



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: March 29, 2010

SUBJECT: Report PLPD10-020
By-law to Remove an “H” – Holding Symbol
from the zoning of the property at
271 Brock Street

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 271 Brock Street.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD10-020 dated March 29, 2010, of the Manager, Planning Division, as follows:

That the property at 271 Brock Street be rezoned from SP.241 – “H” – Commercial District to SP.241 – Commercial District in accordance with Exhibit “C” attached to Report PLPD10-020.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

The subject property is the former Brock Mission site at the corner of Stewart Street and Brock Street. In March 2008, the property at 271 Brock Street was rezoned from R.1, R.2, R.3, R.4, R.5 – Residential District, to SP. 241 – “H” - Commercial District to permit the proposed office use, and also to permit the use of the property for a clinic and a dwelling unit. The “H” – Holding Provision on the zoning of the property can only be removed with the approval of a site plan application.

The Site Plan Application

A Site Plan Application was originally submitted for the construction of a 2 1/2 storey, 166.8 square metre building addition to create a 308.5 square metre (3,321 square foot) office building. However the applicant subsequently gave notice that the original plan had to be abandoned due to the high cost to develop the property. In particular, the applicant advised that the parking lot with the required 17 spaces, storm water controls, and retaining wall, made the project financially infeasible. As a result, another plan was submitted without a building addition. The applicant is now proposing to use part of the existing building as office space resulting in an on-site parking requirement of only six spaces.

Two parking spaces are to be accessed from Stewart Street, and four new spaces are to be accessed from a new driveway on Brock Street. One of the two spaces accessed from Stewart Street will be for persons with disabilities, as this area is currently paved. The parking area accessed from Brock Street is proposed to be gravel and will drain to the landscaped open space to the east of the new parking lot. Stormwater will drain to a swale which will direct runoff to a new catchbasin located next to the new driveway entrance. The plan shows the parking spaces demarked by commercial grade pre-cast concrete curb-stops. Although the parking area is proposed to be gravel, the new driveway entrance off of Brock Street will have to be paved to comply with a Zoning By-law development regulation. This has a practical purpose as it prevents the movement of gravel out on to the City sidewalk and road.

A cedar hedge is shown to screen the new parking area from the abutting property on Brock Street. In consideration of Hutchinson House being across the road from the subject property on Brock Street, Bridleweath Spirea plantings are shown around the small parking area to provide some screening as well.

A new exterior stairway is proposed up to the existing building's main floor level, with a landing and new entrance. Barrier-free access is proposed at the building's Stewart Street entrance.

NOTICE

Notice was circulated to all abutting property owners, agencies and utilities. The scaled down plan was reviewed and some minor changes were requested and provided in a revised plan. The Utility Services Department has requested the conveyance of a day-lighting triangle at the corner of Brock Street and Stewart Street. Accordingly, the obligation to convey the land to the City will be included in the Site Plan Agreement.

SUMMARY

The applicant revised the site plan application to scale back the development of the property, as construction of the original proposal could not be done affordably. The revised site plan has much less of an impact on the property and the abutting neighbours.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by:

Concurred with:

Brian Buchardt
Planner, Urban Design

Malcolm Hunt
Director, Planning and Development

Contact Name:

Phone – 742-7777 Ext. 1734

Fax – 742-5218

email – bbuchardt@peterborough.ca

Attachments:

Exhibit A Site Location Map

Exhibit B Site Plan Drawings

Exhibit C Draft By-law