



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **March 20, 2017**

Subject: **Report PLPD17-014
Removal of “H” – Holding Symbol from the Zoning of the
property at 191 Bethune Street**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 191 Bethune Street.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-014 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the property at 191 Bethune Street be rezoned from the R.3, 3p, 4k, 19d – ‘H’ – Residential District to R.3, 3p, 4k, 19d – Residential District in accordance with Exhibit ‘C’ attached to Report PLPD17-014.

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 191 Bethune Street was amended in November 2013, from R.1, 4j, R.2, 4j – Residential District to the R.3, 3p, 4k, 19d – ‘H’ – Residential District to permit the conversion of the existing building from a duplex to a fourplex with a parking requirement of one space per dwelling unit. An “H” – Holding Symbol was imposed on the zoning, which may only be removed with the approval of a Site Plan Application to include the following:

- a) Parking spaces that are adequately dimensioned with walkways to building entrances off Bethune Street and Dalhousie Street;
- b) Adequate space allocated for garbage and recycling enclosure(s) with construction details; and
- c) Street tree installations

The Site Plan Application

The proposed Site Plan shows two existing paved parking surfaces each dimensioned in compliance with Zoning By-law regulations. Walkways from the City sidewalk to the two building entrances are to be constructed and two street trees are to be installed: one along the Dalhousie Street frontage and the other along the property’s Bethune Street frontage.

The applicant has advised that garbage and recycling is to be stored within the building. As a result, the enclosures and the construction details for them will not be required. However, the applicant will be required to show where garbage and recycling is to be stored in the permit drawing submitted to the Building Division for review and approval.

As well, a five metre daylighting triangle (road widening) is to be conveyed to the City at the corner of Bethune Street and Dalhousie Street.

Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property 191 Bethune Street have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the R.3, 3p, 4k, 19d - Residential District zoning of the property.

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
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property
at 191 Bethune Street

Exhibit A – Land Use Map, Page 1 of 1

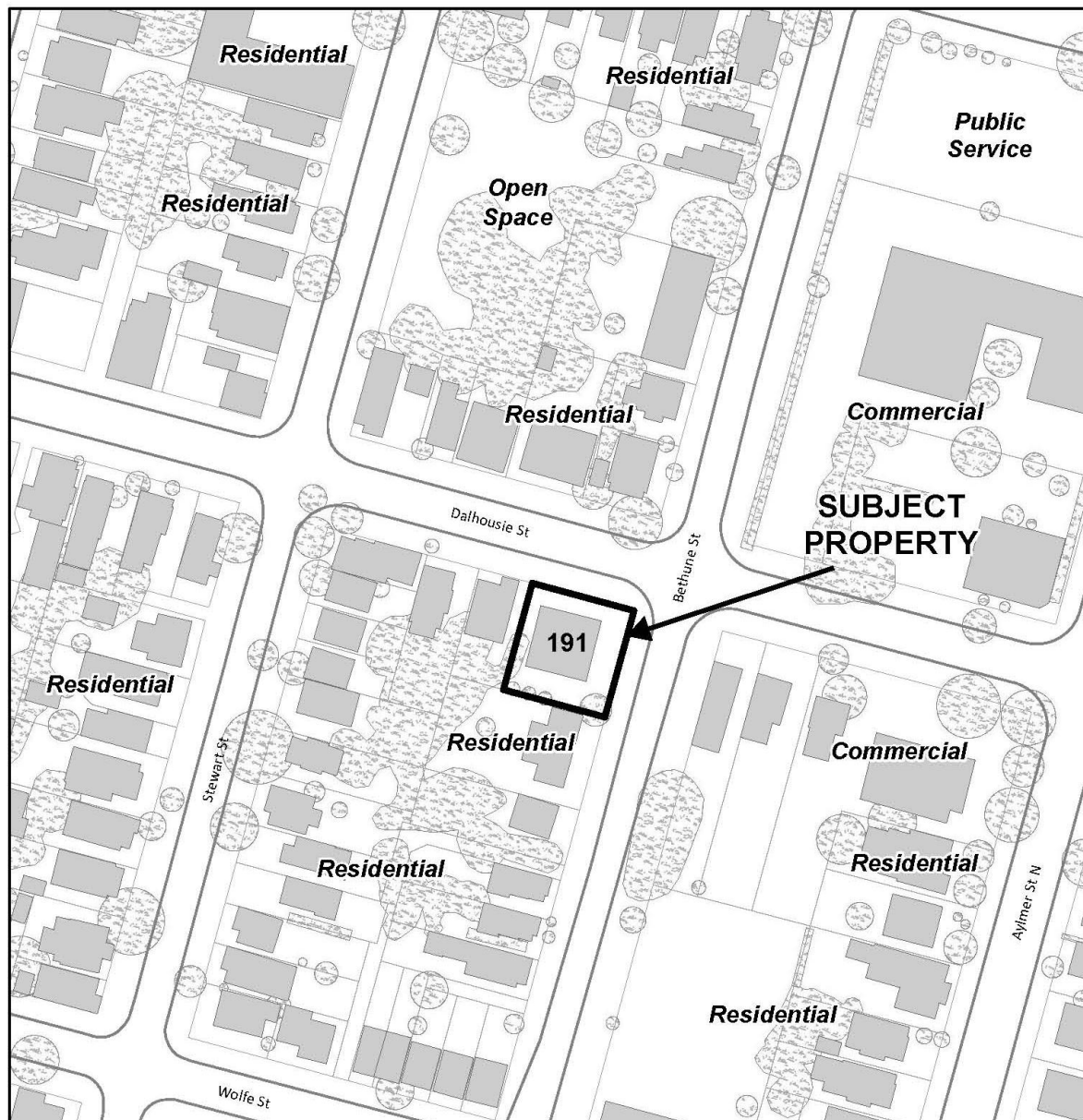
Land Use Map

File: Z1316

Property Location: 191 Bethune 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: February 13, 2017

Map by: Jellis

0 5 10 20 30 40 50 Metres

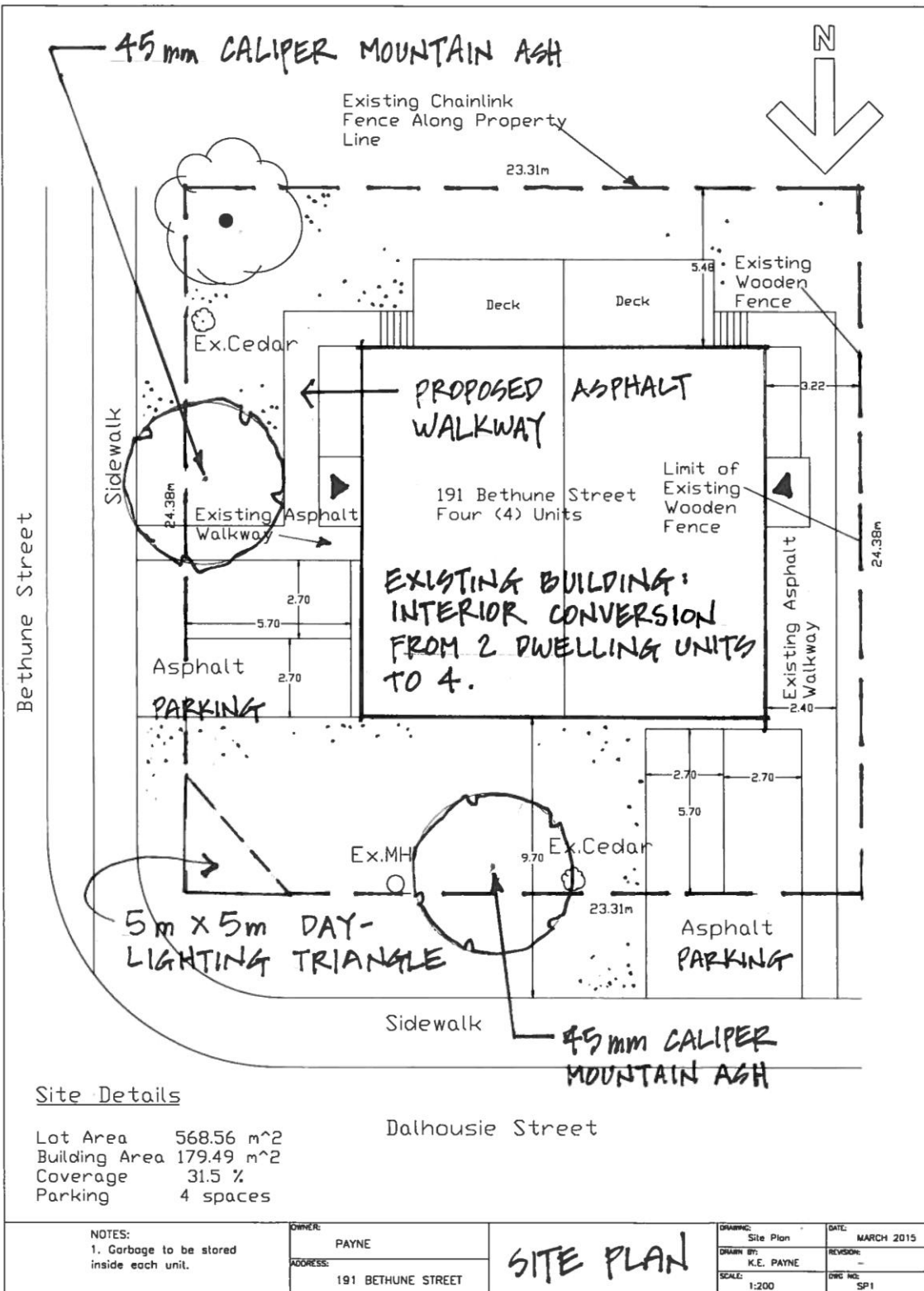
Exhibit B – Site Plan, Page 1 of 1

Exhibit C – Draft By-law, Page 1 of 2



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 191 Bethune Street.

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

Map 18 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 R.3, 3p, 4k, 19d – 'H' – Residential District to R.3, 3p, 4k, 19d – Residential District

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2