



City of
Peterborough

To: Members of the Planning Committee

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: October 30, 2017

Subject: Report PLPD17-050
Removal of “H” – Holding Symbol from the zoning of
185 Dalhousie Street

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 185 Dalhousie Street.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-050 dated October 30, 2017, of the Director, Planning and Development Services, as follows:

That the property at 185 Dalhousie Street be rezoned from SP.241 – “H” to SP.241 in accordance with Exhibit “C” attached to Report PLPD17-050.

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 was rezoned in September of 2005 from R.1, R.2, and R.3 (Residential District) to SP 241 – “H” Special District (Commercial) to permit an office, excluding an office of a veterinarian, a clinic, and a dwelling within the existing buildings.

An “H” – Holding Provision was imposed on the zoning of the subject property recognizing that a site plan application had to be approved. The Site Plan Agreement obligates the owner to comply with applicable Zoning By-law development regulations, such as the provision of on-site parking spaces.

The Site Plan Application includes the proposed construction of a 2 ½ storey building addition with three dwelling units at the rear of the existing building. Zoning By-law regulations require three vehicle parking spaces on site. However, only two can be accommodated. As a result the owner is required to make a cash-in-lieu of parking deposit in the amount of \$5,955.22, representing the 2017 rate for a one space deficiency in the Central Area (Official Plan – Schedule “J”). A cash-in-lieu payment for the deficient parking space is acceptable due to the proximity of the municipal parking lot on Wolfe Street.

To satisfy storm water management requirements, the applicant is including a Low Impact Development feature in the rear yard of the property. Storm water will be directed into an engineered rain garden that encourages its percolation into the ground, rather than over surfaces to drainage structures or overland toward Jackson Creek.

As a corner of the subject property is in the flood plain, a permit from the Otonabee Region Conservation Authority is required before a building permit will be issued.

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 185 Dalhousie Street has been satisfied. The site plan is attached as Exhibit “B” to this report.

Summary

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 185 Dalhousie Street has 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

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
185 Dalhousie Street

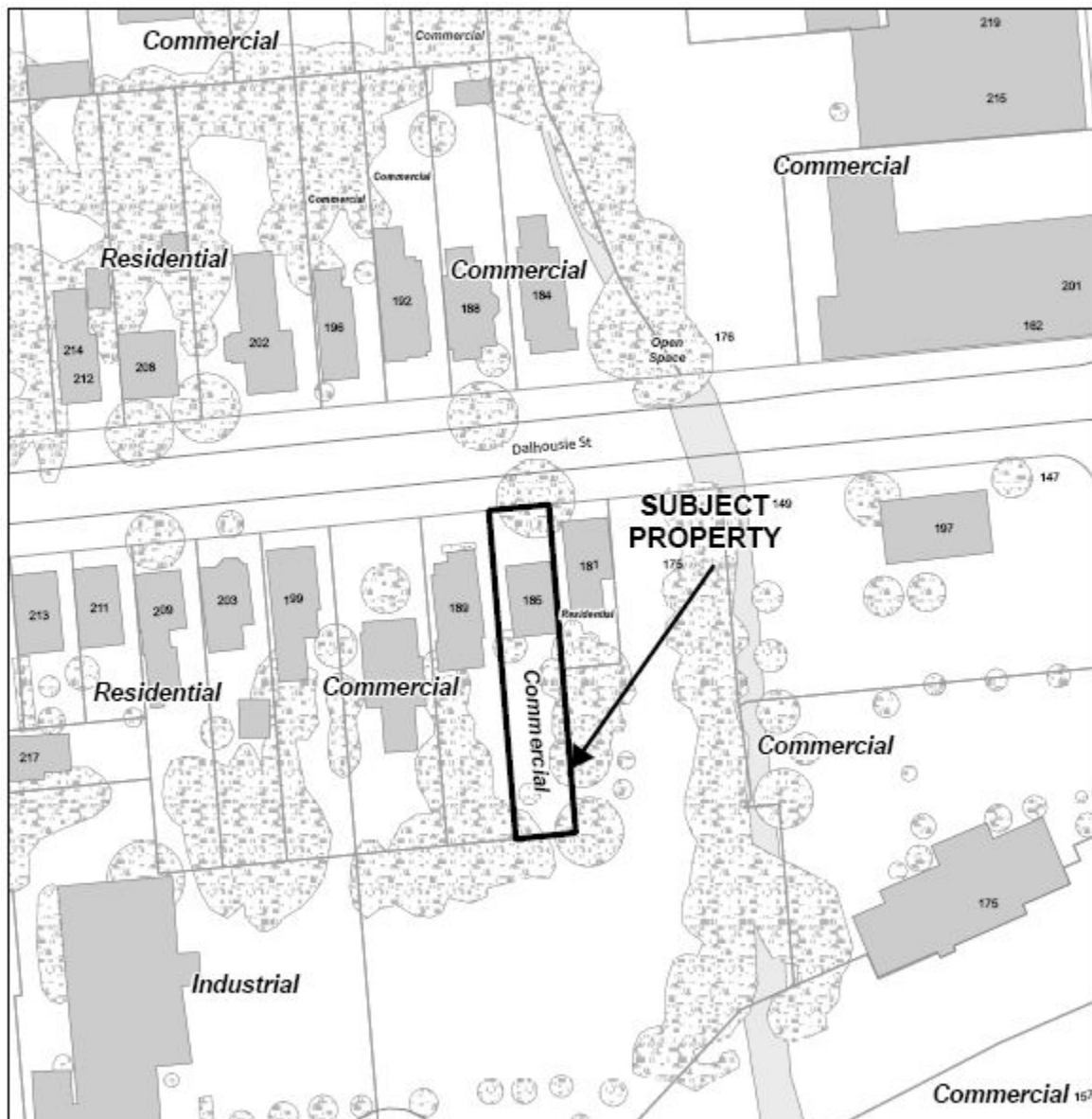
Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

File: Z0503

Property Location: 185 Dalhousie St

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date: October 5, 2017

Map by: JEllis

0 5 10 20 30 Metres

Exhibit B – Site Plan, Page 1 of 1

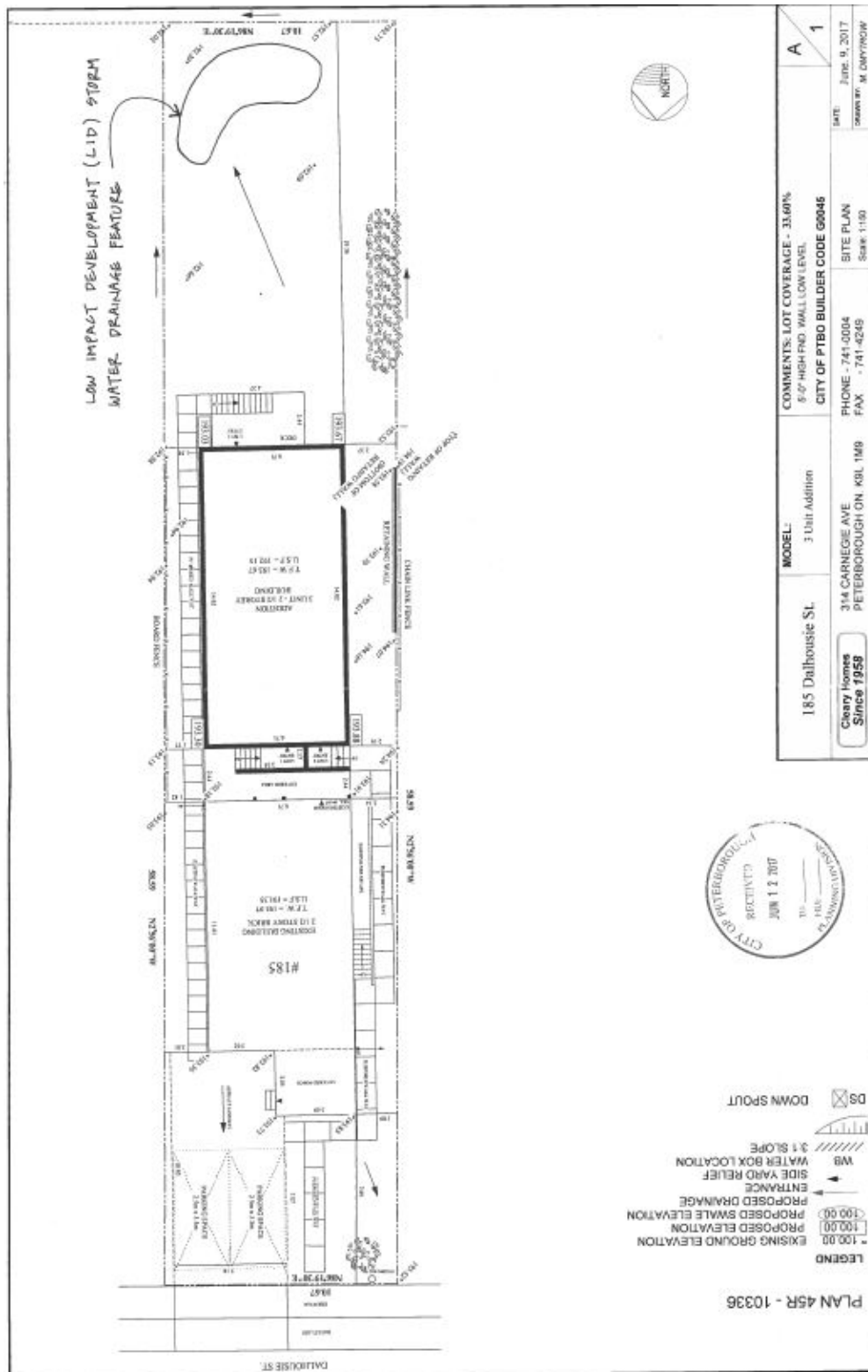


Exhibit C – Draft By-law, Page 1 of 2



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 185 Dalhousie 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 **SP.241-“H”** to **SP.241**.

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