



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: May 31, 2010

SUBJECT: Report PLPD10-031
737 Victory Crescent

PURPOSE

A report to evaluate the planning merits of amending the Zoning By-Law from R.1,1m,2m – Residential District to R.1,1m,2m – 252 – ‘H’, as it relates to the property known as 737 Victory Crescent, to permit the existing building to be used for a dwelling unit, office, administration and educational activities associated with the Medical Clinic use at 707 Charlotte Street, excluding clinic use.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD10-031 dated May 31, 2010, of the Manager, Planning Division, as follows:

- a) That Section 3.9, 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 PLPD10-031, to permit office, administration and educational activities related to the Medical Clinic use at 707 Charlotte Street.
- b) That the zoning of the subject property be amended from the R.1,1m,2m – Residential District to R.1,1m,2m – 252 – ‘H’ – Residential District, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD10-031.
- c) That the ‘H’ Holding Symbol be removed at such time as the following are met:

- i. Site Plan Approval is granted for the subject property, including provision for off site parking.
- ii. Amendment to the Site Plan Agreement for 68 Hospital Drive, to accommodate a minimum of 4 parking spaces associated with the use of the lands at 737 Victory Crescent.

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 March 12, 2010, proposing an amendment to the zoning of the lands to permit administrative office and educational activities associated with the Medical Clinic use at 707 Charlotte Street. The applicant proposes to facilitate a Medicine Residency Program (associated with Queen's University Family Medicine Residency Program) at this location.

The Medical Centre has agreed to host an expansion of the Family Medicine Residency Program of Queen's University for up to twelve Family Medicine Residents annually for a two year residency experience in Peterborough for a Resident. These Residents will be working under the direct supervision of local physician mentors.

The applicant proposes to use the existing building as administrative office and program support space. The space is proposed to include offices for coordinators of the program; shared office space for the lead physicians; on-call room for residents; and a video conference room for remote training. There is no clinical or patient treatment contemplated at this location.

The subject property is located opposite the Medical Centre on the west side of Victory Crescent, at the southwest corner of Victory Crescent and Hospital Drive.

Parking associated with the proposed use is proposed with two parking spaces on site, and another four spaces located at the Medical Clinic remote parking lot at 68 Hospital Drive. The parking facilities at 68 Hospital Drive were expanded in 2008 to facilitate off-site parking requirements related to the Medical Centre expansion at 707 Charlotte Street. Of the total of 117 parking spaces that are provided at 68 Hospital Drive, a

minimum of 79 spaces are required to satisfy the zoning requirements of 707 Charlotte Street. The proposed zoning of the subject property includes a request to permit up to 4 required parking spaces of the residual spaces located off-site at 68 Hospital Drive. The remote parking lot at 68 Hospital Drive is located within 200m of the subject lands. In addition, barrier free parking is available along the south side of Hospital Drive, east of the intersection with Victory Crescent.

ANALYSIS

a) Official Plan

The property at 737 Victory Crescent is designated 'Residential' in the City of Peterborough Official Plan. The 'Residential' designation contemplates various forms of housing, together with other land uses that are integral to, and supportive of a residential environment. Local commercial uses, including clinic use are supported through the policies of the Residential designation in the Official Plan.

The existing building is buffered with existing vegetation and is situated at a higher elevation than the adjacent residential properties to the south and west. The existing building will maintain its residential character, in keeping with the character of the area.

The proposed office use is related to the clinic function of the lands at 707 Charlotte Street (Medical Clinic). The proximity of the proposed use to the clinic and within the Hospital Campus is necessary for the shared administration of the program with the Medical Centre at 707 Charlotte Street. The draft zoning amendment requires that the office function be accessory to the clinic use at 707 Charlotte Street, thereby ensuring consistency with the policies of the Central Area related to office uses.

The role of 737 Victory Crescent will be to provide a space to support administrative offices for a physician coordinator and program coordinator, and shared office space for the Lead Physicians. An on-call room for Residents covering Hospital call duties and a video conference room for remote, interactive clinical training are also proposed at this location. There will be no clinical or patient treatment activities from this location, and the general public will not be accessing the facility.

b) Zoning By-Law

The subject property is currently zoned R.1,1m,2m – Residential District, permitting a single detached dwelling unit. The use of the property as an office associated with the Medical Centre at 707 Charlotte Street is not permitted under the existing zoning of the

site and therefore, the applicant has requested a zoning by-law amendment to rezone the property to the R.1,1m,2m – 252- 'H', to permit the proposed use with off site parking.

Accessory uses are normally carried out within the same building and/or the same property as the permitted use. In this instance, the Medical Centre at 707 Charlotte Street is unable to support the Family Medicine Residency Program within its existing building, due to size limitations. The Medical Centre purchased the subject property in December, 2007 to facilitate potential future expansion needs of the clinic use of the Medical Centre. A Zoning By-Law Amendment is necessary, however, to facilitate the proposed use of the subject property. The use of the property is proposed to be connected with the clinic use of the Medical Centre at 707 Charlotte by way of a site specific zoning provision, therefore preventing it from being used for an office if it is no longer needed by the Clinic. Site Plan Approval is recommended to accommodate the change in the use of the property from residential to commercial, in order to address requirements related to parking, buffering, lighting and pedestrian access to ensure compatibility with the surrounding neighbourhood.

A site specific provision is also required to provide for off-site parking at the Medical Centre remote parking site located at 68 Hospital Drive. The proposed use of the subject lands for office and educational space requires a minimum of 6 parking spaces, in accordance with the parking regulations of the City of Peterborough Comprehensive Zoning By-Law. The Draft By-Law includes a provision requiring that a minimum of 2 parking spaces be provided on site and the balance (4 spaces) be provided and maintained on a lot within 250m of the subject property. The remote parking lot at 68 Hospital Drive accommodates up to 117 parking spaces. Of those, a total of 79 spaces are currently required to satisfy the minimum parking requirements for the Medical Centre lands at 707 Charlotte Street. The applicant proposes to utilize 4 of the 38 residual spaces existing at the 68 Hospital Drive lot. The draft zoning by-law amendment also includes a provision requiring amendment to the Site Plan Agreement for the Medical Centre remote parking lot at 68 Hospital Drive, to ensure the availability of parking for 737 Victory Crescent, in accordance with the zoning by-law standards.

c) Site Development

The applicant has provided a Site Plan for the property, illustrating the existing building, existing driveway; walkways, fence and amenity space.

Site Plan Approval will be required to formalize the parking space and pedestrian walkways; landscape and buffering, as well as to secure the daylighting triangle and road widening required by the City.

RESPONSE TO NOTICE

a) Significant Agency Responses:

Utility Services Department:

The City's Utility Services Department has no objection to the rezoning, subject to sufficient capacity at the remote Medical Centre parking lot at 68 Hospital Drive, beyond what is committed to the Medical Centre, to support the proposed use at 737 Victory Crescent, and that a provision be included in the zoning to limit the use to the office as accessory to the Medical Centre only. It is further recommended that a clause be registered on title of the lands at 68 Hospital Drive, to permit parking for 737 Victory Crescent in perpetuity.

A 6.1m daylighting triangle is to be provided at the intersection of Victory Cres. and Hospital Drive, and a road widening is to be provided along Victory Crescent to ensure a minimum 10m right of way from the centre line of the road.

Additional comments have been forwarded to the applicant to be considered at Site Plan Approval stage.

City of Peterborough Building Division:

The Building Division requests a barrier-free pathway into the building at the main floor with a minimum of one barrier-free parking space available to the property. In addition, the Building Division recommends a provision be included in the draft zoning amendment to accommodate the introduction of an unenclosed fire escape on the west side of the existing dwelling. This will require a reduction in the standard side yard setback from 1.2m to 0.3m.

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) on March 31, 2010. Notice of Public Meeting was issued on April 30, 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,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Concurred with,

Caroline Kimble,
Land Use Planner

Malcolm Hunt, Director
Planning and Development Services

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Planning & Development Services
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Attachments:

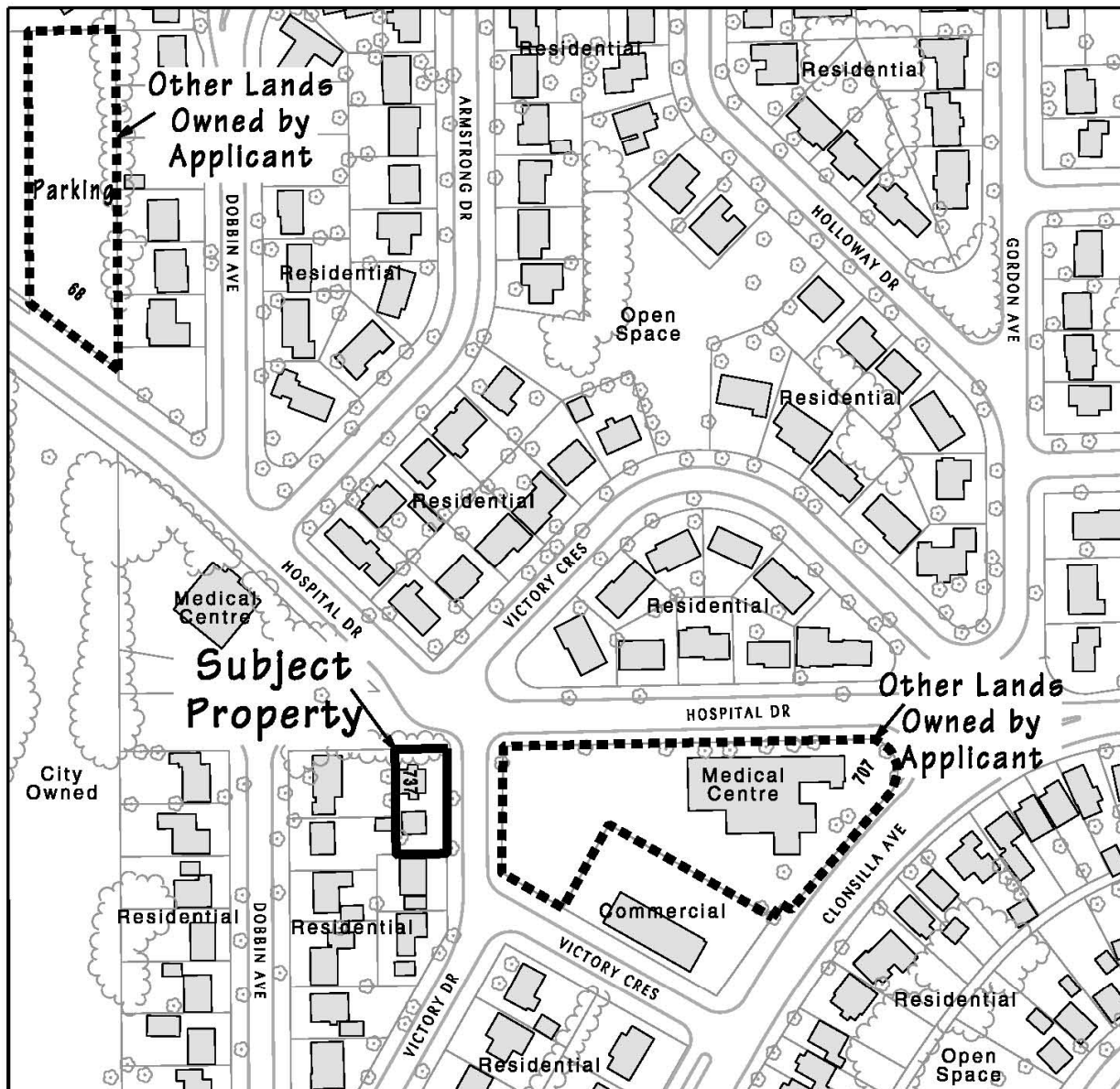
Exhibit A - Land Use Map
Exhibit B - Concept Plan
Exhibit C - Draft Zoning By-law Amendment

Land Use Map

Exhibit A
Page 1 of 1

File # z1010

Property Location: 737 Victory Cres



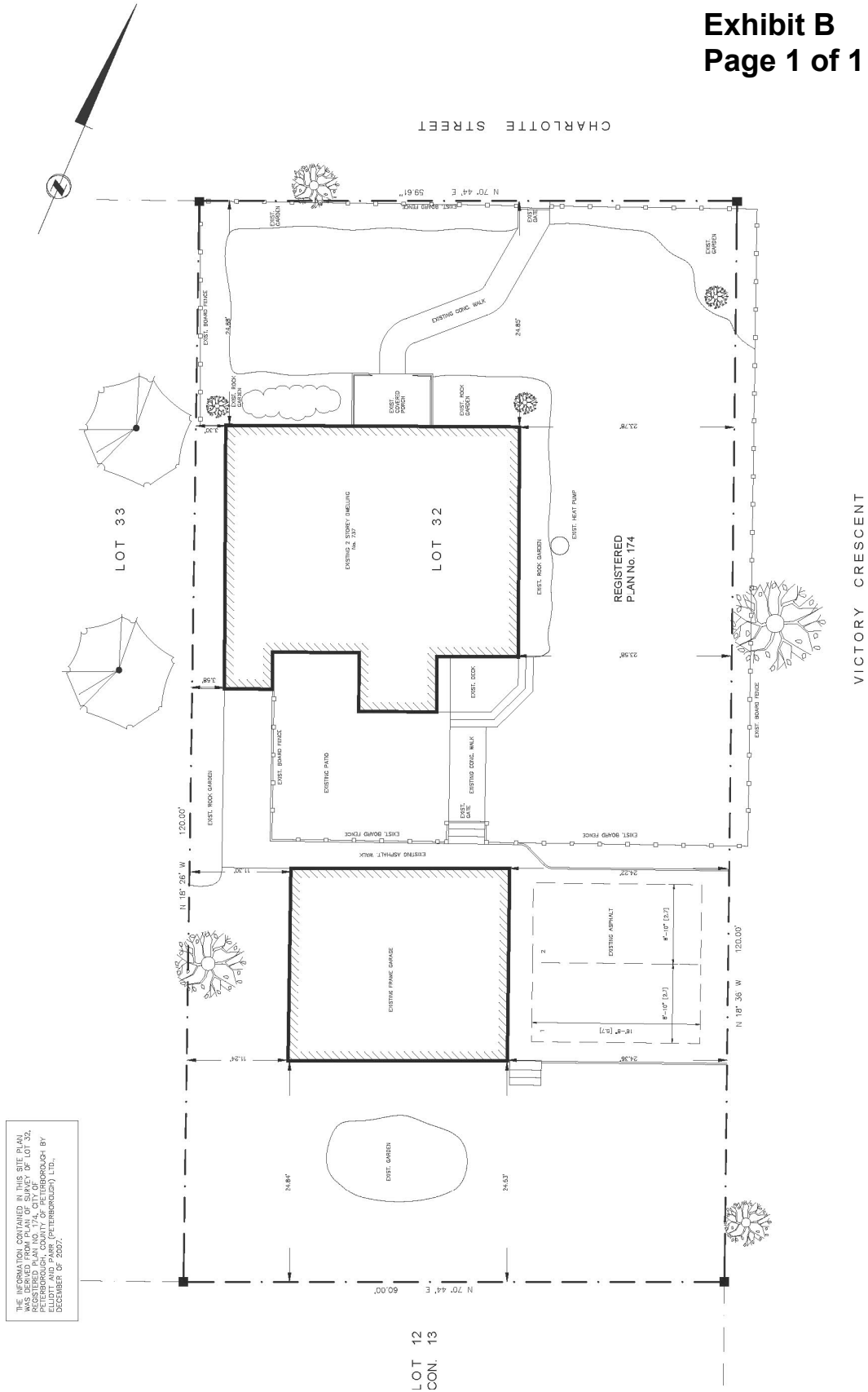
The City of Peterborough Planning Division

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Date - March 2010
Dwg. by - CBerry
Scale - 1:2000

Exhibit B
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1. SITE PLAN

THE CORPORATION OF THE CITY OF PETERBOROUGH
BY-LAW NUMBER 10-_____

Exhibit C
Page 1 of 2

BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR
737 VICTORY CRESCENT

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

1. Section 3.9 Exceptions of By-law 97-123 is hereby amended by adding the following:

“.252 Notwithstanding the permitted uses in Section 7, in addition, an office for administration and education activities associated with the clinic use at 707 Charlotte Street shall be permitted.

Notwithstanding Section 4.10, a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot, and any additional required parking spaces shall be provided and maintained within 250m of the lot.

Notwithstanding Section 7.2e), the minimum building setback from the westerly side lot line for the existing building shall be 1.09m and 0.3m for an open fire escape.”

2. **Map 11** 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.1,1m,2m to R.1,1m,2m-252-‘H’**.
3. The ‘H’ – Holding Symbol will be removed from the Zoning By-Law upon Site Plan Approval being granted from the subject property, including:
 - i. Provision and maintenance of 2 parking spaces on site, and a requirement to provide and maintain any additional required parking off-site at 68 Hospital Drive.
 - ii. Amendment to the Site Plan Agreement for 68 Hospital Drive, to accommodate a minimum of 4 parking spaces associated with the use of the lands at 737 Victory Crescent.

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

(SEAL)

D. Paul Ayotte, Mayor

Nancy Wright-Laking, City Clerk

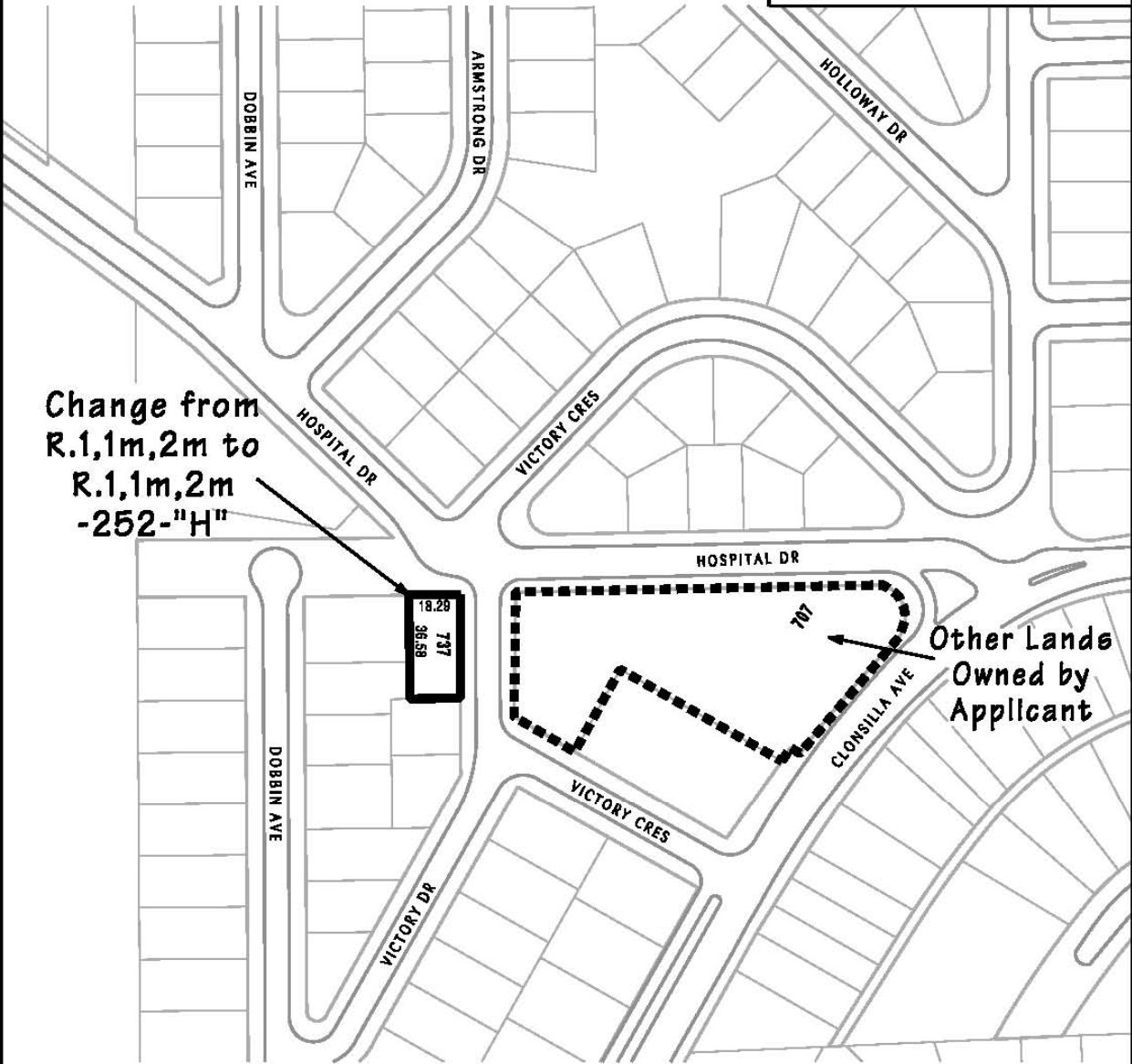
Exhibit C
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SCHEDULE
BYLAW 2010 -
PASSED THE DAY
OF 2010
MAYOR
CLERK

Dimensions are in metric



Change from
R.1,1m,2m to
R.1,1m,2m
-252-"H"



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