



City of
Peterborough

To: Members of the Planning Committee

From: Ken Hetherington, Manager, Planning Division

Meeting Date: June 16, 2014

Subject: Report PLPD14-037
Removal of “H” – Holding Symbol from the Zoning of the
Property at 165 Rubidge Street and 164 Park Street North

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 165 Rubidge Street and 164 Park Street North.

Recommendation

That Council approve the recommendation outlined in Report PLPD14-037 dated June 16, 2014, of the Manager, Planning Division, as follows:

That the property at 165 Rubidge Street and 164 Park Street North be rezoned from R.5,2f,3y,5f,7d,8f,10a – ‘H’ – Residential District to R.5,2f,3y,5f,7d,8f,10a -Residential District in accordance with Exhibit “C” attached to Report PLPD14-037.

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 November of 2013 from PS.2, R.1, R.2, R.3, R.4 – Zoning Districts to R.5,2f,3y,5f,7d,8f,10a – 'H' – Residential District to permit the conversion of the existing buildings to multi-unit apartment dwellings with site specific regulations (Zoning File: Z1318, Planning Report PLPD13-083). The alternative regulations: 2f, 3y, 5f, 7d, 8f and 10a pertain to a minimum lot area of 60 square metres per dwelling unit, a minimum lot width of 27 metres (existing), minimum building setbacks (existing) of 4.5 metres from the side lot line and 6.5 metres from the rear lot line, a maximum building coverage of 40% and a maximum lot coverage by open parking, driveways and vehicle movement areas of 40%.

A Site Plan Application has been reviewed and approved. The Site Plan shows that existing paved areas will be used for parking and vehicle movement resulting in a yield of 16 spaces including 2 parking spaces for disabled persons. As the subject property is being re-developed under the Affordable Housing Program, the requirement for cash-in-lieu of deficient parking spaces is waived.

Additional features of the Site Plan include a new barrier-free entrance into the portion of the building formerly known as "Keith Hall", adjacent to Park Street. A one-way in driveway entrance is to be constructed on the Park Street side of the property and a two way driveway entrance established off of Wolfe Street. A new roofed garbage re-cycling enclosure is shown as well, which will serve all of the residents of the 42 dwelling units within the former Knox United Church and its annex, Keith Hall.

The principle entrance into the Knox United Church portion of the re-development will be adjacent to Wolfe Street. The southerly building entrance off of Rubidge Street will be blocked off. However, the existing northerly entrance off of Rubidge Street will function as a fire exit.

Although the church is being converted to a multi-unit dwelling, the owner is able to retain a good number of the building's heritage features. The centre-hall plan allows the retention of the grand stain-glass window along the Rubidge Street side of the building. Where feasible, other stain-glass windows and door way openings will be kept in tact and will be protected by way of the SitePlan/Heritage Conservation Agreement.

The removal of the "H" – Holding Symbol from the zoning of the property was made conditional upon Site Plan Approval being granted, including among other items, consideration of a conservation agreement for some of the heritage features of the buildings.

The property has been granted Site Plan Approval and a Site Plan/Heritage Conservation Agreement has been drafted to ensure certain heritage features of the buildings are being preserved while the building undergoes its renovation.

Summary

The conditions associated with the removal of the “H” – Holding Provision with respect to the zoning of the property at 165 Rubidge Street and 164 Park Street North have been satisfied. The site plan is attached as Exhibit “B” to this report.

Interior demolition is underway in the former Knox United Church in preparation for the construction of a second floor resulting in a total of 42 additional affordable dwelling units.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Brian Buchardt
Planner, Urban Design

Concurred with,

Malcolm Hunt, Director
Planning and Development Services

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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
165 Rubidge Street and 164 Park Street North

Exhibit A, Page 1 of 1

Land Use Map

File # z1318

Property Location: 164 Park St N & 165 Rubidge St

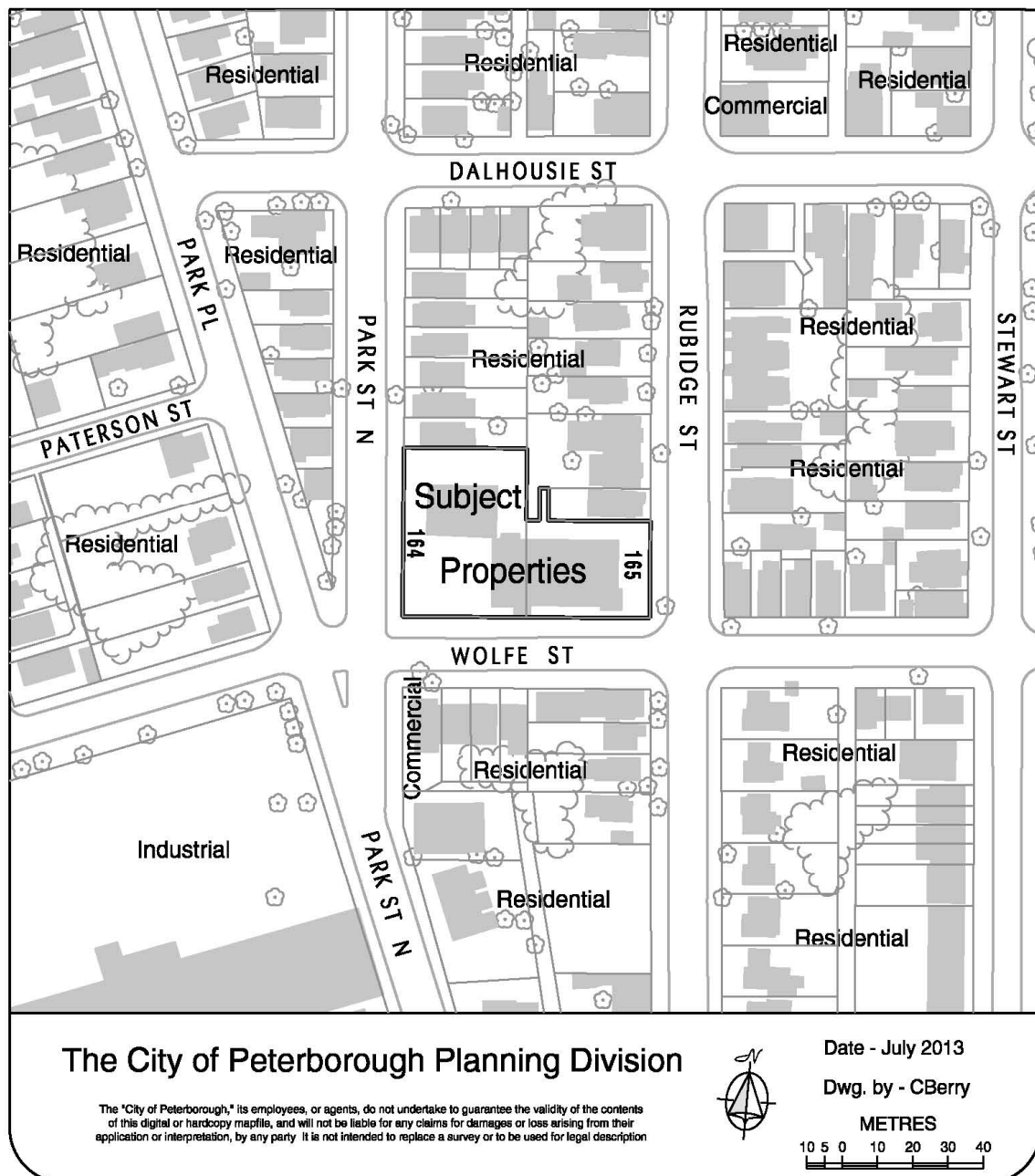


Exhibit B, Page 1 of 3 Site Plan

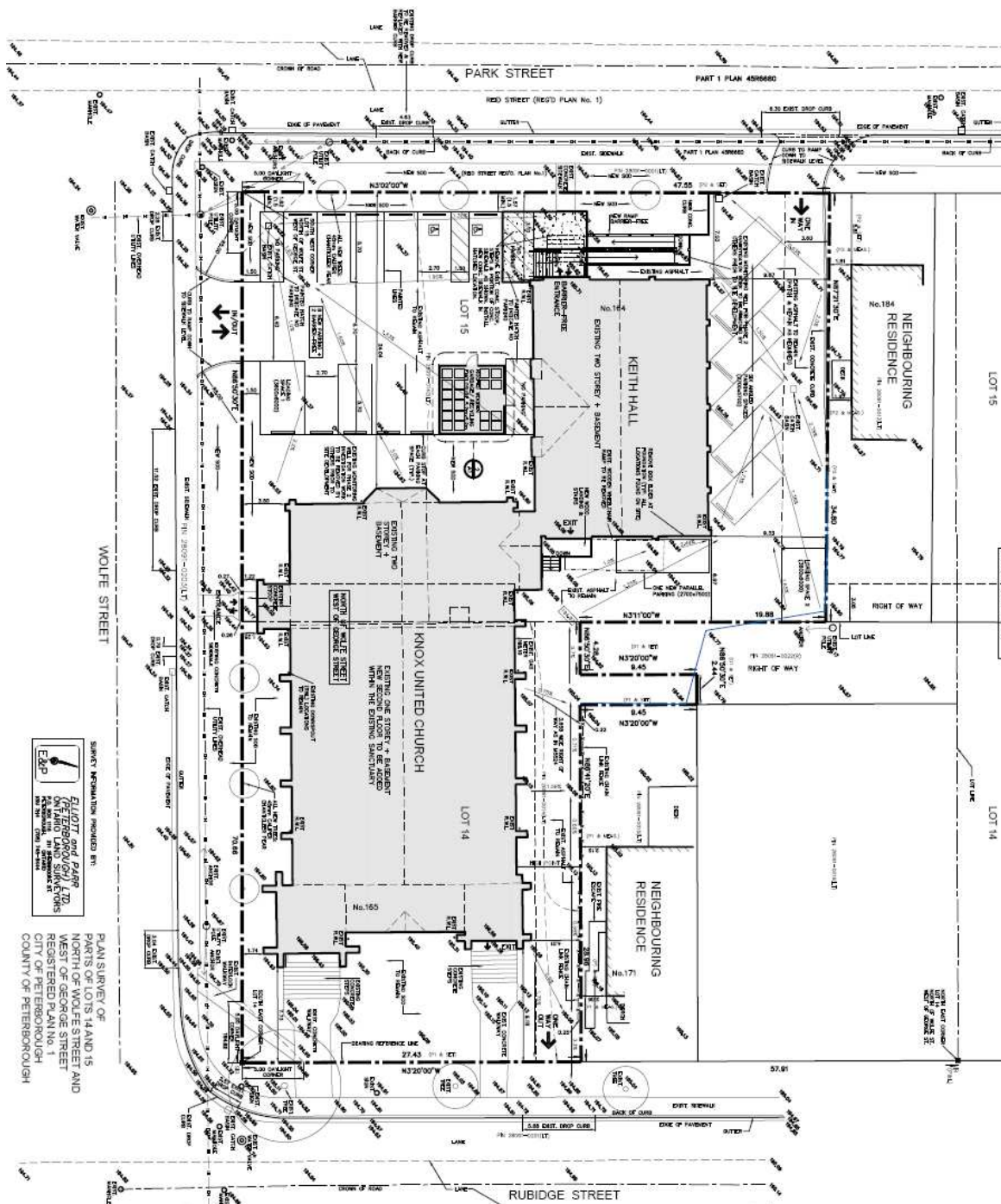


Exhibit B, Page 2 of 3

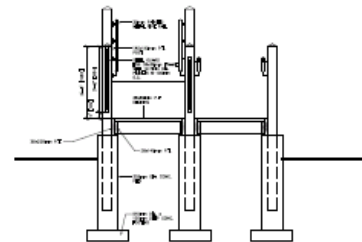
Building Elevation Drawings



2. ELEVATION AT ALLEYWAY (NORTH)
SCALE 1/8" = 1'-0"



2. ELEVATION AT PARK STREET (WEST)
SCALE 1/8" = 1'-0"



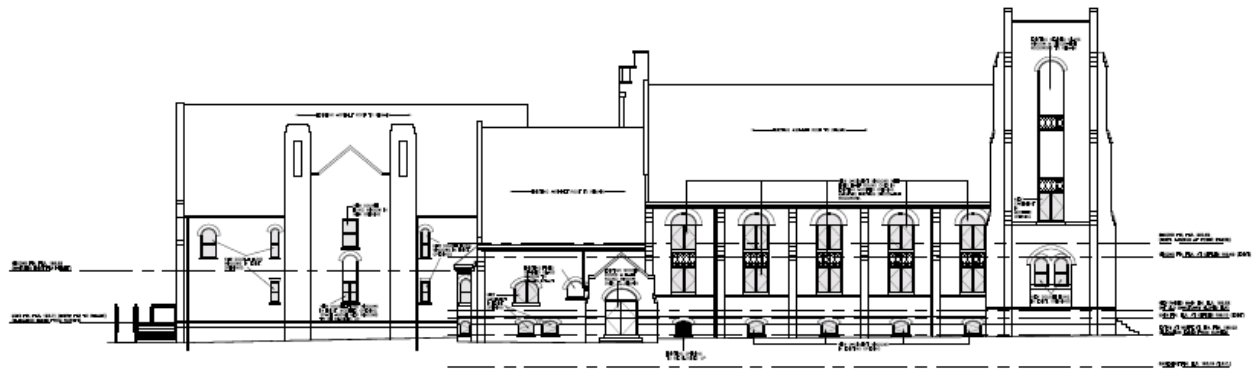
3. SECTION THROUGH NEW RAMP
SCALE 1/8" = 1'-0"



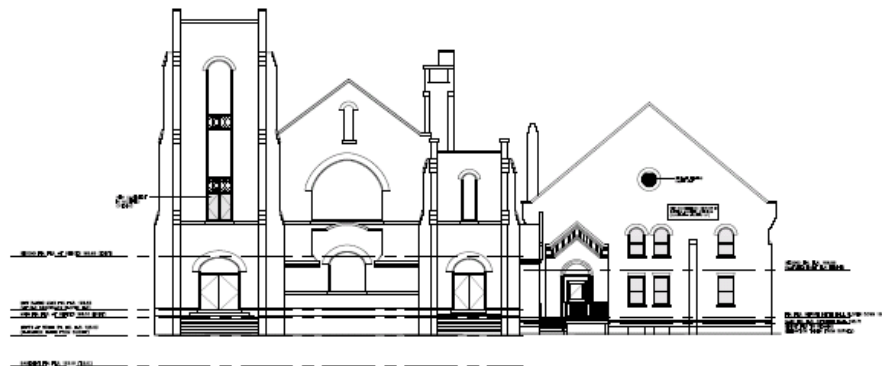
4. PLAN AT NEW BARRIER-FREE RAMP
SCALE 1/8" = 1'-0"

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Building Elevation Drawings



2. ELEVATION AT WOLFE STREET (SOUTH)
SCALE 1/8" = 1'-0"



2. ELEVATION AT RUBIDGE STREET (EAST)
SCALE 1/8" = 1'-0"

Exhibit C, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 14-_____

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at
165 Rubidge Street and 164 Park Street North

The Corporation of the City of Peterborough by the Council thereof hereby enacts as
follows:

1. Map 18 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.5,2f,3y,5f,7d,8f,10a – 'H' to R.5,2f,3y,5f,7d,8f,10a.

By-law read a first, second and third time this day of , 2014.

Daryl Bennett, Mayor

John Kennedy, City Clerk

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