



City of  
**Peterborough**

---

**TO:** Members of the Planning Committee

**FROM:** Ken Hetherington, Manager, Planning Division

**MEETING DATE:** September 19, 2011

**SUBJECT:** Report PLPD11-067  
By-law to Remove an “H” Holding Symbol  
From the Zoning of the Property at  
33 Hunter Street East

---

## **PURPOSE**

A report to recommend the removal of the “H” – Holding Symbol from the property at 33 Hunter Street East.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD11-067 dated September 19, 2011, of the Manager, Planning Division, as follows:

That the property at 33 Hunter Street East be rezoned from C.6 - 254 – “H” to C.6 - 254 in accordance with Exhibit “C” attached to Report PLPD11-067.

## **BUDGET AND FINANCIAL IMPLICATIONS**

The development of the property will result in the payment of a development charge in the amount of \$5,154.00 and a Parks Levy in the amount of \$11,500.00.

## BACKGROUND

The subject property was rezoned in September of 2010 from C.2 (Commercial District) to C.6 - 254 – “H” (Commercial District) to permit a broader range of commercial uses including a gas bar. The exception number: “254” adds the gas bar use because historically, the property was used as a gas station and the developer declared his intent to carry on the use in conjunction with the redevelopment of the property.

An “H” – Holding Provision was imposed on the zoning of the property and may only be removed with the approval of a site plan application. The “H” – Holding Provision was imposed to prevent the property from being used as a gas bar without the redevelopment of the property.

## THE SITE PLAN APPLICATION

The site plan application proposes the reconstruction of the gas bar canopy, with a new concrete apron, islands, sumps, dispensers and new underground fuel tanks. A 273.1 square metre (2940 square foot) convenience store/restaurant is proposed with a total of sixteen parking spaces, including two spaces for persons with disabilities. Highlights of the plan are as follows:

- The new building is to be constructed as close to the Hunter Street street-line as the Zoning By-law will permit to be in keeping with the urban design characteristics of the Hunter Street East Business District.
- The new convenience store is to have a restaurant component. As a result, a street-side patio is to be constructed, composed of materials to match the Hunter Street East streetscape design.
- Garbage storage, loading and more than half of the parking spaces are to be located behind the building.
- The developer is responsible for the reconstruction of the Hunter Street East streetscape across the entire Hunter Street frontage of the property. The Burnham Street frontage is being reconstructed under the City’s Hunter Street Bridge reconstruction contract.
- A 7.5 metre X 7.5 metre daylighting triangle is to be conveyed to the City at no cost and free of encumbrances.
- Landscape Plan was professionally prepared.

- The architectural styling of the gas bar canopy and convenience store/restaurant building reinforces architectural characteristics of buildings in the Hunter Street East Business District.
- All overhead utility servicing, including hydro, will be converted to underground to be in keeping with the clear air space established with the Hunter Street East streetscape design.

## SUMMARY

The site plan application complies with the Zoning By-law. All the comments of staff, the Village BIA, as well as concerned agencies and utilities have been adequately addressed. The site plan application has been approved by staff, and accordingly, the conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 33 Hunter Street East have been satisfied. The site plan set of drawings is attached as Exhibit “B” to this report.

Submitted by,

---

Ken Hetherington  
Manager, Planning Division

Prepared by:

Concurred with:

---

Brian Buchardt  
Planner, Urban Design

---

Malcolm Hunt, Director  
Planning and Development Services

Contact Name:  
Brian Buchardt  
Planner, Urban Design  
Phone: 705-742-7777 Ext. 1734  
Fax: 705-742-5218  
E-Mail: [bbuchardt@peterborough.ca](mailto:bbuchardt@peterborough.ca)

### Attachments:

- Exhibit A - Land Use Map
- Exhibit B - Site Plans for 33 Hunter Street East
- Exhibit C - Draft By-law – Removal of Holding Symbol from 33 Hunter Street East.