



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **November 20, 2017**

Subject: **Report PLPD17-057
Removal of “H” – Holding Symbol from the Zoning of the
property at 75 Alexander Avenue**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 75 Alexander Avenue.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-057 dated November 20, 2017, of the Director, Planning and Development Services, as follows:

That the property at 75 Alexander Avenue be rezoned from R.2-300 -“H” – Residential District, to R.2-300 - Residential District, in accordance with Exhibit ‘C’ attached to Report PLPD17-057.

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 75 Alexander Avenue was amended in October 2015, from R.1, 1m, 2m to R.2-300 -“H” to permit the use of the property for two dwelling units, together with site specific regulations to address the width of the driveway at the street-line and the height of the ceiling above grade for the basement unit. The exception in the zoning of the property permits a driveway width of 8.1 metres at the street-line and a minimum ceiling height of 0.8 metres above grade for the dwelling unit in the basement. An “H” – Holding Symbol was imposed on the zoning, which may only be removed with the approval of a Site Plan Application. Site Plan Approval was required to address the expansion of the parking area and pedestrian connections to the building.

The Site Plan Application

The approved Site Plan shows the creation of four parking spaces with a driveway width of 8.1 metres at the street-line. The construction of a retaining is required to accommodate the parking spaces and new concrete walkways are shown to provide appropriate connections to the building.

The Site Plan Application was circulated to all abutting property owners as well as to all concerned utilities and agencies. With regard to accessibility, the site plan includes one parking space for a person with a disability with barrier-free access into the basement dwelling unit.

Summary

The conditions associated with the removal of the “H” – Holding Provision for the property at 75 Alexander Avenue have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the R.2-300 - Residential District zoning to permit the redevelopment 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

Exhibit A – Land Use Map, Page 1 of 1

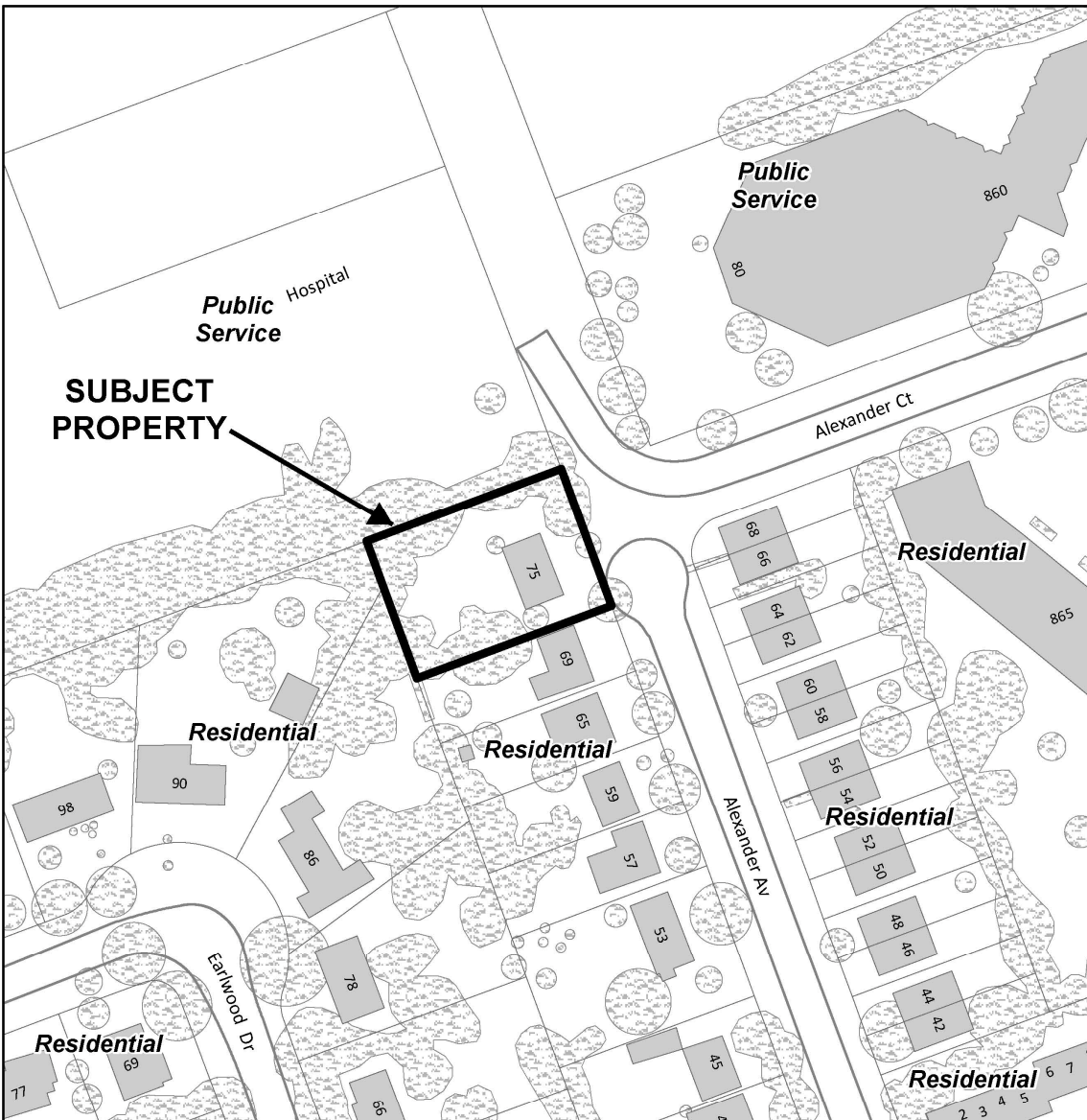
Land Use Map

File: Z1511

Property Location: 75 Alexander Ave

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: July 14, 2015

Map by: JEllis

0 5 10 20 30 40 50 Metres

Exhibit B – Site Plan, Page 1 of 1

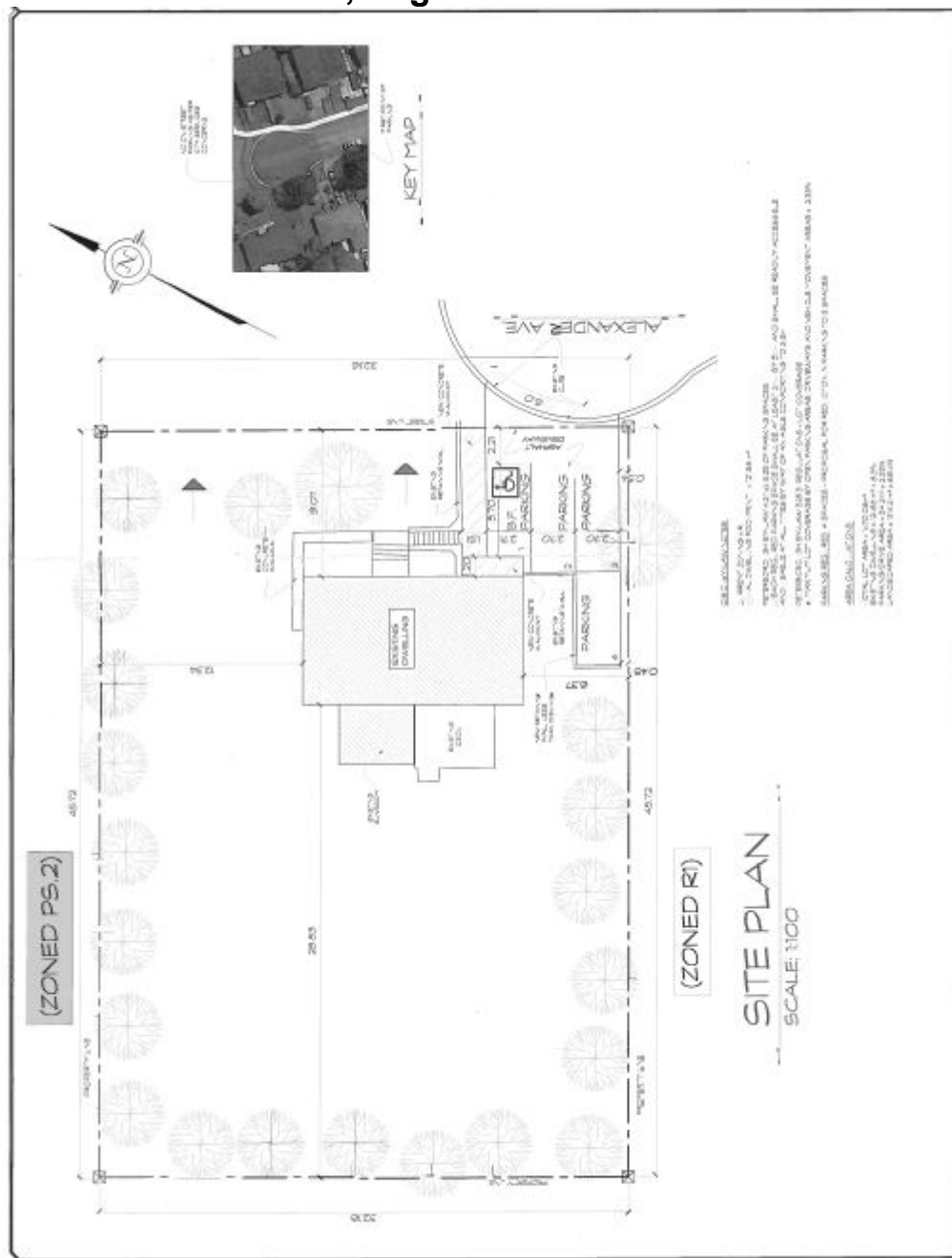


Exhibit C – Draft By-law, Page 1 of 2



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 75 Alexander Avenue.

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

Map 10 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.2-300 -"H" – Residential District, to R.2-300 - 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