



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: April 19, 2010

**SUBJECT: Report PLPD10-023
254 Reid Street**

PURPOSE

A report to evaluate the planning merits of amending the Zoning By-Law as it relates to the property known as 254 Reid Street, to the SP.241-184 – 'H' – Special Commercial District, to implement the Transitional Area policies of the Official Plan.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD10-023 dated April 19, 2010, of the Manager, Planning Division, as follows:

- a) That Section 3.9.184, Exceptions in the City's Comprehensive Zoning By-Law #1997-123, be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD10-023, to address the following:
 - i) Maximum Building Height of 2 storeys
 - ii) Minimum sideyard setback of 0.7m from the northerly side lot line
 - iii) Increase the maximum floor area of a clinic from 320m² to 560m²
- b) That the zoning of the subject property, be amended from the R.1, R.2, R.3 – Residential District to the SP.241-184 – 'H' – Special Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-023.
- c) That the 'H' Holding Symbol be removed at such time as Site Plan Approval is granted for the subject property, including:

- i) a provision requiring that the properties known as 254 Reid Street be merged in title with the property known as 250 Reid Street; and
- ii) road widening along Reid Street

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget or financial implications arising from the approval of these recommendations.

BACKGROUND

The subject application was received on January 22, 2010, proposing an amendment to the zoning of the lands to permit the inclusion of small scale office and/or clinic use in addition to the residential use. The applicant proposes to convert a portion of the existing triplex to clinic space associated with the dental clinic situated on the adjacent lands, known as 250 Reid Street. The applicant further proposes to maintain 2 of the 3 existing dwelling units and intends to merge the property with the adjacent lands in order to support the introduction of additional parking.

The adjacent property, known as 250 Reid Street and also owned by the applicant, was subject of a rezoning application in 2001. The current owner received zoning and site plan approval for the properties known as 328 Sherbrooke Street and 250 Reid Street, to facilitate the consolidation of the properties supporting an addition to the building situated at 250 Reid Street and the introduction of additional parking facilities (4 spaces) to the site. Council rezoned the lands SP.241-184. Exception 184 introduced site specific provisions for the size of the clinic and to permit up to a maximum of 12 of the required motor vehicle parking spaces to be located on a lot within 60 metres of the subject lands.

The applicant has continued an annual lease arrangement with All Saints Anglican Church since 1990, which was in place when the adjacent lands were rezoned in 2001, for a total of 12 parking spaces to be provided at 235 Rubidge Street within 60m of the subject lands.

The subject lands currently support a triplex with parking situated and shared with the adjacent lands known as 250 Reid Street. The conversion and replacement of a portion of the existing triplex building at 254 Reid Street will result in additional clinic floor

space, however, will not increase the number of practitioners currently supporting the clinic on the adjacent lands (to be merged with the subject property). Based on the parking requirements for 2 residential dwelling units and the additional proposed clinic space, the applicants are required to provide an additional 4 spaces. The property is to be merged with the adjacent lands. The applicant has illustrated on a concept site plan for both parcels, the ability to support up to 16 parking spaces. The total parking requirement for 250 and 254 Reid Street is 25 parking spaces. The zoning currently permits up to 12 spaces to be located off-site within 60 metres. As such, the minimum number of on-site parking spaces will be 13 spaces.

ANALYSIS

a) Official Plan

The lands are currently designated “Commercial” on Schedule ‘A’ of the City of Peterborough Official Plan. The lands are included in the Central Area on the Commercial Area Schedule ‘I’ and identified as a ‘Transitional Uses Area’ on the Central Area Land Use Plan – Schedule ‘J’. The lands also form part of the Urban Growth Centre, as illustrated on Schedule A-1 – City Structure.

The planned function of the Central Area is to serve the City and surrounding region with business and professional offices in addition to retail, entertainment, culture and recreation facilities, tourism and hospitality, some service commercial uses and government, institutions, residential and community uses.

The Central Area is further subdivided into sub areas with varied ranges of residential densities and alternate uses with special policy approaches for each area. The property at 254 Reid Street is subject to the Transitional Uses Policies included in Sub-Area 5 (Section 4.3.2.2.6) of the Official Plan. These lands are intended to provide a transition between the Commercial Core and Waterfront Area and the residential areas outside of the Central Area. The diversity of uses contemplated include special care homes, medium and high density residential uses, institutional uses, small scale office uses, convenience retail and service commercial uses. The proposed use of the property for clinic and residential space are the types of use contemplated under relaxed zoning regulations, compatible with low density residential uses.

The neighbourhood is characterized by a combination of commercial, public service uses and residential dwellings. The location of the property within proximity to the core, provides an opportunity to integrate alternate uses through zoning amendment.

b) Zoning By-law

The subject property is currently zoned R.1, R.2, R.3 – Residential District, permitting residential dwelling units. The use of the property as an office and/or clinic is not

permitted under the existing zoning of the site and therefore, the applicant has requested a zoning by-law amendment to extend the SP. 241 zoning of the adjacent property to permit office, clinic and/or residential use of the property.

The SP.241 Commercial District was developed specifically for the Transitional Uses Areas of the Central Area, to permit office and clinic uses within existing residential buildings. The SP.241 zoning has been assigned to several properties within the planning area, designated as Transitional Uses Area on the Central Area Land Use Plan (Schedule J of the Official Plan).

It is appropriate to assign the SP.241 Special District Commercial to the subject property. The proposed SP.241 Commercial District would permit the office use and clinic and/or dwelling unit(s), in accordance with the regulations as included in Exhibit 'C' to this report. In addition, Staff recommend imposing a cap on the height of the building to a maximum of two storeys, to ensure compatibility with the surrounding neighbourhood; and a provision to recognize the existing side yard setback of the existing building in relation to the northerly lot line. Staff further recommend that an 'H'- Holding Symbol be affixed to the zoning and the removal of the 'H'- Holding Symbol be conditional upon Site Plan Approval being granted for the subject property, to ensure appropriate landscaping and buffering; and to ensure that the lands are consolidated with the adjacent property.

The use of the property, as proposed by the applicant, requires a total of 25 parking spaces, based on the net floor area provided and two dwelling units. The concept site plan illustrates the ability of the property to support 16 parking spaces. A total of 12 parking spaces are permitted to be located off site – within 60m of the subject property.

c) Site Development

The applicant has provided a Site Plan for the property, illustrating the existing buildings, revised parking area; walkways; wood fence and landscaped open space.

Site Plan Approval will be required to formalize the parking spaces and pedestrian walkways; landscape and buffering, as well as ensure the consolidation of the two parcels.

RESPONSE TO NOTICE

a) Significant Agency Responses:

Agency circulation was issued on March 1, 2010.

The City's Utility Services Department has requested a review of parking stall number 11 as proposed on the concept site plan, in terms of the ability to maneuver and has requested additional parking calculations to substantiate the number of spaces provided on-site. The applicant is requested to provide information to confirm that adequate services exist to support the proposed building addition. Utility Services has further requested that the future Site Plan drawings are to be drawn in metric units, together with complete existing and proposed topographical and grading information including stormwater management design. Dental waste amalgam separators are also required in accordance with regulations under the Dentistry Act. Utility Services recommends the use of a 'H' Holding symbol in the zoning to ensure Site Plan Agreement with the City of Peterborough. In addition, a road widening of 3.0m is required along the Reid Street frontage of the property, to be dedicated to the City of Peterborough as a condition of Site Plan Approval. Cash-in-lieu of parkland is required where applicable.

The above noted information will be addressed at the Site Plan Approval stage of development. In the interim, the applicant has agreed to provide the information as requested and will amend the Site Plan to illustrate the required 3.0m widening along Reid Street.

Peterborough Utilities Services Inc. has noted the potential requirement for the consolidation of services (water and electrical) for any significant changes to the property in the future. This will be determined at the Site Plan Approval stage.

The Council for Persons with Disabilities has recommended an accessible entrance to the new addition proposed for 254 Reid Street, and further requests that to the greatest extent possible, all interior areas, both new and existing, be made accessible.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

b) Summary of Public Responses:

Notice of Complete Application was issued by newspaper advertisement (Peterborough Examiner) and by direct mail on March 1, 2010. Notice of Public Meeting was issued on

March 26, 2010 by direct mail and by newspaper advertisement (Peterborough Examiner). The notice complies with the requirements of the Planning Act.

No public written responses were received as a result of the circulation.

Submitted by,

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Manager, Planning Division

Prepared by,

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Land Use Planner

Concurred with,

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

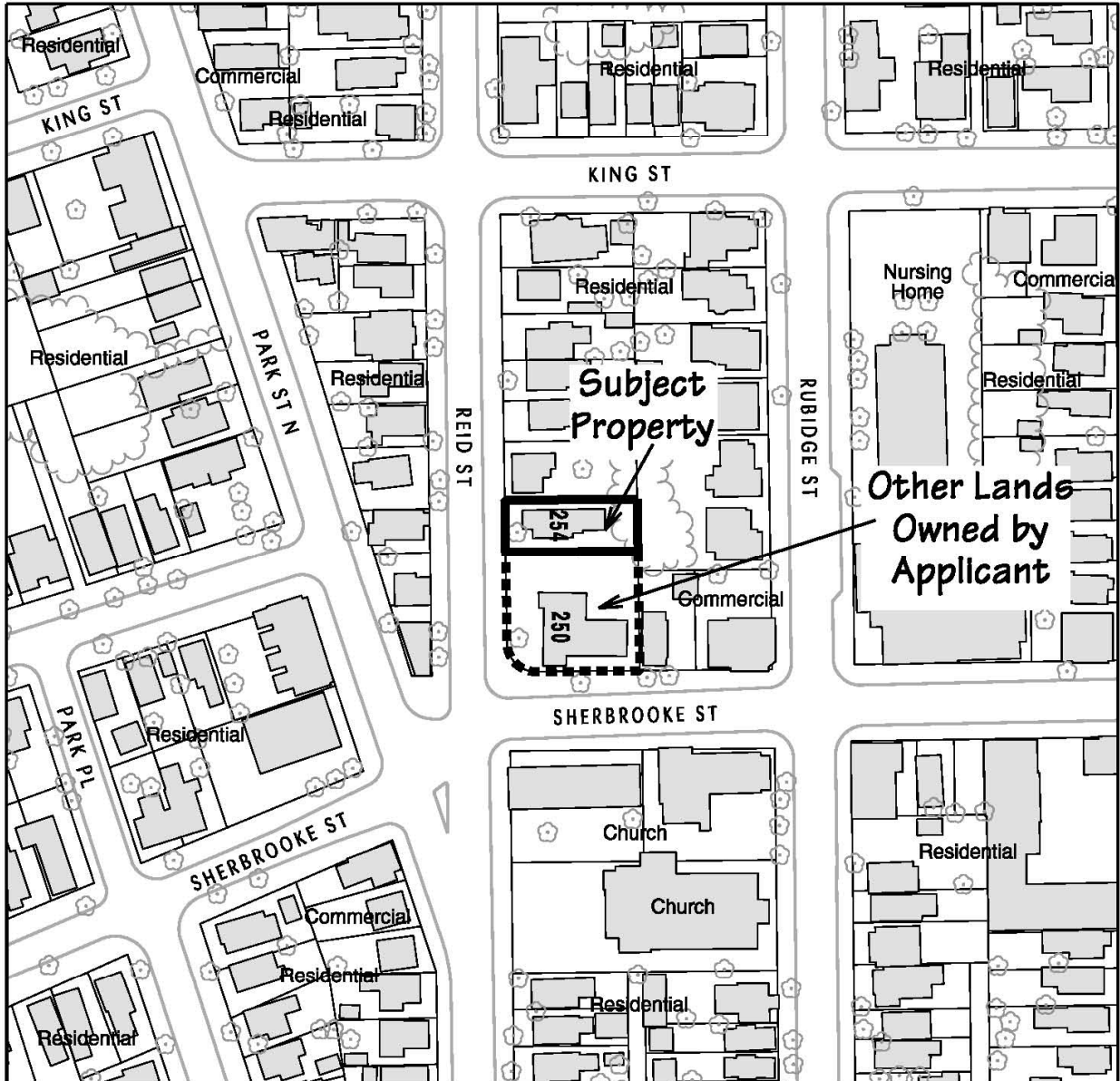
Exhibit A - Land Use Map
Exhibit B - Concept Plan
Exhibit C - Draft Zoning By-law

Land Use Map

Exhibit A
Page 1 of 1

File # z1002

Property Location: 254 Reid St



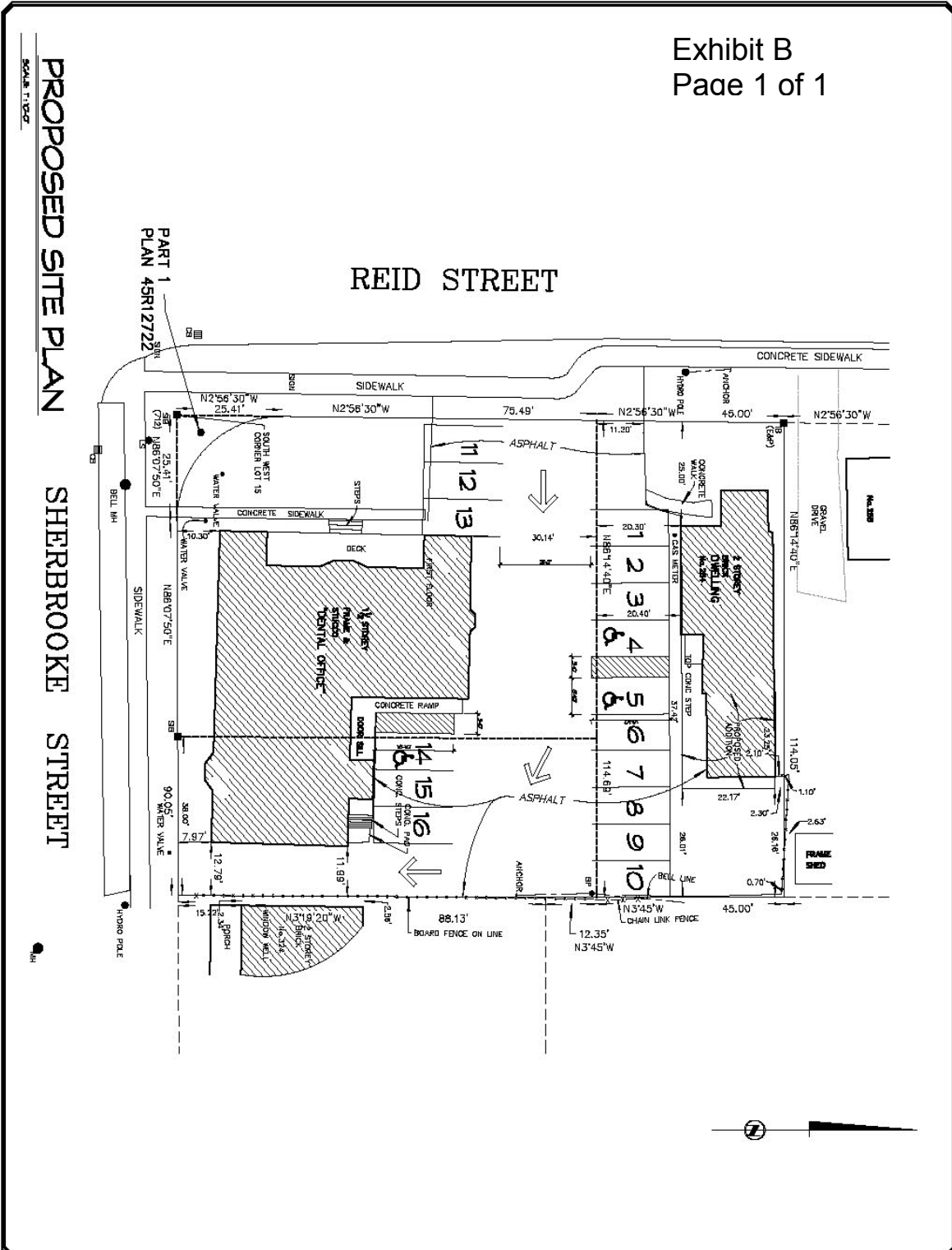
The City of Peterborough Planning Division

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Date - February 2010
Dwg. by - CBerry
Scale - 1:1500

Exhibit B
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<p>Drawn For: DR DONALD FORSTER 254 REID STREET PERIPROBUENT ONTARIO</p>	<p>Project: ADDITION</p>	<p>Title: PROPOSED SITE PLAN</p>
<p>Author / Revision:</p>	<p>Drawn By: T. BVA/8</p>	<p>Scale: 1/4" = 1'-0"</p>
<p>Client: DEC 2009</p>	<p>Project: SP</p>	<p>Notes: DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE AS SHOWN. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ANY DIMENSIONS IN PARENTS SHALL BE AS NOTED. REVISIONS TO BE MADE BY THE ARCHITECT.</p>

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 10-_____

BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR 254 REID STREET

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

1. Section 3.9.184 Exceptions of By-Law 1997-123 is amended by:
 - i) Amend the maximum floor area of a clinic from 320m² to 560m²
 - ii) Adding the following :

“Notwithstanding the provisions of Section 271.3, the maximum building height is 2 storeys and the minimum sideyard setback shall be 0.7m from the northerly side lot line”
2. **Map 12c** 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.1, R.2, R.3 to SP.241-184 – ‘H’**.
3. The ‘H’ – Holding Symbol will be removed from the Zoning By-Law upon be removed at such time as Site Plan Approval is granted for the subject property, including:
 - i. a provision requiring that the properties known as 254 Reid Street be merged in title with the property known as 250 Reid Street; and
 - ii. a provision requiring road widening along Reid Street

By-law read a first, second and third time this day of _____, 2010.

D. Paul Ayotte, Mayor

Nancy Wright-Laking, City Clerk

