



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: February 11, 2013

**SUBJECT: Report PLPD13-001
Removal of "H" – Holding Symbol from the Zoning of the
property at 303 Brock Street**

PURPOSE

A report to recommend the removal of the "H" – Holding Symbol from the zoning of the property at 303 Brock Street.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD13-001 dated February 11, 2013, of the Manager, Planning Division, as follows:

That the property at 303 Brock Street be rezoned from SP.345 - "H" to SP.345 in accordance with Exhibit "C" attached to Report PLPD13-001.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising out of the recommendation to remove the "H" – Holding Symbol from the zoning of the subject property.

BACKGROUND

The subject property was rezoned in September of 2009 from PS.2 to SP.345 – “H” to permit commercial, residential and public service uses, in accordance with the Transitional Uses policies of the Official Plan.

The approval of a Site Plan Application was the only condition imposed for the removal of the “H” – Holding Symbol from the zoning of the property.

In November 2012, the Committee of Adjustment considered an application for variances to the zoning of the property. Variances were granted to facilitate modifications to the building to convert its use to a residential dwelling containing 12 units. The specific variances to the property’s zoning by-law regulations granted by the Committee of Adjustment were as follows:

- i) reduce the minimum required lot area per dwelling unit to 108 sq metres,
- ii) reduce the minimum building setback from the centre line of Rubidge Street to 11.5 metres to permit the extension only of unenclosed balconies from the building face toward Rubidge Street, and
- iii) reduce the minimum distance that a parking space or driveway may be located from a window of a habitable room to 0 metres provided that the owner install and maintain a mechanical heating, cooling and ventilation system for the units in the building.

The zoning of the property requires that parking be provided at a rate of one space per unit. The approved site plan illustrates that parking can be provided on-site in accordance with Zoning By-law regulations. The approved site plan is appended as Exhibit “B” to this report.

An “H” – Holding Provision was imposed on the zoning of the property to be removed at such time as Site Plan Approval is granted. The site plan agreement includes a requirement for a 0.3 metre road widening conveyance along the property’s Rubidge Street frontage, and a day-lighting triangle of 12.0 metres on Rubidge Street and 5.0 metres along Brock Street.

Pursuant to By-law No. 11-081, the approval of the site plan application is delegated to staff. The application was reviewed by staff as well as all concerned utilities and agencies and has been approved. The site plan agreement has been executed and it includes the items outlined above satisfying the conditions for the removal of the “H” Holding Provision imposed on the zoning of the property.

SUMMARY

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 303 Brock Street has been satisfied. The site plan is attached as Exhibit “B” to this report.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by:

Concurred with:

Brian Buchardt
Planner, Urban Planner

Malcolm Hunt, Director
Planning and Development Services

Contact Name:

Brian Buchardt
Planner, Urban Design
Phone – 705-742-7777 Ext. 1734
Toll Free: - 1-855-738-3755
Fax – 705-742-5218
E-Mail – bbuchardt@peterborough.ca

Attachments:

Exhibit A - Land Use Map
Exhibit B - Site Plan
Exhibit C - Draft By-law – Removal of Holding Symbol from the zoning of the property
303 Brock Street

Land Use Map

File # Z0909

Property Location: 303 Brock St



The City of Peterborough Planning Division

The "City of Peterborough," its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for legal description.



Date - June 2009

Dwg. by - CBerry

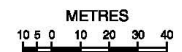
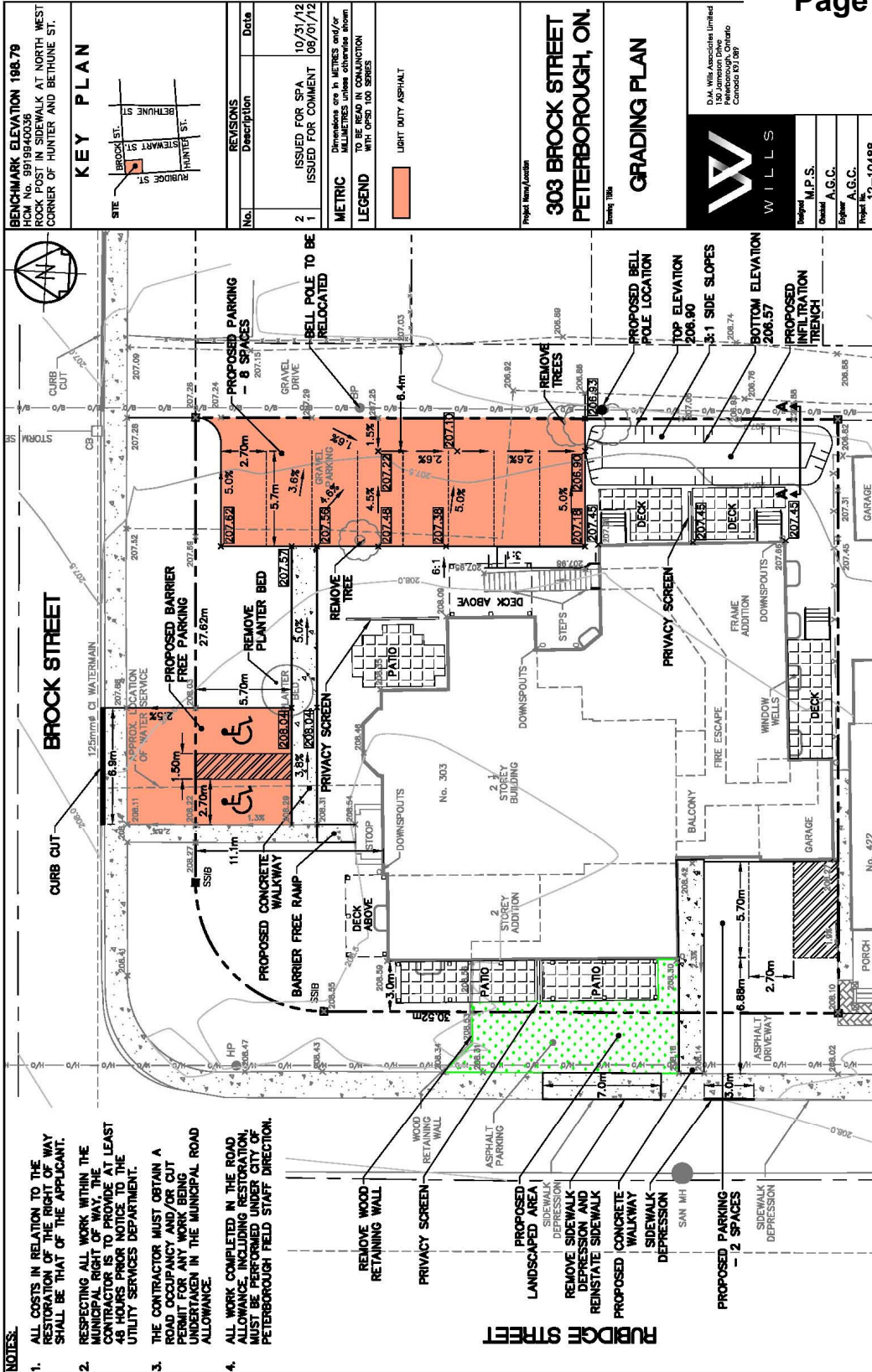


EXHIBIT B
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KEY PLAN

BENCHMARK ELEVATION 198.79
 FROM No. 8919940036
 CORNER OF HUNTER AND BETHUNE ST.
 (SEE PLAN FOR LOCATION)

STORM
 CUBB CUT
 BROCK ST.
 HUNTER ST.
 BETHUNE ST.
 RUIDICE ST.

No.	REVISIONS Description	Date
2	ISSUED FOR SPA	10/31/12
1	ISSUED FOR COMMENT	08/01/12

METRIC
 DIMENSIONS ARE IN METRES, SA/For MILLIMETRES UNLESS OTHERWISE NOTED TO BE READ IN CONVERSION

LEGEND

LIBRT DUTY ASPHALT

Project Name/Location
**303 BROCK STREET
 PETERBOROUGH, ON.**

Drawing Title
GRADING PLAN

WILLS

Professional Engineer
 150 Jamieson Drive
 Peterborough, Ontario
 Canada K7J 5B9

Prepared M.P.S.
 Checked A.S.C.
 Expired A.S.C.
 Project No. 12-0488

- NOTES:**
- ALL COSTS IN RELATION TO THE RESTORATION OF THE RIGHT OF WAY SHALL BE THAT OF THE APPLICANT.
 - RESPECTING ALL WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS WORK NOTICE TO THE UTILITY SERVICES DEPARTMENT.
 - THE CONTRACTOR MUST OBTAIN A ROAD OCCUPANCY AND/OR CUT PERMIT FOR ANY WORK BEING UNDERTAKEN IN THE MUNICIPAL ROAD ALLOWANCE.
 - ALL WORK COMPLETED IN THE ROAD ALLOWANCE, INCLUDING RESTORATION, MUST BE PERFORMED UNDER CITY OF PETERBOROUGH FIELD STAFF DIRECTION.

BURDGE STREET

EXHIBIT C
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