the redevelopment of the property for the existing building's conversion to a clinic.

Submitted by,

Jeffrey Humble
Director, Planning and Development Services

Contact Names:

Ken Hetherington
Manager, Planning Division
Phone: 705-742-7777, Ext. 1781
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: khetherington@peterborough.ca

Brian Buchardt
Planner, Urban Design
Phone: 705-742-7777, Ext. 1734
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: bbuchardt@peterborough.ca

Attachments:

- Exhibit A: Land Use Map
- Exhibit B: Site Plan and Landscape Plan
- Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the northern portion of the property at 1757 Sherbrooke Street

Exhibit A, Page 1 of 1

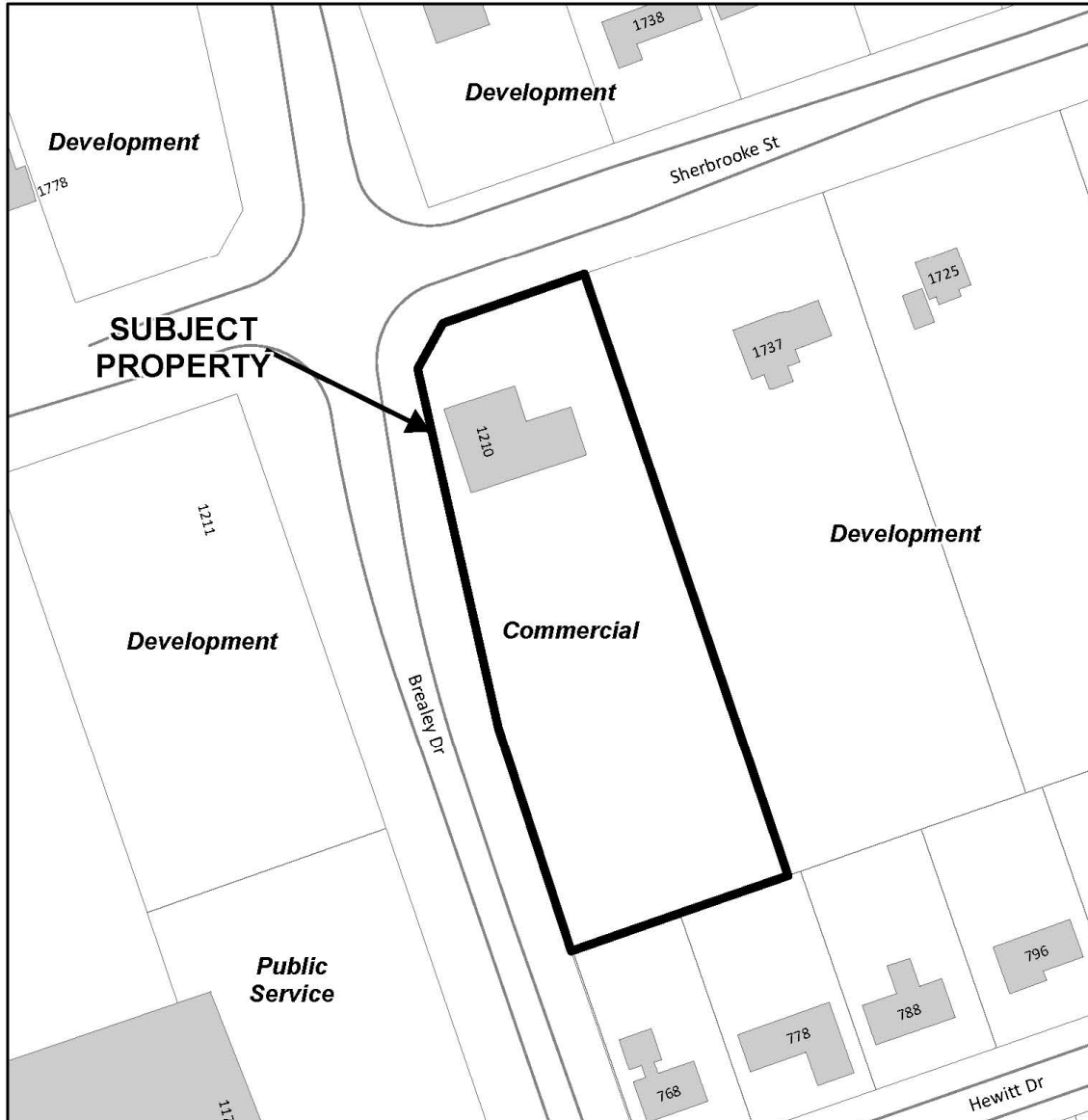
Land Use Map

File: PLPD17 - 007

Property Location: 1757 Sherbrooke 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: January 27, 2017

Map by: JEllis

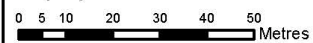
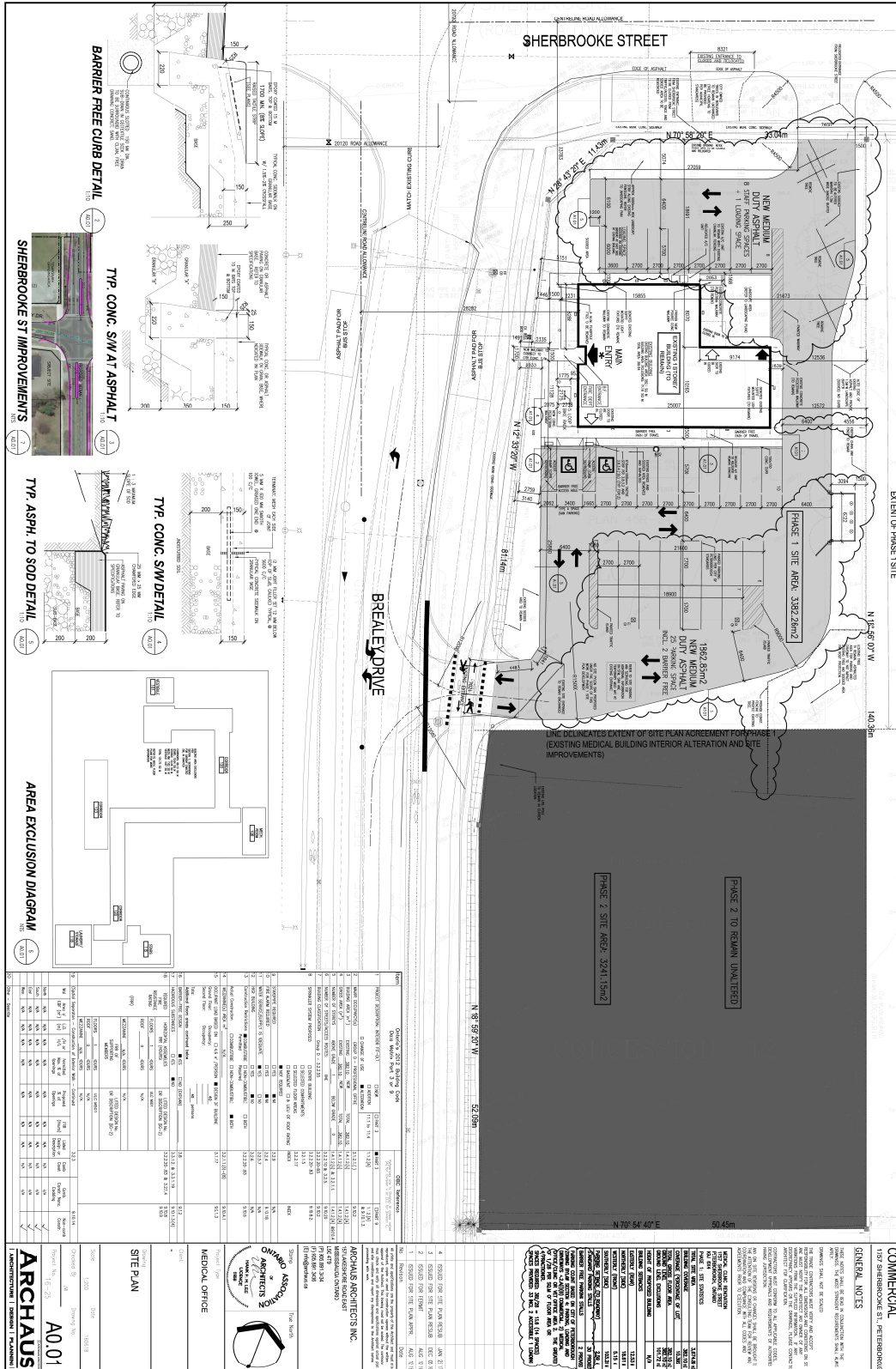


Exhibit B – Site Plan, Page 1 of 2



COMMERCIAL
 1757 SHERBROOKE ST, PETERBOROUGH

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PETERBOROUGH STANDARD SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, 2012 EDITION, WITH THE LATEST REVISIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PETERBOROUGH.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL AND SIGNAGE THROUGHOUT THE PROJECT.

6. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

8. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

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10. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

ARCHAUS ARCHITECTS INC.
 ARCHITECTS

ARCHAUS
 ARCHITECTS

SITE PLAN
 A0.01

Exhibit C – Draft By-law, Page 1 of 2



City of
Peterborough

The Corporation of the City of Peterborough

By-Law Number 17-

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 1757 Sherbrooke Street.

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

Map 15 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.264-275-301-"H" – Special Commercial District, to SP.264-275-301- Special Commercial District

By-law read a first, second and third time this ____ day of _____, 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C, Page 2 of 2

