



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **September 15, 2014**

Subject: **Report PLPD14-060
Removal of “H” – Holding Symbol from the Zoning of the
properties at 384 Rogers Street and 185 Hunter Street East**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the properties at 384 Rogers Street and 185 Hunter Street East.

Recommendation

That Council approve the recommendation outlined in Report PLPD14-060 dated September 15, 2014, of the Manager, Planning Division, as follows:

That the properties at 384 Rogers Street and 185 Hunter Street East be rezoned from SP. 356 - “H”- Residential District to SP. 356 - Residential District in accordance with Exhibit “C” attached to Report PLPD14-060.

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 properties.

Background

384 Rogers Street and 185 Hunter Street East were created by way of a severance from the original St Joseph’s Hospital property. Before the severance, the properties were re-zoned from PS.2 – Public Service District to SP. 356 – “H” – Special Commercial District to permit the redevelopment of the lands to a mix of residential and commercial uses.

The “H” – Holding Symbol is to be removed from the zoning of the properties with the granting of Site Plan Approval, including provisions for cash-in-lieu of parkland.

The property at 185 Hunter Street East has obtained Site Plan Approval and is fully developed in accordance with the Site Plan Agreement. Plans for the property at 364 Rogers Street were submitted on July 15, 2014, and at the time of the writing of this report, the Site Plan Agreement was being drafted for execution.

The building at 364 Rogers Street is the most recognizable building associated with the former St. Joseph’s Hospital. The Site Plan proposes the conversion of the building to 69 residential suites. Parking for 78 vehicles is also provided on the former hospital property. The Site Plan proposes to maintain the “U” – shaped driveway from Rogers Street and the extensive landscaped area between the driveway and Rogers Street

Summary

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the properties at 384 Rogers Street and 185 Hunter Street East have been satisfied. Accordingly, it is recommended that a by-law be passed to lift the “H” Holding provision.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

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 properties
384 Rogers Street and 185 Hunter Street East

Exhibit A, Page 1 of 1

Land Use Map

File # z1217

Property Location: 384 Rogers St and 185 Hunter St E

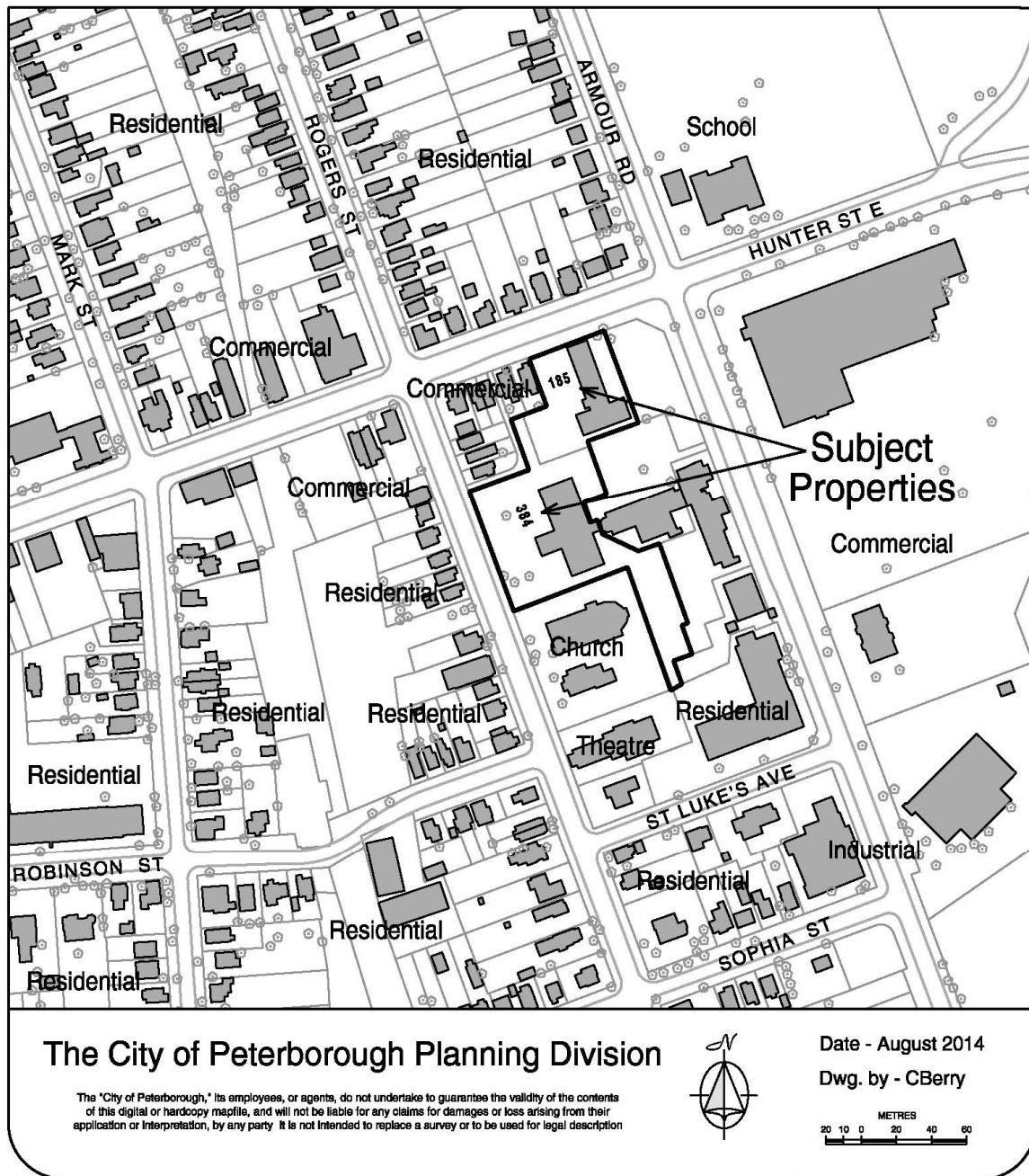


Exhibit B, Page 1 of 10

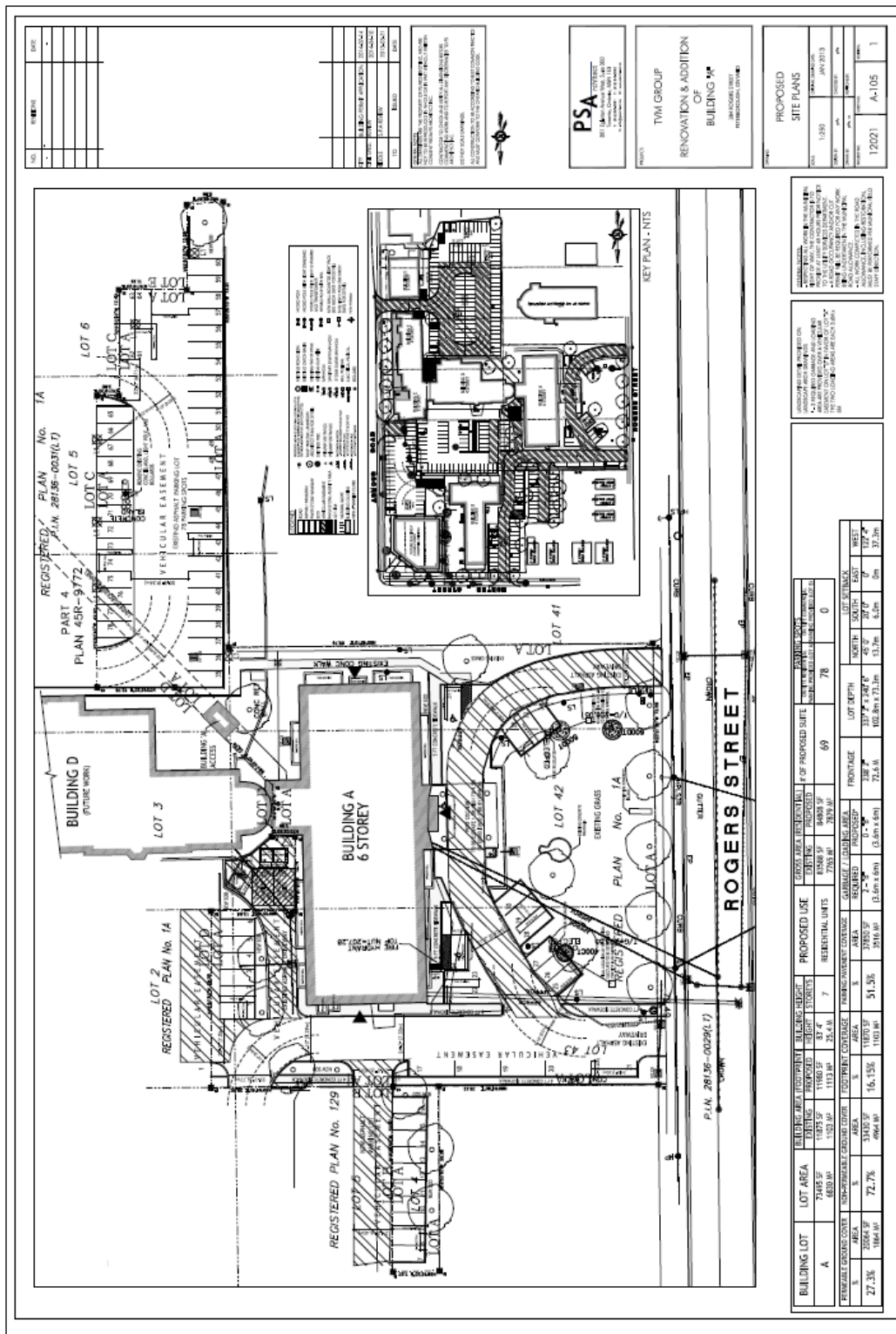
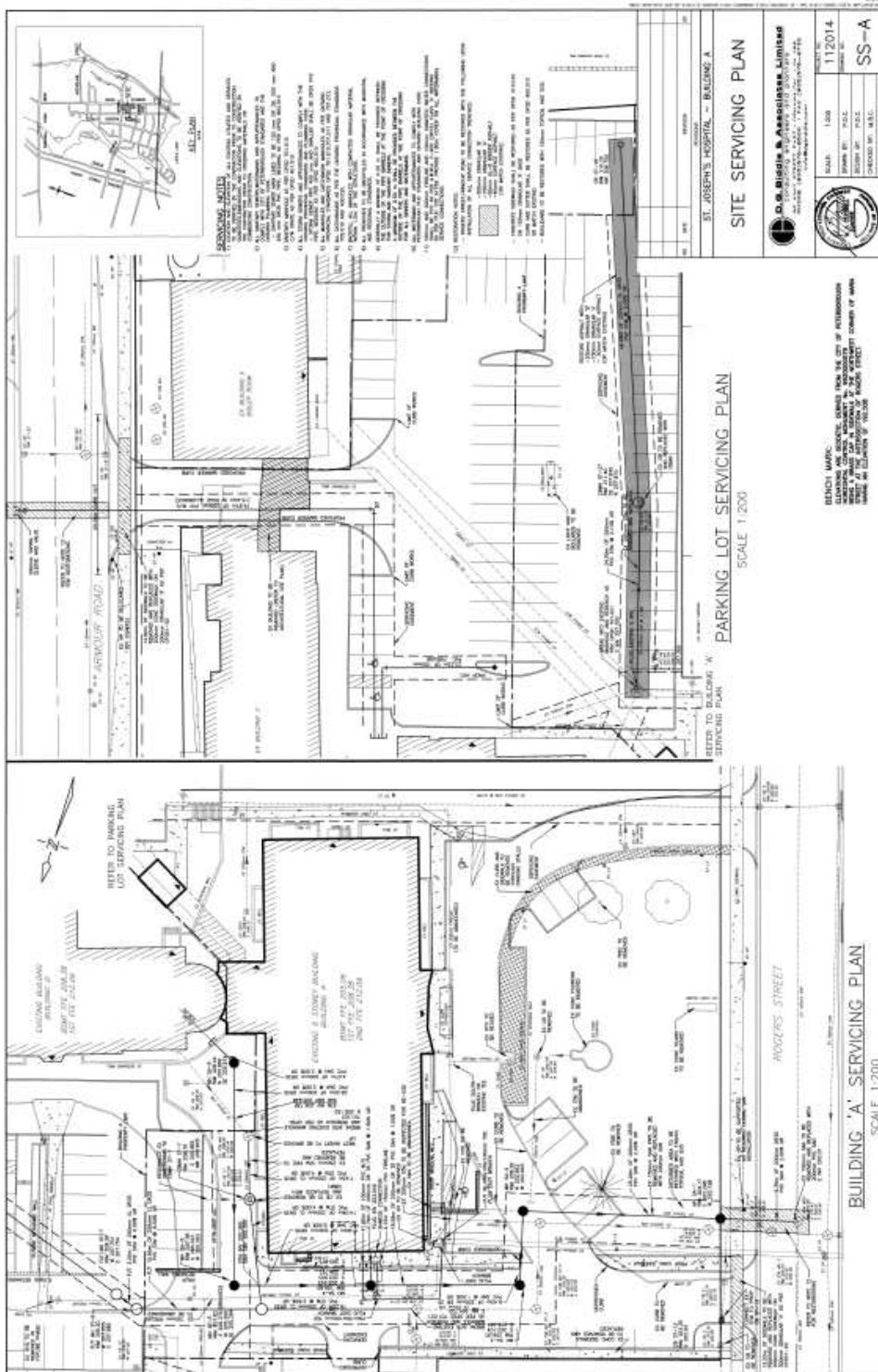


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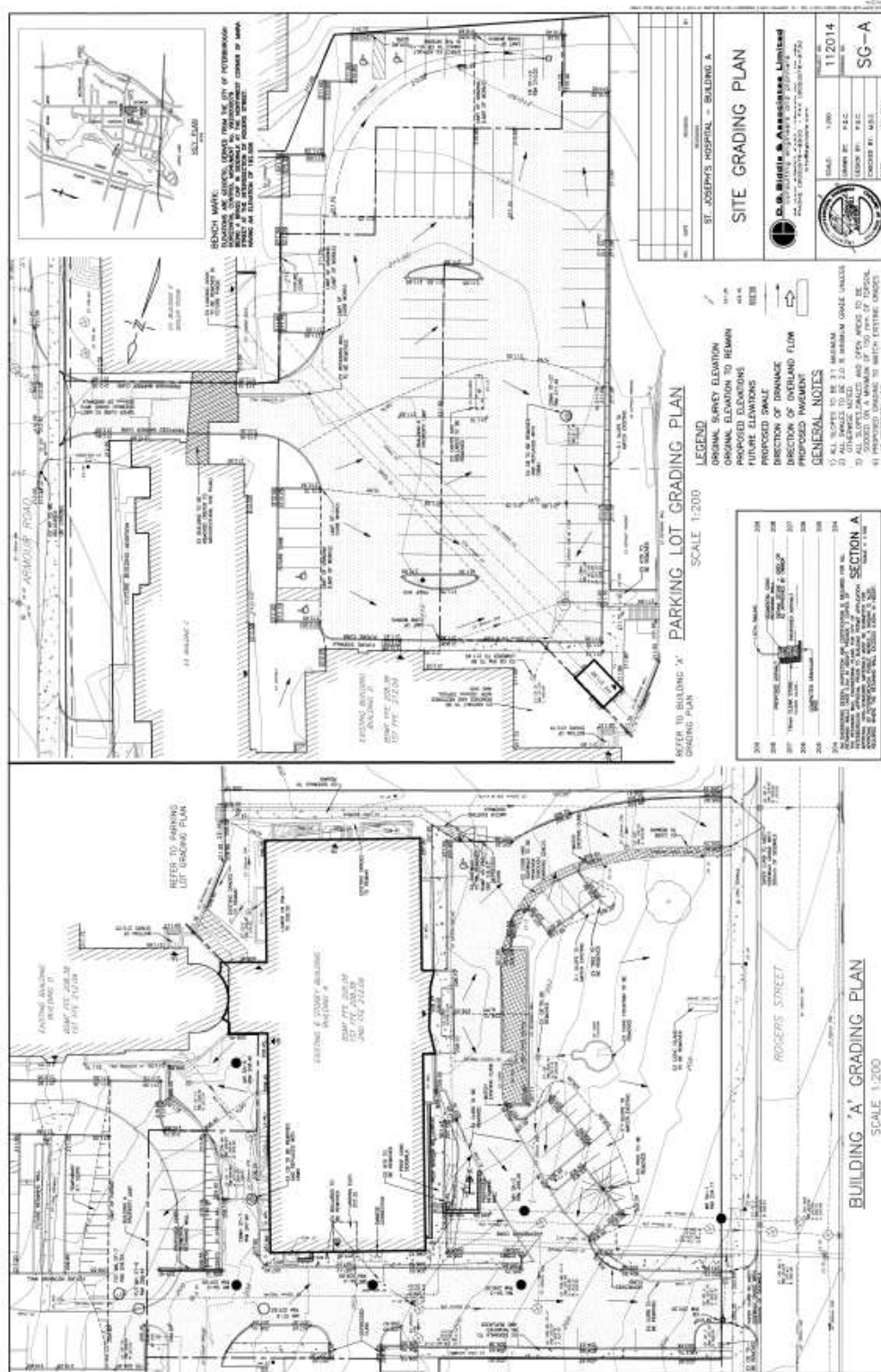


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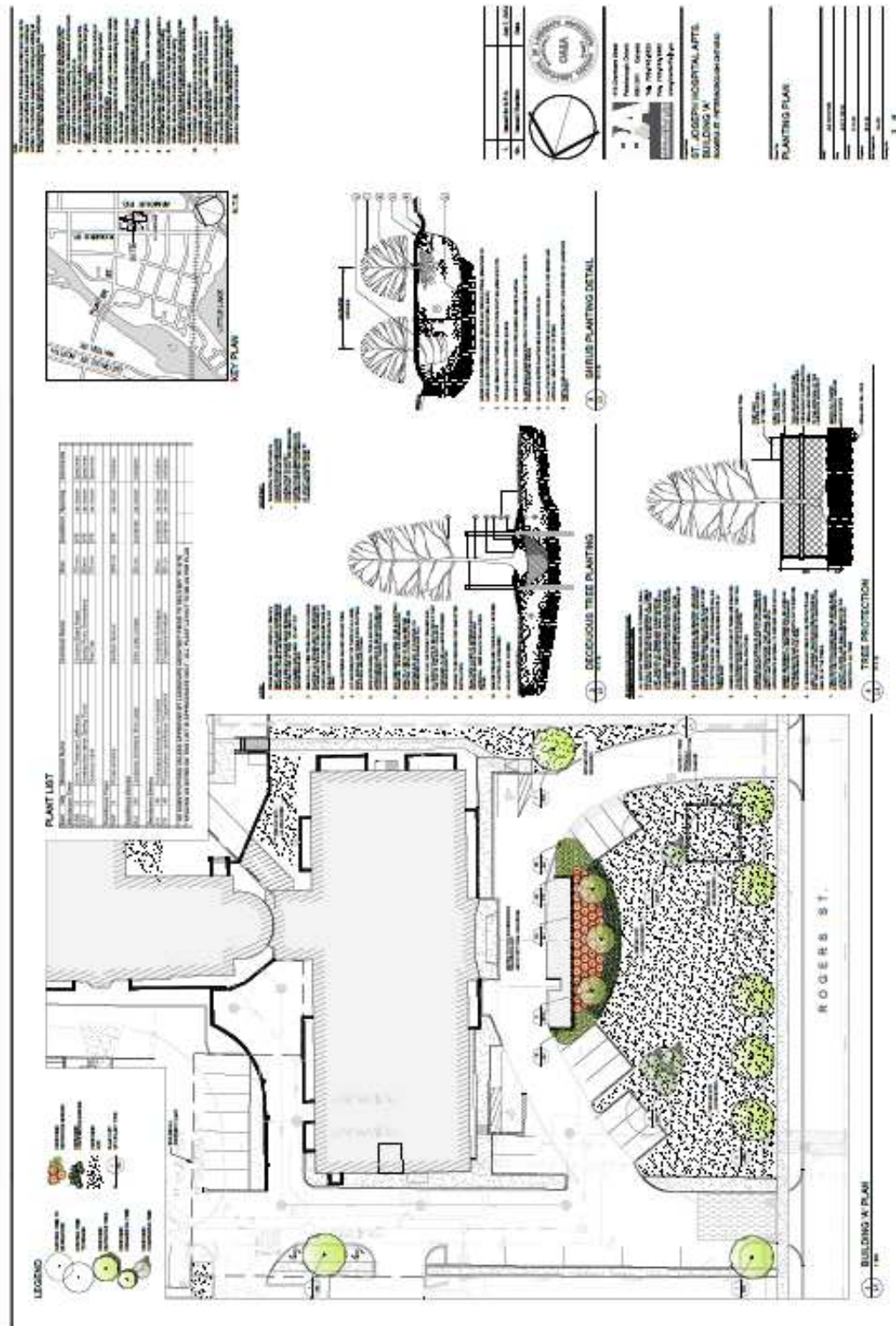


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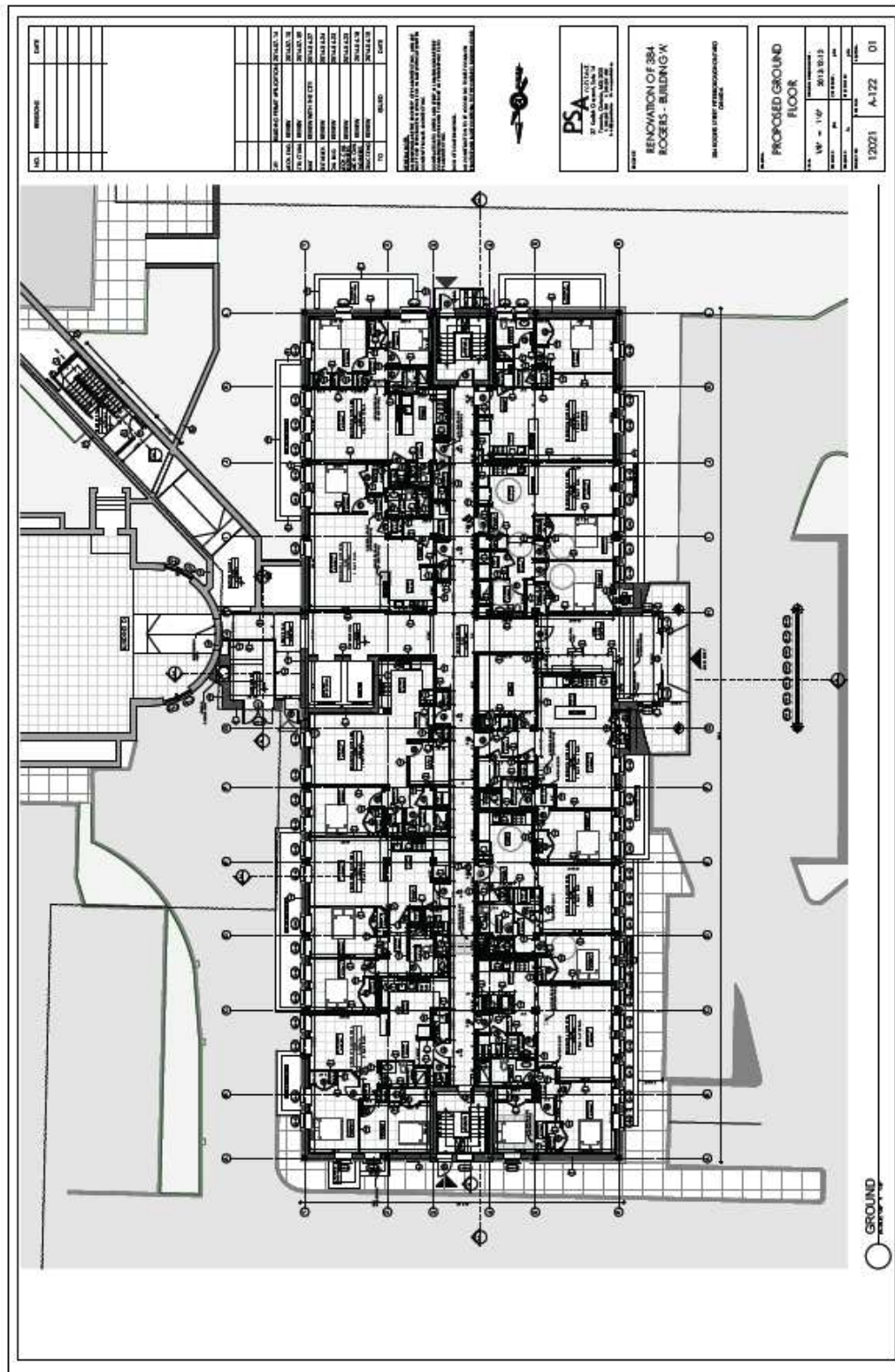


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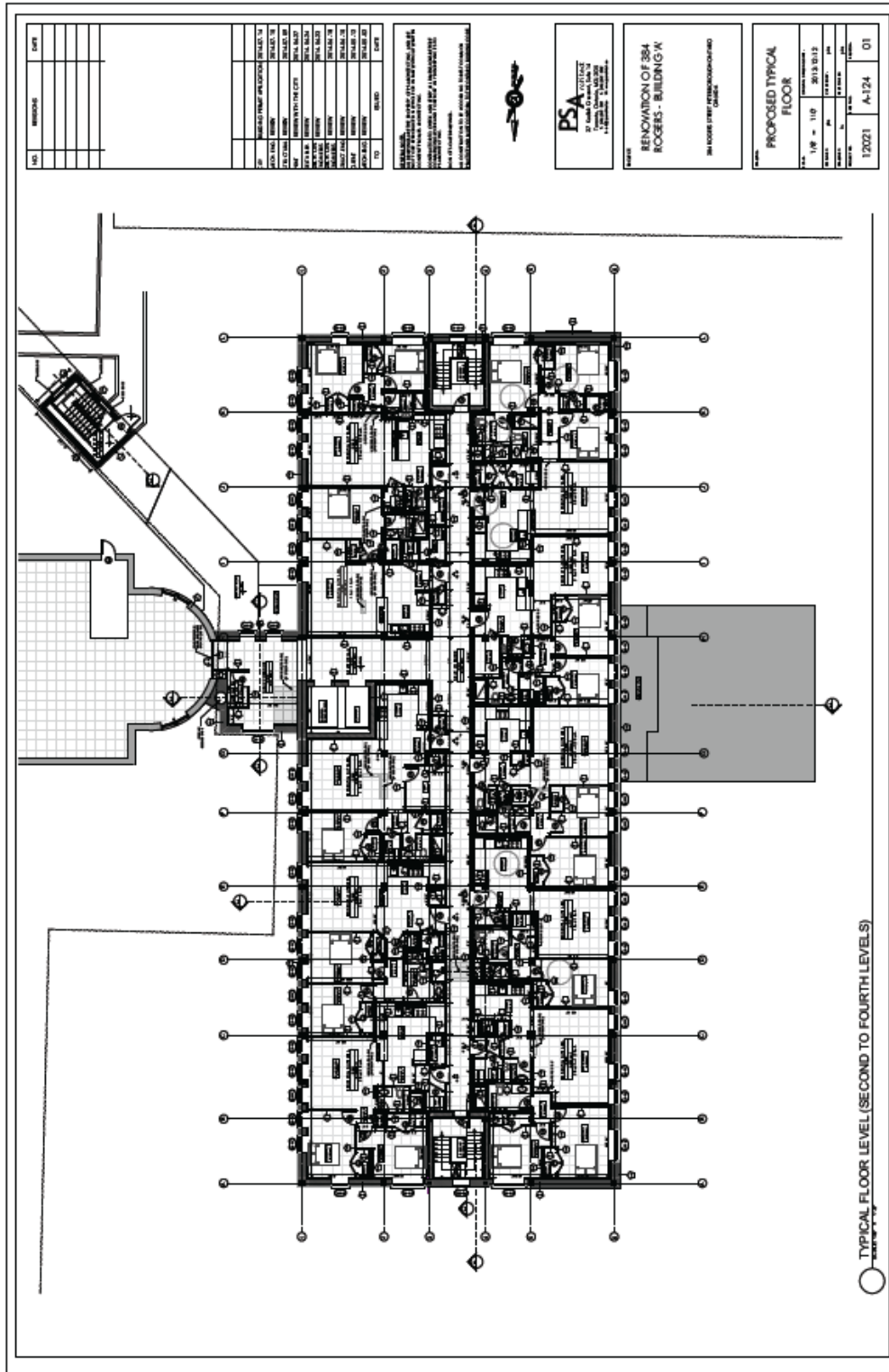
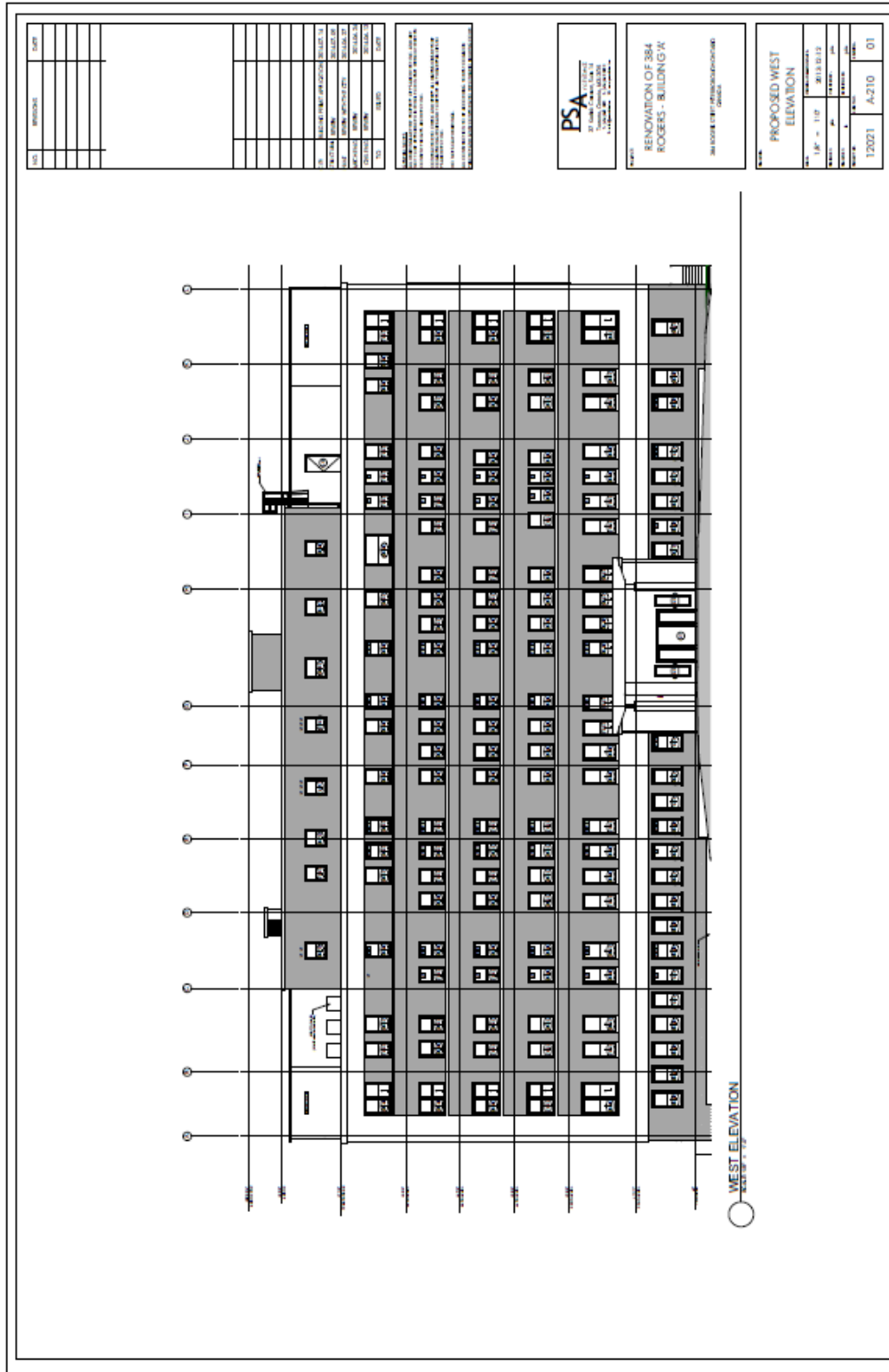


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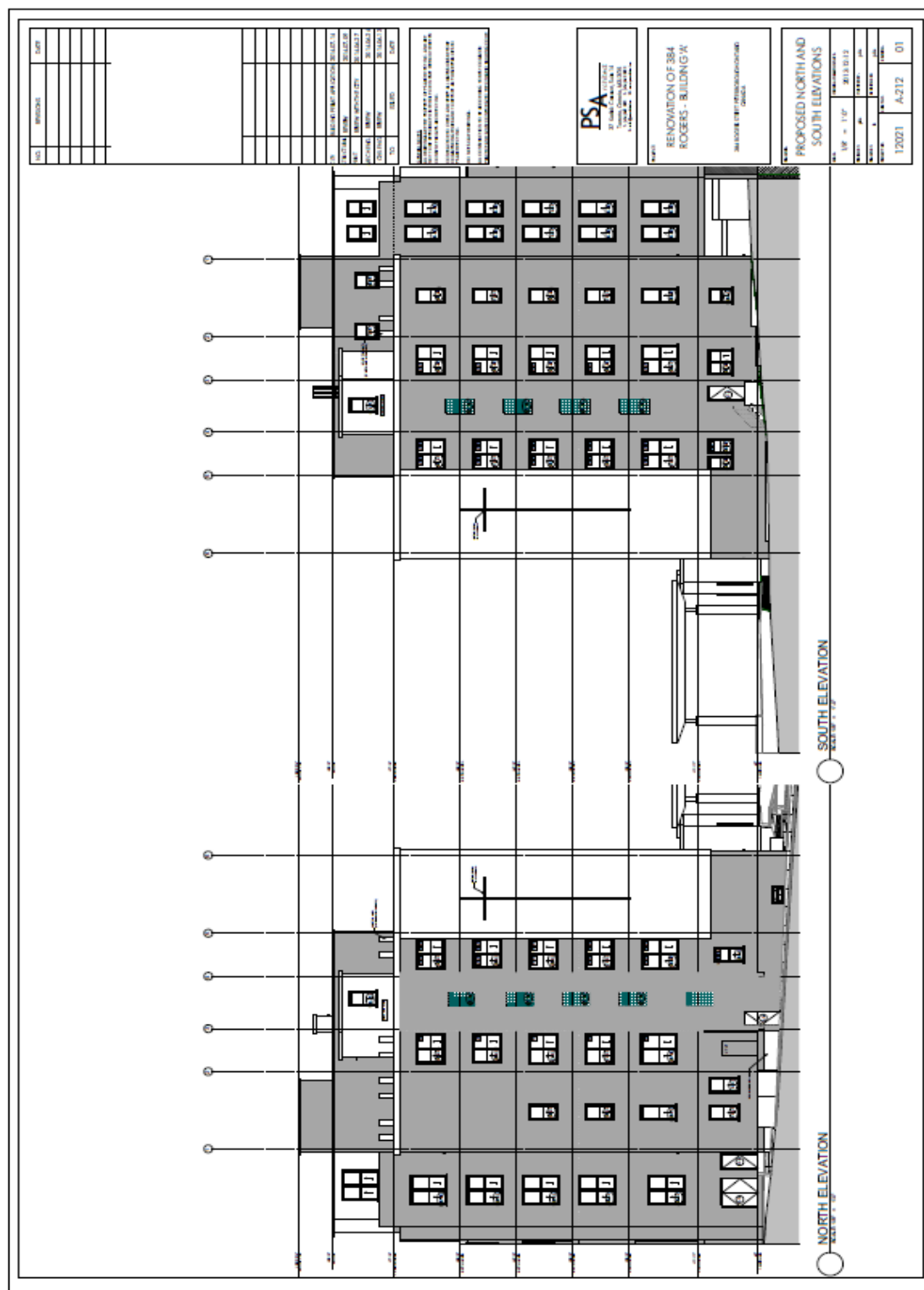


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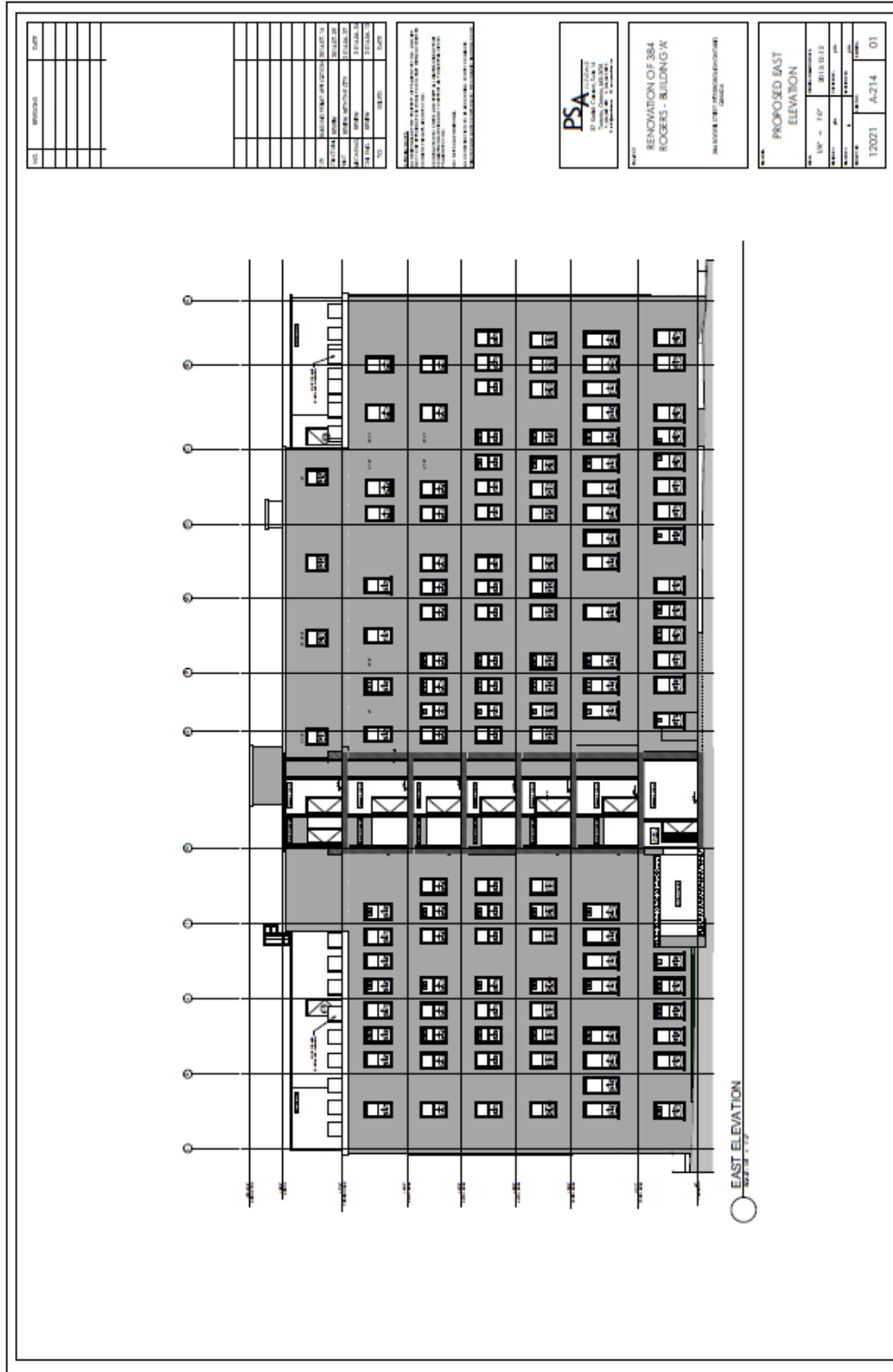


Exhibit C, Page 1 of 2



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
384 Rogers Street and 185 Hunter Street East

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

Map 13 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 **SP.356-"H"** to **SP.356**.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

