



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **September 15, 2014**

Subject: **Report PLPD14-059
Removal of “H” – Holding Symbol from the Zoning of a portion
of the property at 1545 Monaghan Road**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1545 Monaghan Road.

Recommendation

That Council approve the recommendation outlined in Report PLPD14-059 dated September 15, 2014, of the Manager, Planning Division, as follows:

That the property at 1545 Monaghan Road be rezoned from SP. 346 - “H”-Residential District to SP. 346 - Residential District in accordance with Exhibit “C” attached to Report PLPD14-059.

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 zoning of the subject property was modified earlier this year to permit a limited amount of non-residential uses that are complimentary to the residential uses, while maintaining the intent and purpose of the Residential policies of the Official Plan and providing for the adaptive re-use of the existing buildings on the site.

The whole property has an “H” Holding Provision on its zoning, which may be removed from the property subject to the following:

- i) Site Plan Approval being granted for the subject property, including a clause that requires the proponent to prepare a servicing report, to the satisfaction of the City’s Utility Services Department, for development of the subject lands, in excess of 150 residential units or the hydraulic equivalent;
- ii) Any necessary sanitary sewer upgrade to accommodate development of the subject lands beyond 150 residential units or the hydraulic equivalent, to be addressed to the satisfaction of the City;
- iii) Payment of applicable cash in lieu of parkland; and
- iv) Confirmation that a Heritage Conservation Agreement between the owner and the City of Peterborough has been registered on title.

The Site Plan Application

An application for Site Plan Approval has been received for the first phase of the project’s development, which includes the creation of 46 dwelling units in the former convent’s residential building facing Woodland Street. A Concept Site Plan has also been submitted for the entire property showing how future buildings, parking, driveway connections and storm water management features will be accommodated. Subsequent phases of the property’s development will be subject to future applications for Site Plan Approval, which will include detailed plans for review.

The “H” – Holding Provision on the zoning of the entire property requires removal to allow for the issuance of building permits for building renovations to create 46 affordable dwelling units. The Site Plan for the project’s first phase is simple as the building can rely on existing driveway entrances and parking surfaces to accommodate the proposed number of dwelling units.

Although there are not any heritage features associated with the first phase portion of the property’s development, the requirement to enter into a Heritage Conservation Agreement will be included in the Site Plan Agreement. A Letter of Undertaking has been received from the property owner pledging to register the Heritage Conservation

Agreement on the Title of the property. The letter’s submission has been deemed satisfactory by the City’s Heritage Resources Coordinator.

The Site Plan Agreement will also include obligations for the proponent to satisfy the other conditions for the removal of the “H” – Holding provision from the Zoning of the property, such as the completion of a study to examine the down-stream sanitary sewer capacity when the development is about to exceed 150 dwelling units or the hydraulic equivalent and the preparation of a servicing report, to the satisfaction of the City’s Utility Services Department before detailed site plan approval is granted when the development of the property exceeds 150 residential units or the hydraulic equivalent.

Summary

The conditions associated with the removal of the “H” – Holding provision from the zoning of the property are preserved by including them in the Site Plan Agreement. As well, the requirements, such as the engineering studies, will be entered into the City’s property information system flagging the requirement to complete them to the Utility Services Department’s satisfaction before building permits can be issued. The implementation of the SP. 346 zoning allows for the development of an important first phase: an affordable housing component, planned to begin early this fall.

Submitted by,

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Manager, Planning Division

Prepared by,

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Concurred with,

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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
1545 Monaghan Road

Exhibit A, Page 1 of 1

Land Use Map

File # z0910

Property Location: 1545 Monaghan Rd

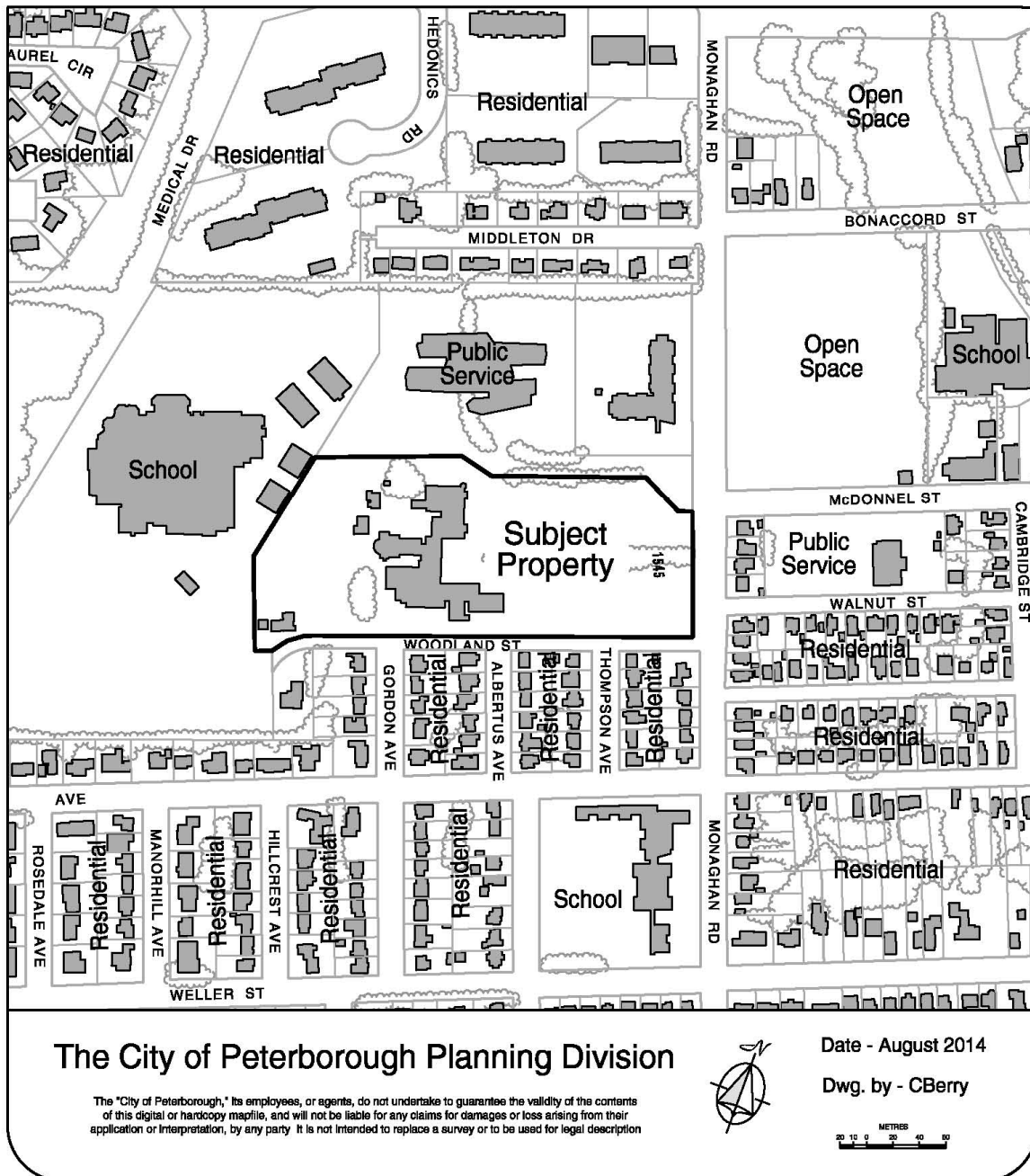


Exhibit B, Page 1 of 3

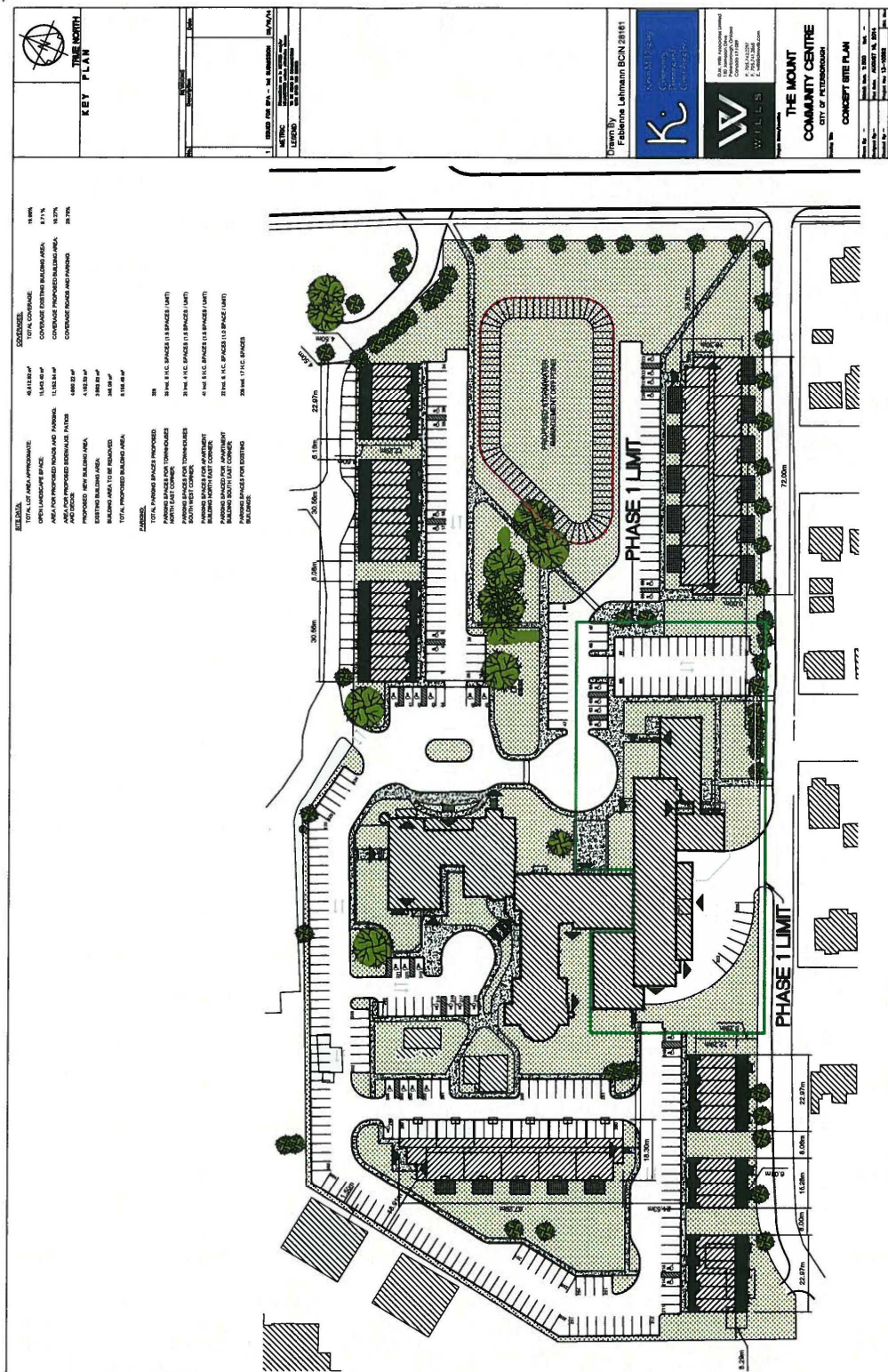


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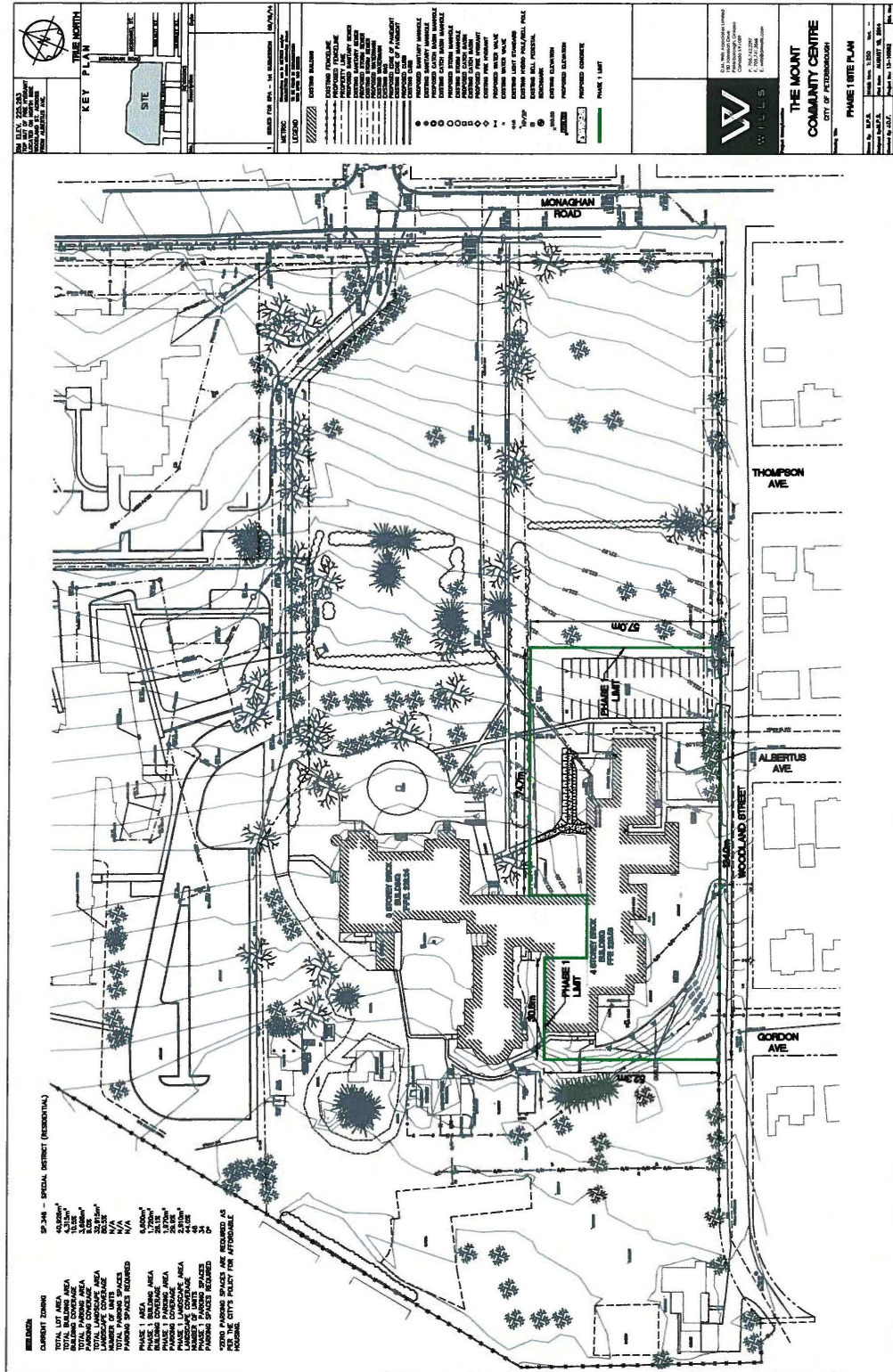


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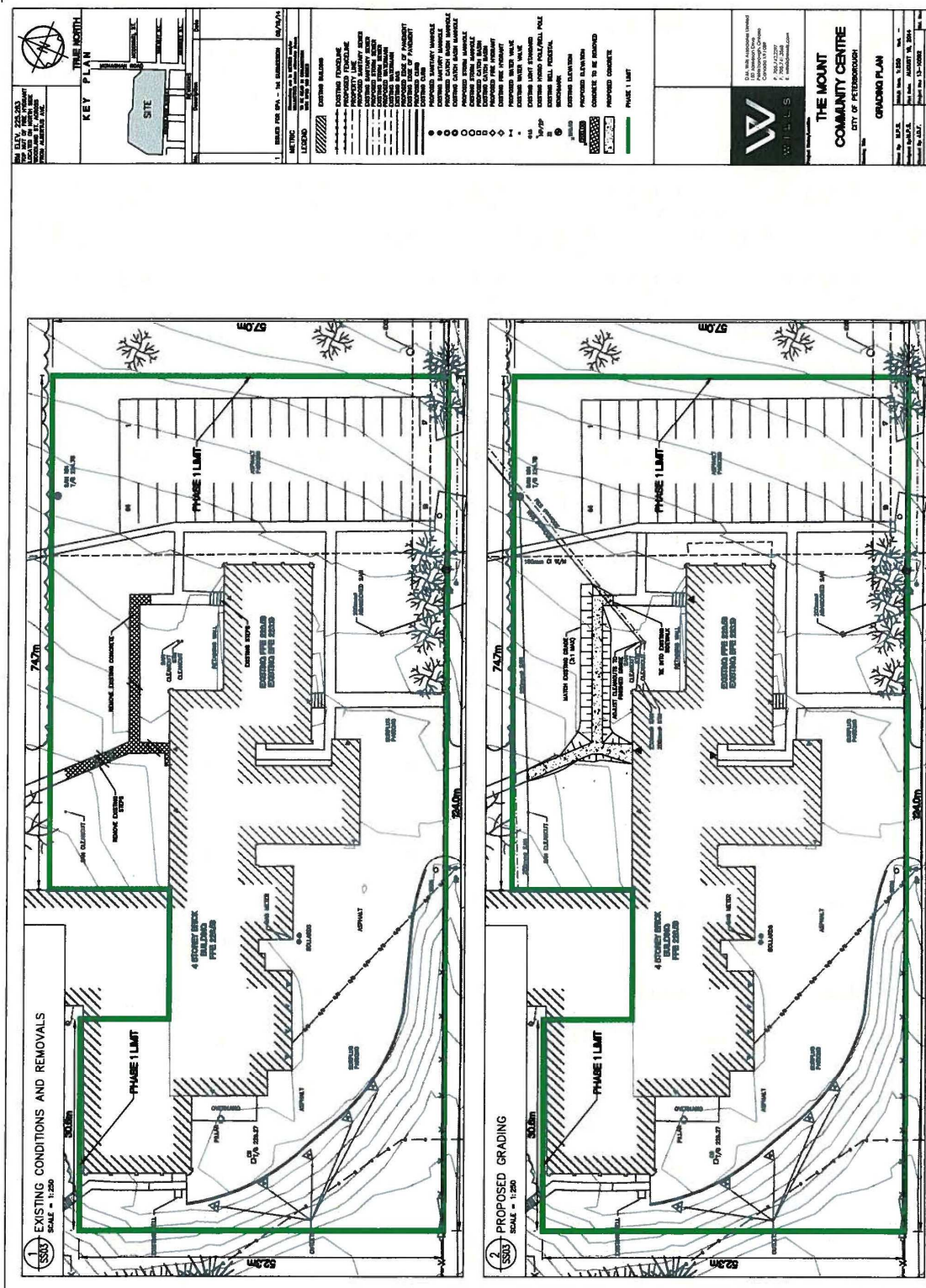


Exhibit C, Page 1 of 2



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
1545 Monaghan Road

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

Map 11 forming part of Schedule 'A' to By-law 97-123 is amended by changing the areas
shown on the sketch attached hereto as Schedule 'A' from **SP.346-"H"** to **SP.346**.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

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