



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: June 21, 2010

SUBJECT: Report PLPD10-039
By-law to Remove an “H” – Holding Symbol
from the zoning of the property at
206 Aylmer Street

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the property at 206 Aylmer Street.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD10-039 dated June 21, 2010, of the Manager, Planning Division, as follows:

That the property at 206 Aylmer Street be rezoned from SP.241, 11h – “H” – Commercial District to SP.241, 11h – Commercial District in accordance with Exhibit “C” attached to Report PLPD10-039.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

In April of this year, the property at 206 Aylmer Street was rezoned from R.1, R.2, R.3 – Residential District to SP. 241, 11h – “H” Commercial District to permit office, clinic and/or residential uses. The approval of a Site Plan Application is required before the “H” – Holding Symbol can be removed from the zoning of the property, and an agreement with the City is required to address the potential need for cash-in-lieu of parking under Section 40 of *The Planning Act*, R.S.O., c.P.13.

The Site Plan Agreement is to include a provision to permit the continued encroachment of a picket fence within the road allowance for Dalhousie Street.

The Site Plan Application

The Site Plan application shows four parking spaces accessed from a lane off Dalhousie Street. The current area designated for three parking spaces will be reconfigured to provide three spaces that comply with Zoning By-law regulations. The fourth parking space along the north side of the lot will be made deeper to enable a vehicle to back out of it into the laneway.

One parking space for disabled persons will be provided, and a new building access ramp constructed up to the building’s verandah. The Site Plan shows an extension to the verandah to serve as a landing for the new access ramp. The access ramp is to be constructed in accordance with Ontario Building Code barrier-free design regulations. Given the heritage significance of the building with its impressive verandah, staff requested that the ramp’s design be compatible with its architectural features.

A Grading Plan was submitted and approved as part of the set of drawings submitted.

A Day-lighting triangle at the corner of Dalhousie Street and Aylmer Street will be conveyed to the City. The requirement will be included in the Site Plan Agreement for the property.

One of the conditions for the removal of the “H” – Holding Symbol calls for an agreement to address a cash-in-lieu of parking requirement. However, a detailed analysis of the building’s floor area has revealed that the provision of four on site parking spaces meets the requirement of the Zoning By-law. The calculation is based on the proposed use of the building for a small-scale office. Should a clinic use be proposed for the building at some point in time, the property will likely be deficient in parking spaces.

The Site Plan Agreement will address the possibility of the property being used as a clinic, where additional parking spaces may have to be provided to meet current Zoning

By-law regulations. A cash-in-lieu equivalent will have to be deposited at the prevailing rate should the property be used as a clinic.

SUMMARY

The proposed Site Plan satisfies the conditions for the removal of the “H” – Holding Provision, and the Site Plan Agreement will address the requirement for a cash-in-lieu deposit should the future use of the building result in a parking deficiency.

Submitted by,

Ken Hetherington,
Manager, Planning Division

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Attachments:

Exhibit A Site Location Map

Exhibit B Site Plan

Exhibit C Draft By-law