



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **June 12, 2017**

Subject: **Report PLPD17-027
Removal of “H” – Holding Symbol from the zoning of the
property at 1230 Lansdowne Street West and part of 740
Clonsilla Avenue**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1230 Lansdowne Street West and part of 740 Clonsilla Avenue.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-027 dated June 12, 2017, of the Director, Planning and Development Services, as follows:

That the property at 1230 Lansdowne Street West and part of 740 Clonsilla Avenue be rezoned from C.7-166 'H'- Special Purpose Retail Zoning District to C.7-166 - Special Purpose Retail Zoning District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD17-027.

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 1230 Lansdowne Street West and part of 740 Clonsilla Avenue was amended in January 2016, from SP.268-166-Commercial District and C.4-Commercial District to a modified C.7-166 ‘H’- Special Purpose Retail Zoning District to permit the use of the lands for a large format retail use in accordance with the Special Purpose Retail designation of the lands in the Official Plan. An “H” – Holding Symbol was imposed on the zoning, which may only be removed from the subject property at such time as the properties are merged and an application to amend an existing Site Plan Agreement is approved. The amended Site Plan Agreement is to include a portion of property severed from 740 Clonsilla Avenue and stormwater management facilities and specifications for the surrounding lands.

The property at 740 Clonsilla Avenue was previously severed and consolidated with the property at 1230 Lansdowne Street West. 1230 Lansdowne Street West is the former United Furniture Warehouse / Floortrends property, which has been purchased together with the severed portion of 740 Clonsilla Avenue by the owner of the local Mark’s Work Warehouse franchise. The owner of the local Mark’s Work Warehouse franchise is the Applicant of this Site Plan Amendment application.

The Site Plan Application

The Site Plan Application involves the development of a parking lot with a new driveway access from Clonsilla Avenue. Forty one additional parking spaces will be constructed on the severed portion of 740 Clonsilla Avenue in support of the new Mark’s Work Warehouse store.

A new driveway connection from the existing parking lot in front of the building at 1230 Lansdowne Street West will be constructed with the installation of an armour-stone retaining wall. Since the retaining wall is proposed to be built partially in a private easement, an agreement has been entered into between the property owners and registered on the Title of the properties at 726 - 740 Clonsilla Avenue and the subject property. If work is required to repair or replace the storm sewer or sanitary sewer pipe in the easement and the retaining wall is implicated, the owner of the property at 1230 Lansdowne Street West will be financially responsible for the restoration of the retaining wall.

The Site Plan Agreement will also address construction work required on the retained portion of 740 Clonsilla Avenue, as storm and sanitary sewers will be routed over the severed portion of 740 Clonsilla Avenue to connect to pipes in the existing easement below the proposed retaining wall.

The necessary easements are in place for the proposed sanitary and storm sewer locations shown on the Site Servicing and Grading Plan (Exhibit “B”). Storm water management facilities on the subject property have been coordinated with facilities on the abutting properties to the north, satisfying one of the conditions associated with the removal of the “H” – Holding provision from the Zoning of the property.

An existing driveway entrance to the retained portion of 740 Clonsilla Avenue will be closed due to the construction of the new driveway entrance on Clonsilla Avenue. The properties at 726 - 740 Clonsilla Avenue have been granted a right-of-way over the severed portion of property created in support of the new Mark’s Work warehouse store.

The existing building at 1230 Lansdowne Street West will be modified to include a new entrance facing Clonsilla Avenue. This entrance has been designed to be in compliance with barrier-free access requirements pursuant to the Ontario Building Code.

Notice

Notice of the Application to amend the Site Plan Agreement was sent to all concerned abutting property owners, utilities and agencies. The owner of the properties at 726 and 740 Clonsilla Avenue (Wallace’s Conely Collision Service) is in agreement with the plans and specifications submitted for approval.

Summary

The conditions associated with the removal of the “H” – Holding Provision with respect to the zoning of the property 1230 Lansdowne Street West and part of the property at 740 Clonsilla Avenue have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the C.7-166 - Special Purpose Retail District zoning of the property.

Submitted by,

Jeffrey Humble, MCIP, RPP
Director, Planning and Development Services

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Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan Amendment Application Set of Drawings
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property
at 1119 Clonsilla Avenue

Exhibit A, Land-Use Map

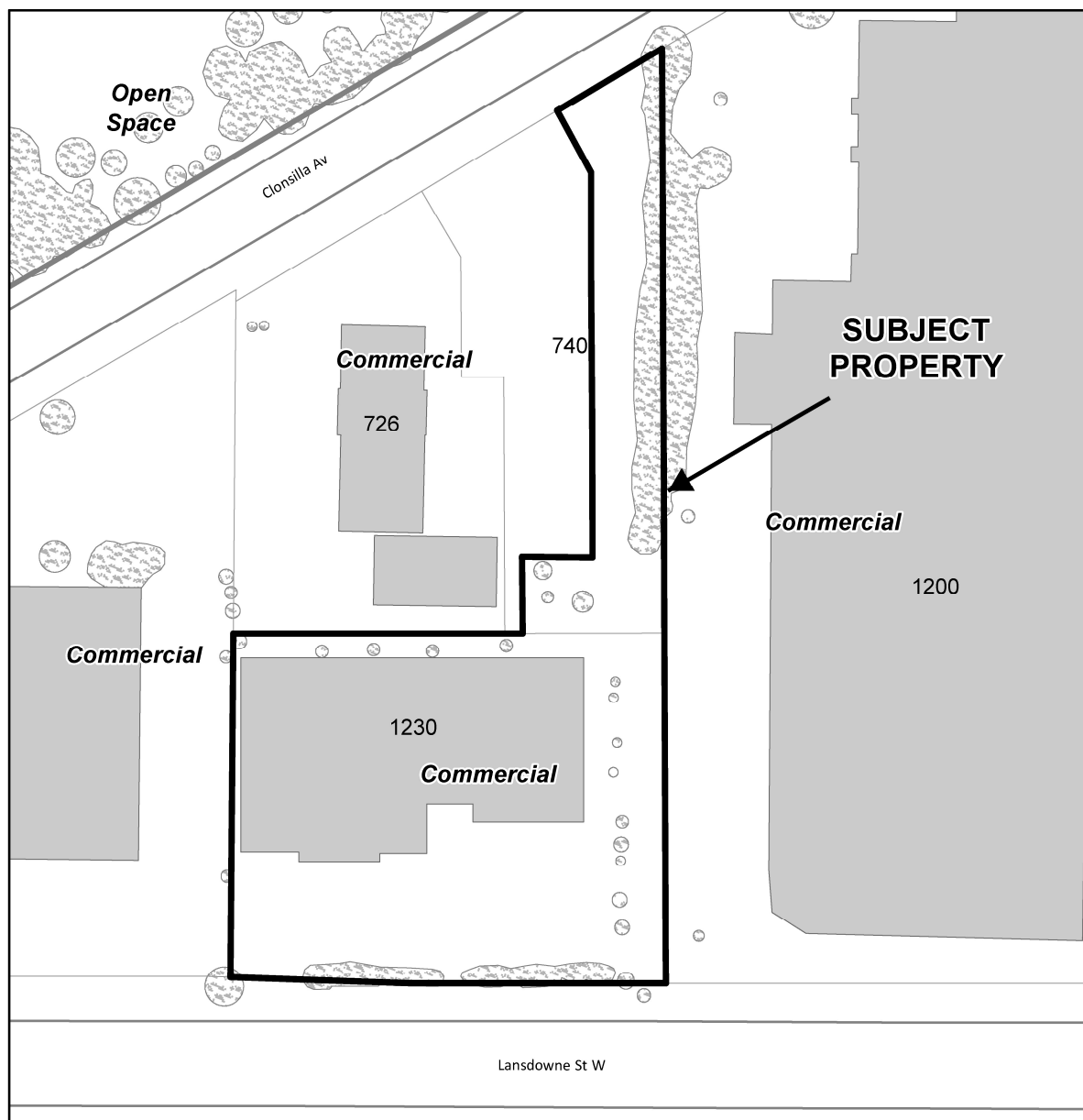
Land Use Map

File: Z1618

EXHIBIT

SHEET OF

Property Location: 1230 Lansdowne St W and Part of 740 Clonsilla A



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 18, 2017

Map by: JEllis

0 4.759.5 19 28.5 38 47.5 Metres

Exhibit B - Site Plan Set of Drawings, Page 1 of 6

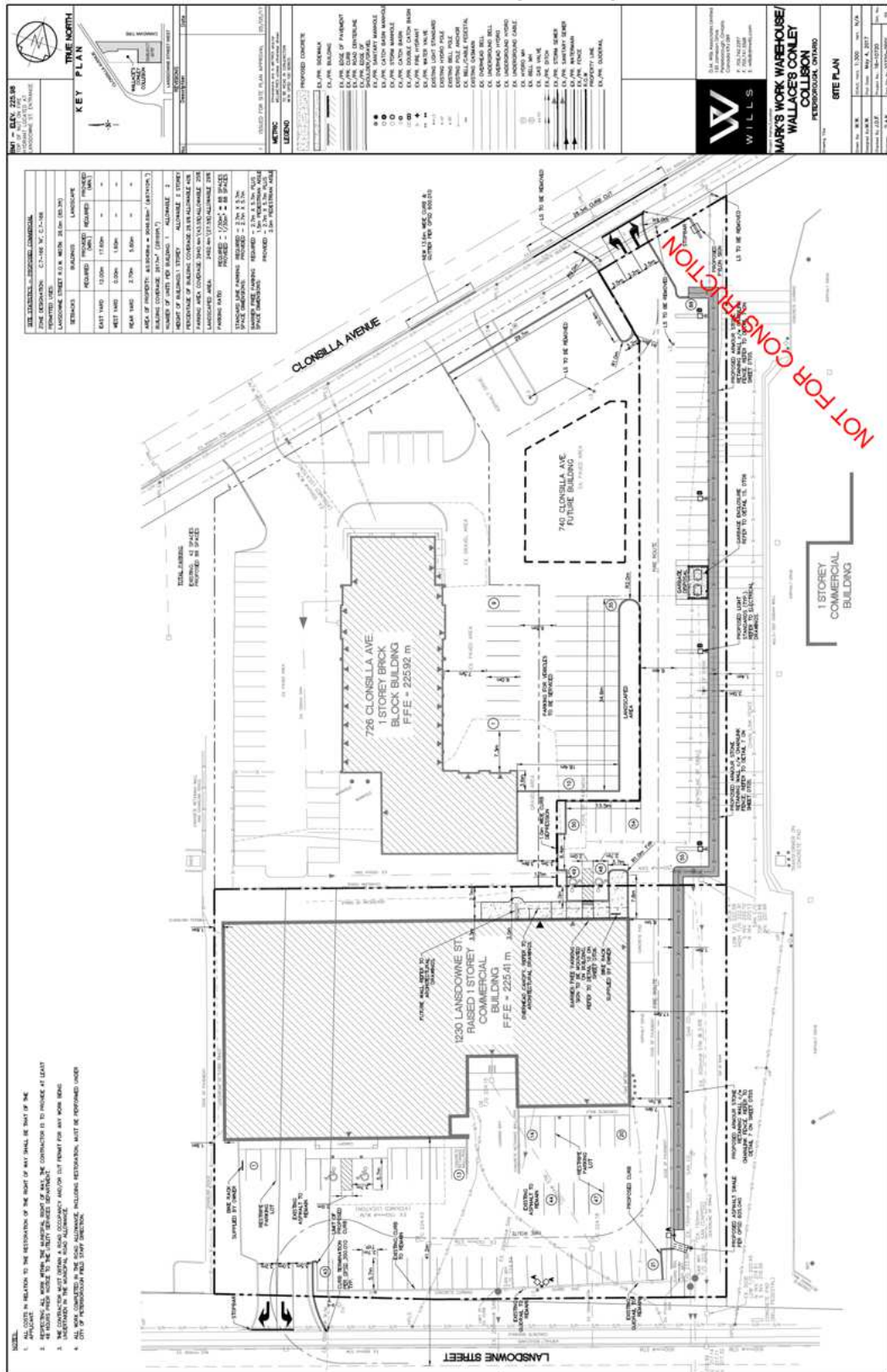
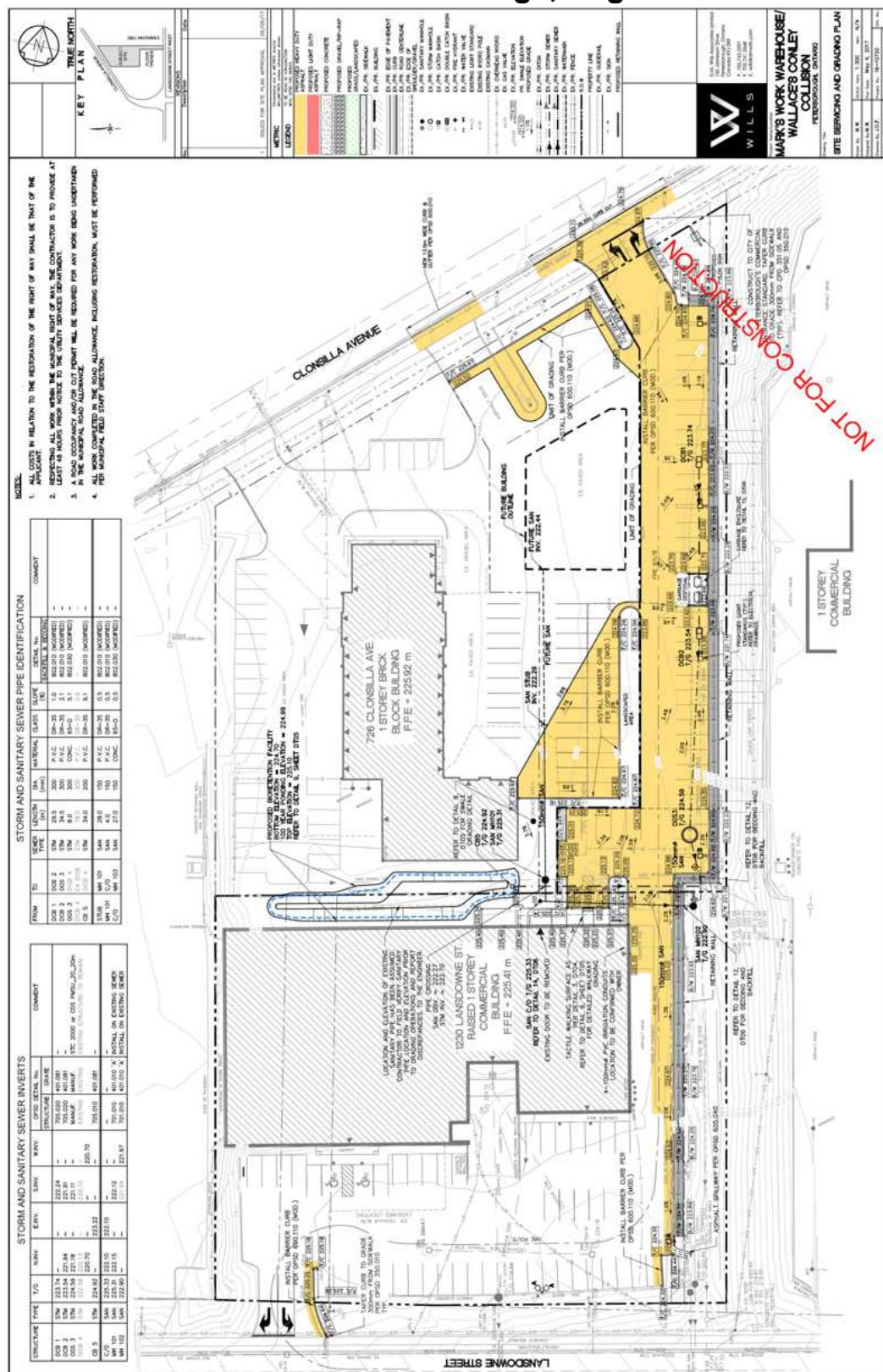


Exhibit B - Site Plan Set of Drawings, Page 2 of 6



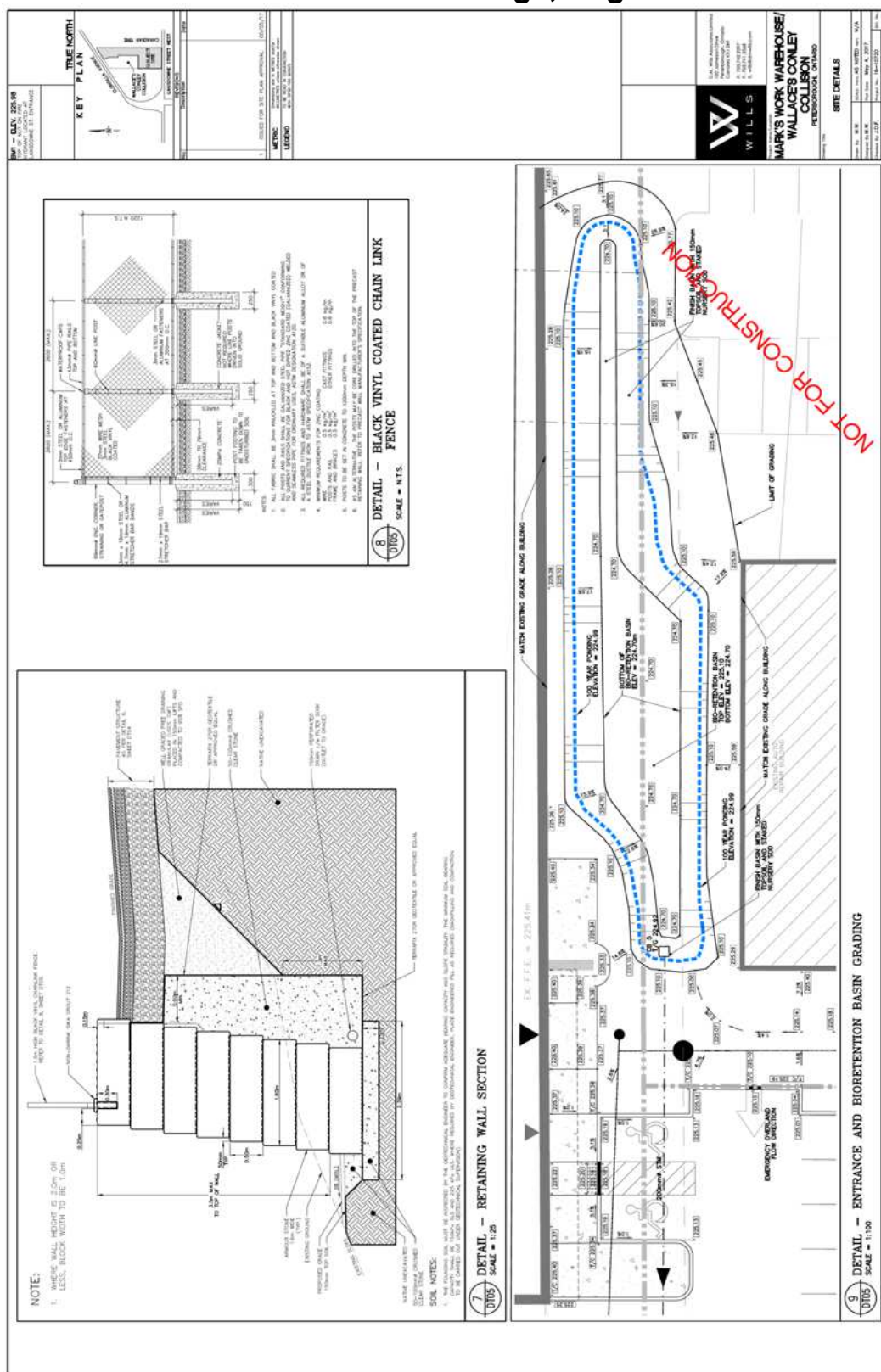


Exhibit B - Site Plan Set of Drawings, Page 4 of 6

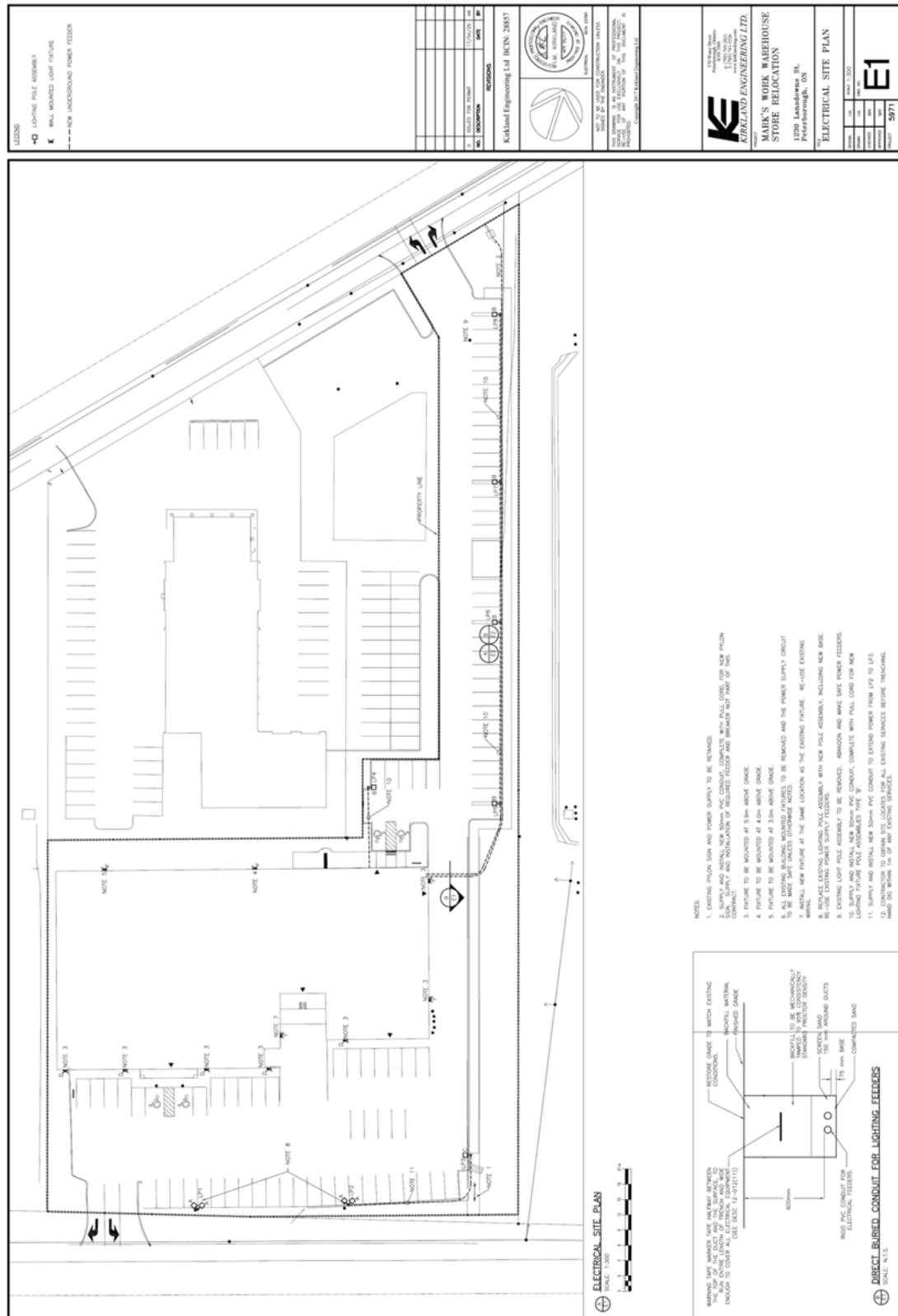
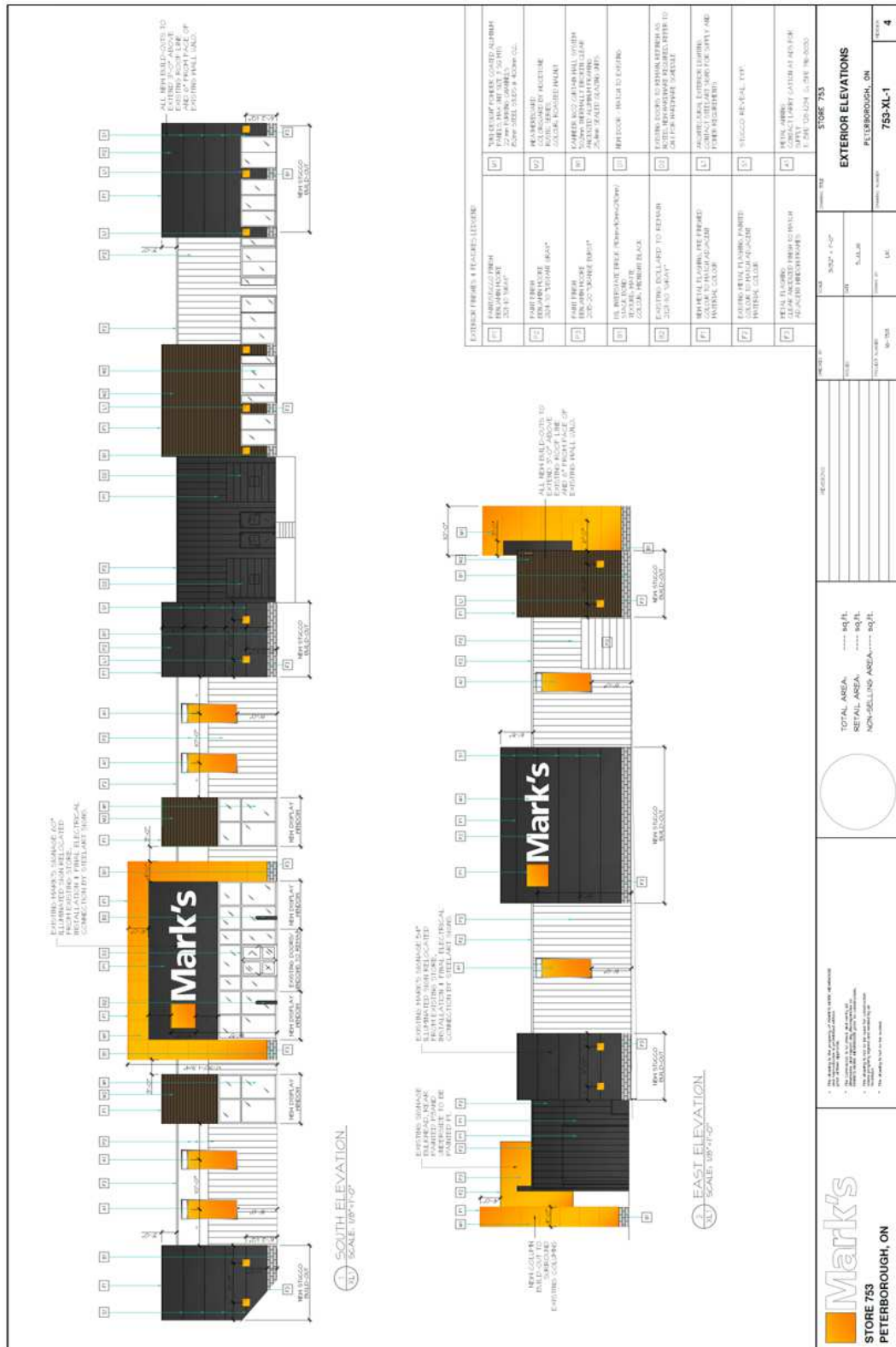


Exhibit B - Site Plan Set of Drawings, Page 5 of 6



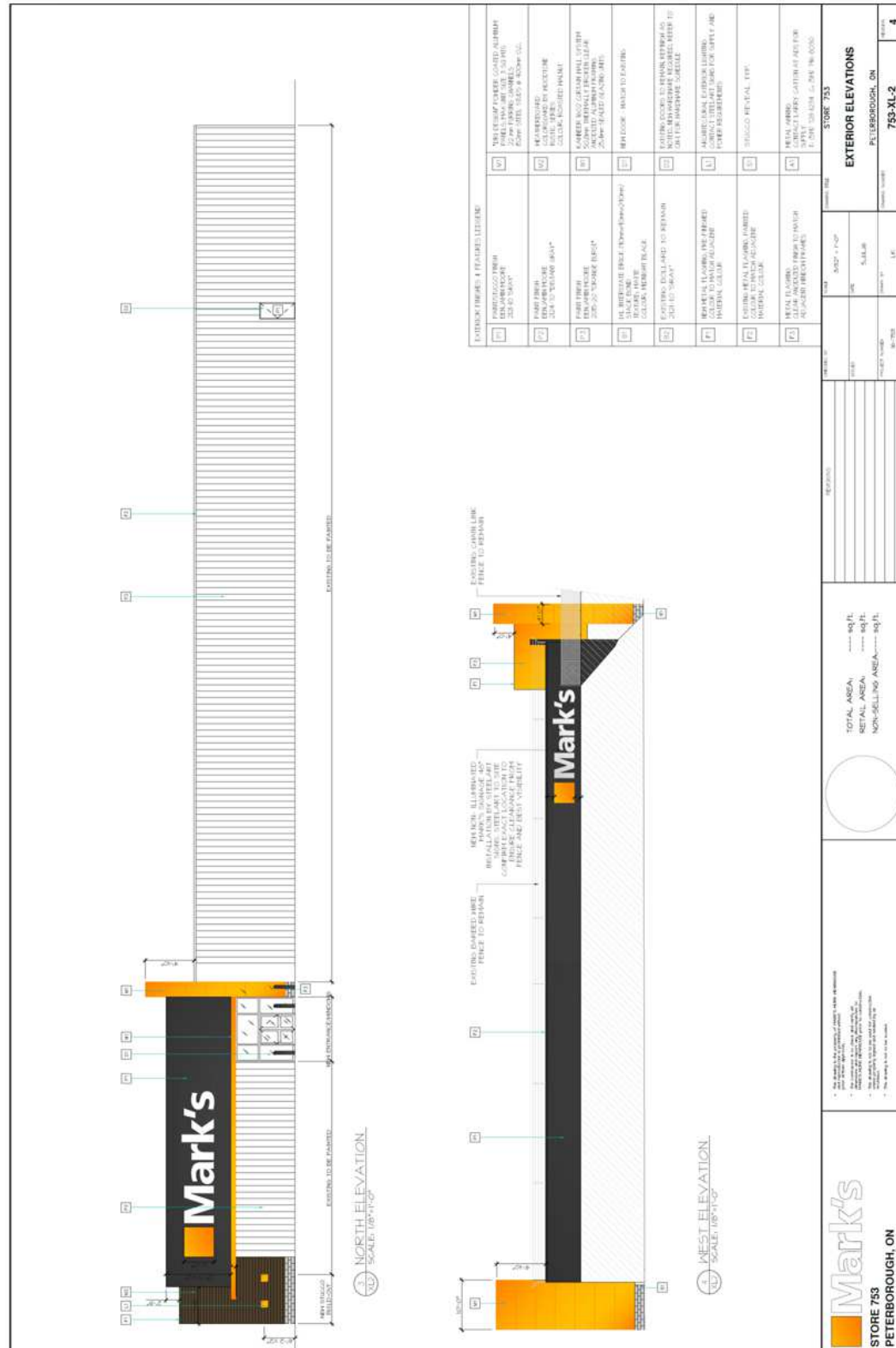


Exhibit C – Draft By-law, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 17-

Being a By-law to amend the Zoning By-law for the properties known as 1230 Lansdowne Street West and Part of 740 Clonsilla Avenue

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

Map 16 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 C.7-166 'H' to C.7-166.**

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