



City of
Peterborough

TO: Members of the Planning Committee

FROM: Malcolm Hunt, Director of Planning and Development Services

MEETING DATE: August 31, 2009

SUBJECT: Report PLPD09-048
By-law to Remove an “H” – Holding Symbol
from the zoning of the property at
661 Park Street North

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the property at 661 Park Street North.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD09-048 dated August 31, 2009, of the Director of Planning and Development Services, as follows:

That the property at 661 Park Street North be rezoned from PS.2 R.1 -175 – “H” – Residential District to PS.2 R.1 –175 – Residential District in accordance with Exhibit “C” attached to Report PLPD09-048.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising from the recommendation.

BACKGROUND

In March 2009, the property at 661 Park Street North was rezoned from PS.2, R.1 – Public Service and Residential Districts, to PS.2, R.1 – 175 -“H” Public Service and Residential Districts, to permit a clinic having a maximum floor area of 475 square metres. The “H” – Holding Provision on the zoning of the property can only be removed with the approval of a site plan application, to include a requirement for a privacy fence or landscaping screen along the west rear lot line.

The Site Plan Application

A Site Plan application was received from Trevelyan Architect Inc. As directed by staff, the plan shows an enlargement of the driveway entrance from Park Street, parking lot improvements, including new asphalt paving and line painting to delineate 14 parking spaces. In keeping with the character of the building, a heritage style light pole and fixture is to be used to illuminate the parking area.

Two disabled person's parking spaces are provided with a new access ramp and landing at the main entrance of the building. Details of the access ramp were provided and reviewed to ensure compliance with the Ontario Building Code.

In accordance with one of the conditions imposed for the removal of the “H” – Holding Provision on the zoning of the property, a 1.8 metre high solid board fence will be constructed along the west rear lot line of the subject property.

The Site Plan shows the preservation of all the existing trees on the property.

NOTICE

The Site Plan was circulated to all abutting property owners, as well as all concerned utilities and agencies. There were not any comments received from abutting property owners resulting from the circulation.

There is a sign proposed for the clinic use. It will be mounted on existing posts next to Park Street. Since the property lies within a Residential District, the sign can not be luminous (a sign box, lit from within).

SUMMARY

The Site Plan application satisfies the conditions for the removal of the “H” – Holding Provision from the zoning of the property. With staff’s approval of the site plan application, it is recommended to remove the “H” – Holding Provision on the zoning of the property.

Submitted by,

Malcolm Hunt, Director
Planning and Development Services

Prepared by:

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Attachments:
Exhibit A Site Location Map
Exhibit B Site Plan Drawings
Exhibit C Draft By-law