



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **October 10, 2017**

Subject: **Report PLPD17-047
Removal of “H” – Holding Symbol from the zoning of
175 Hunter Street East**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 175 Hunter Street East.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-047 dated October 10, 2017, of the Director, Planning and Development Services, as follows:

That the property at 175 Hunter Street East be rezoned from SP.356 – “H”- Residential District to SP.356 – Residential District in accordance with Exhibit “C” attached to Report PLPD14-047.

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 subject property is one of several properties created from the former St. Joseph’s Hospital campus. 175 Hunter Street East was created by way of a severance after all of the former hospital property was re-zoned from PS.2 – Public Service District to SP. 356 – “H” – Special Commercial District to permit the redevelopment of the lands to a mix of residential and commercial uses.

The “H” – Holding Symbol is to be removed from the zoning of the property with the granting of Site Plan Approval, including provisions for cash-in-lieu of parkland.

Earlier phases of the development (384 Rogers Street and 185 Hunter Street East) have obtained Site Plan Approval and are fully developed in accordance with the Site Plan Agreement. Plans for the subject property were circulated for review on August 9, 2017 and at the time of the writing of this report, there does not appear to be anything in the application preventing the removal of the “H” – Holding Provision from the zoning of the property.

The existing building at 175 Hunter Street East is a five storey masonry building under renovation to create 33 dwelling units. In accordance with Zoning By-law regulations, the Site Plan shows parking for 42 vehicles on the property. Asphalt parking lots are to be defined with new poured-in-place concrete curbing and reasonable access to the building is to be provided with the construction of new concrete sidewalks to the main entrance of the building.

Summary

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 175 Hunter Street East have been satisfied. Accordingly, it is recommended that a by-law be passed to remove the “H” Holding Provision from the 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
- Exhibit C – Draft By-law – Removal of Holding Symbol from the zoning of the property at 175 Hunter Street East

Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

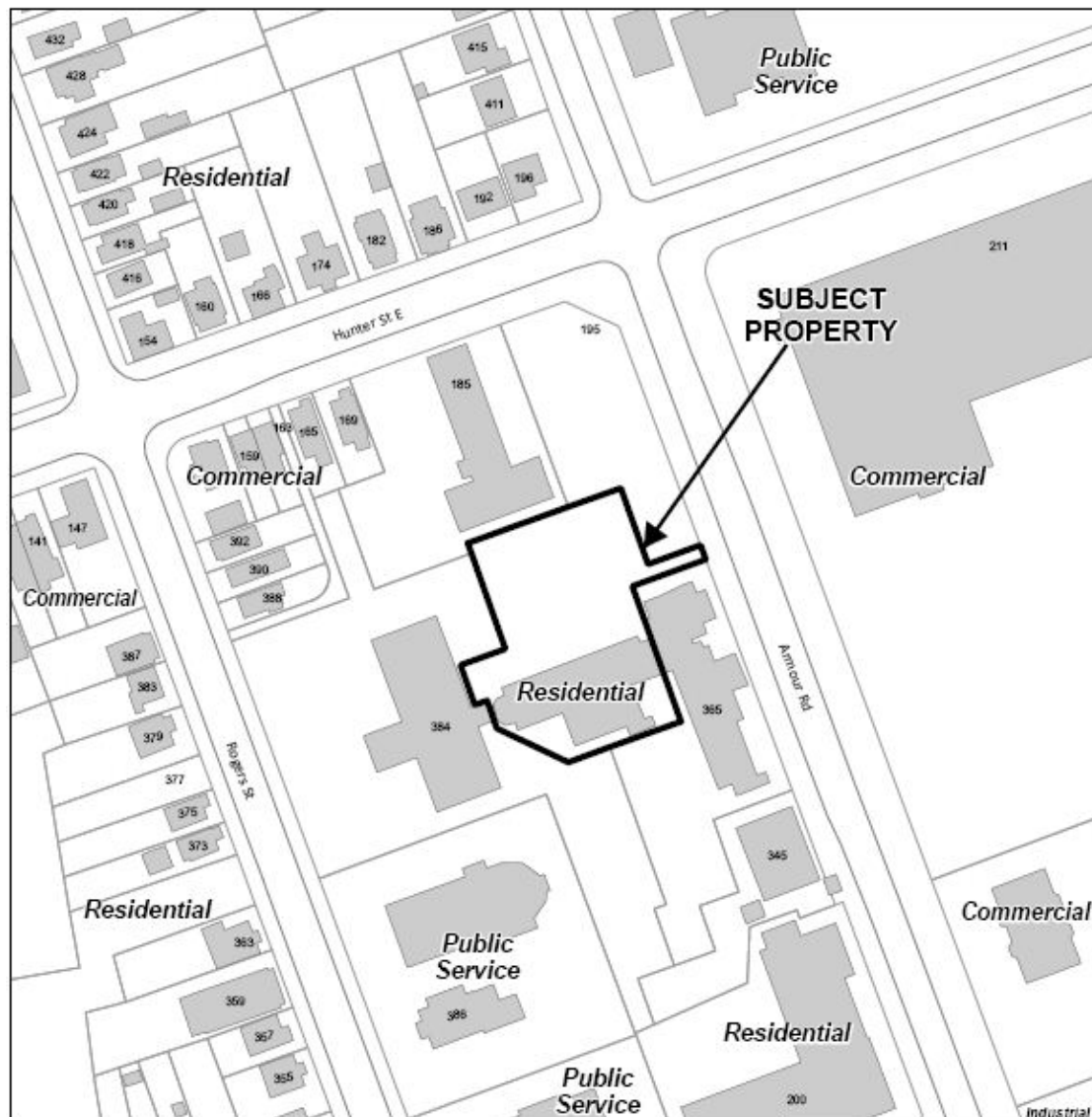
File: Z1217

Property Location: 175 Hunter St E

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: September 14, 2017

Map by: J.Ellis

0 10 20 40 60 Metres

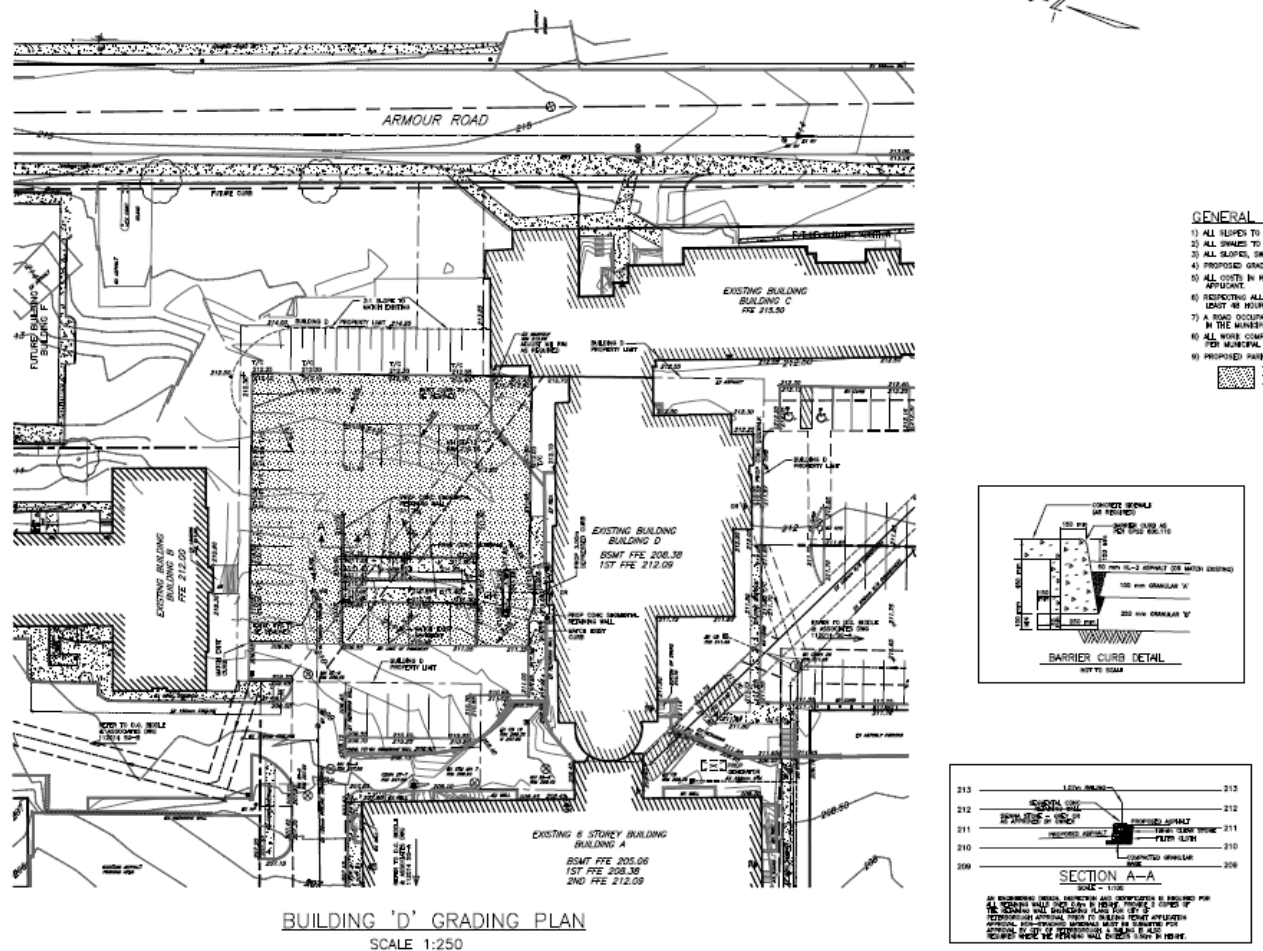


Exhibit B – Site Plan, Page 3 of 5 (Site Servicing Plan)

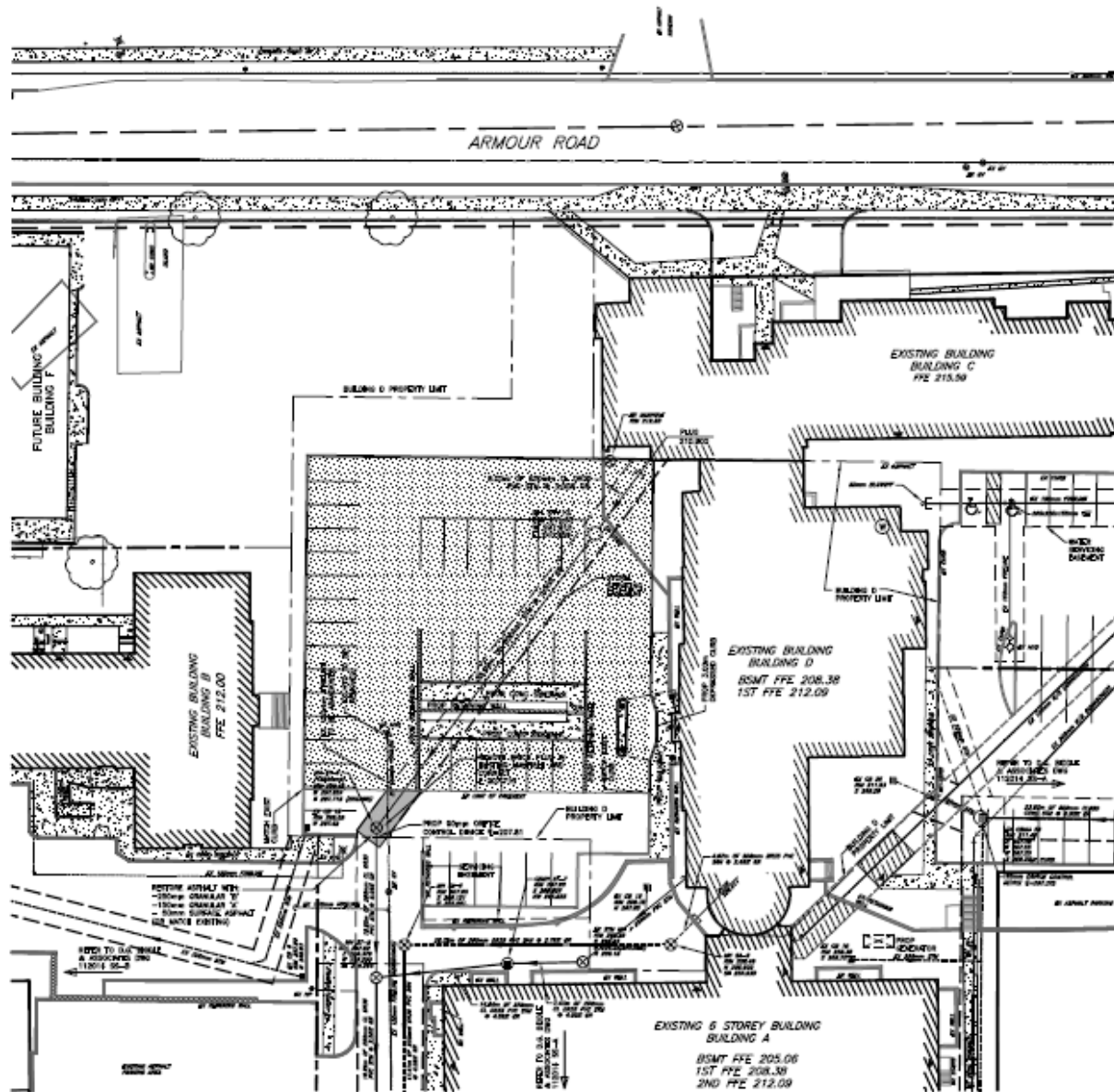
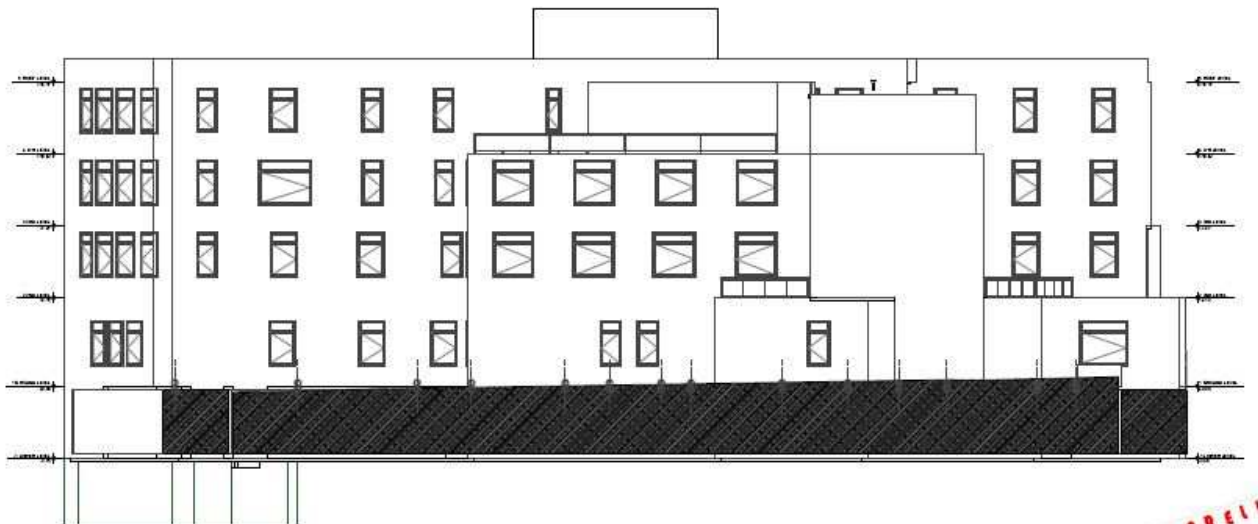


Exhibit B – Site Plan, Page 4 of 5 (Building Elevations)



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PRELIM
CORR

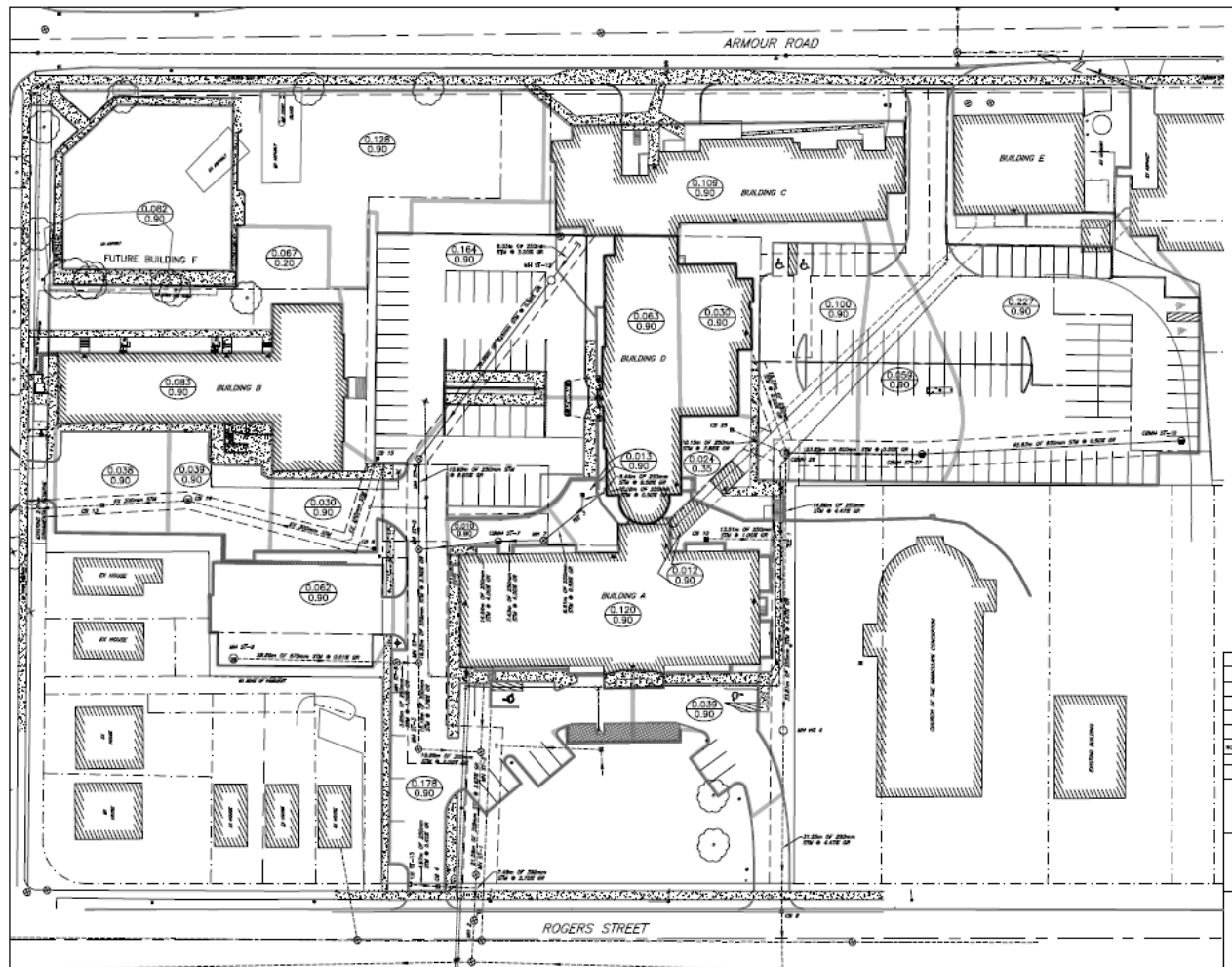


Exhibit C – Draft By-law, Page 1 of 2



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 175 Hunter Street East

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

Map 13 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.356-"H"** to **SP.356**.

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