



City of
Peterborough

To: Members of the Planning Committee

From: Ken Hetherington, Manager, Planning Division

Meeting Date: February 9, 2015

Subject: Report PLPD15-006
Removal of “H” – Holding Symbol from the Zoning of the
property at 1900 Lansdowne Street West (Beer Store, West of
Mapleridge Plaza)

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1900 Lansdowne Street West.

Recommendation

That Council approve the recommendation outlined in Report PLPD15-006 dated February 9, 2015, of the Manager, Planning Division, as follows:

That the property at 1900 Lansdowne Street West be rezoned from SP. 121 – “H” Special Commercial District to SP. 121 Special Commercial District in accordance with Exhibit “C” attached to Report PLPD15-006.

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 July of 2010 from SP. 338 Special Commercial District to SP. 121 – “H” – Special Commercial District. The Zoning By-law Amendment modified the SP. 121 Special Commercial District provisions, including the permitted uses and associated regulations, in accordance with the Neighbourhood Centre policies of the Official Plan (Zoning File: Z1011, Planning Report PLPD10-044).

The conditions imposed for the removal of the “H” – Holding Symbol from the zoning of the property were as follows:

- i. Site Plan Approval is granted for the subject property;
- ii. Dedication of land to the City for road widening along Lansdowne Street West;
- iii. Completion of a noise study to assess on-site noise sources and to recommend mitigation measures; and
- iv. Appropriate fencing.

The Site Plan Application

The Site Plan Application proposes the construction of a 662 square metre (7,126 square foot) Beer Store with a drive-thru at 1900 Lansdowne Street West, abutting the west side of Mapleridge Plaza. A separate “Phase 2” building is proposed behind the new Beer Store, but is not slated for construction until tenants are secured.

Specific to the conditions for the removal of the “H” – Holding Provision from the Zoning of the property, the following has been addressed:

A 2.76 metre width of land across the entire frontage of the property has been conveyed to the City for future road widening purposes.

A noise study to assess on-site noise sources and to recommend mitigation measures was completed. The Stationary Noise Feasibility Assessment forms one of the Schedules to the Site Plan Agreement. As concluded in the Stationary Noise Feasibility Assessment, the completion of a detailed noise assessment by a qualified acoustical consultant is required once the installation of all the mechanical equipment has been finalized for Phase 2.

The plans submitted for Site Plan Approval include a second phase. As it is not known when construction will commence on the second phase, the Site Plan Agreement requires further study with respect to the potential noise that may be generated. The second phase may not include buildings and site construction exactly as depicted on the attached exhibits. If that is the case, the Site Plan Agreement requires the submission of

an application to amend it, which will be circulated to abutting property owners and subject to the review of City departments, utilities and agencies.

Appropriate fencing is included in the scope of site construction for the development of the subject property. Only a portion of the east lot line will have a new 1.8 metre high solid board fence installed, as one exists down the north lot line with mature trees and a mature hedgerow traverses almost the entire west lot line.

A mutual Right-of-Way has been established with the property at 1840 – 1866 Lansdowne Street West (Mapleridge Plaza) to enable vehicles to legally travel between properties without having to use Lansdowne Street.

The property has been granted Site Plan Approval. The Site Plan Agreement has been executed and performance security in the amount of \$80,000 has been deposited with the City. The Parks levy has also been received in the amount of \$18,970.00.

Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 1900 Lansdowne Street West have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the SP. 121 zoning of the property.

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 Drawings

Exhibit C – Draft By-law – Removal of Holding Symbol from the zoning of the property
1900 Lansdowne Street West Street

Exhibit A Land Use Map

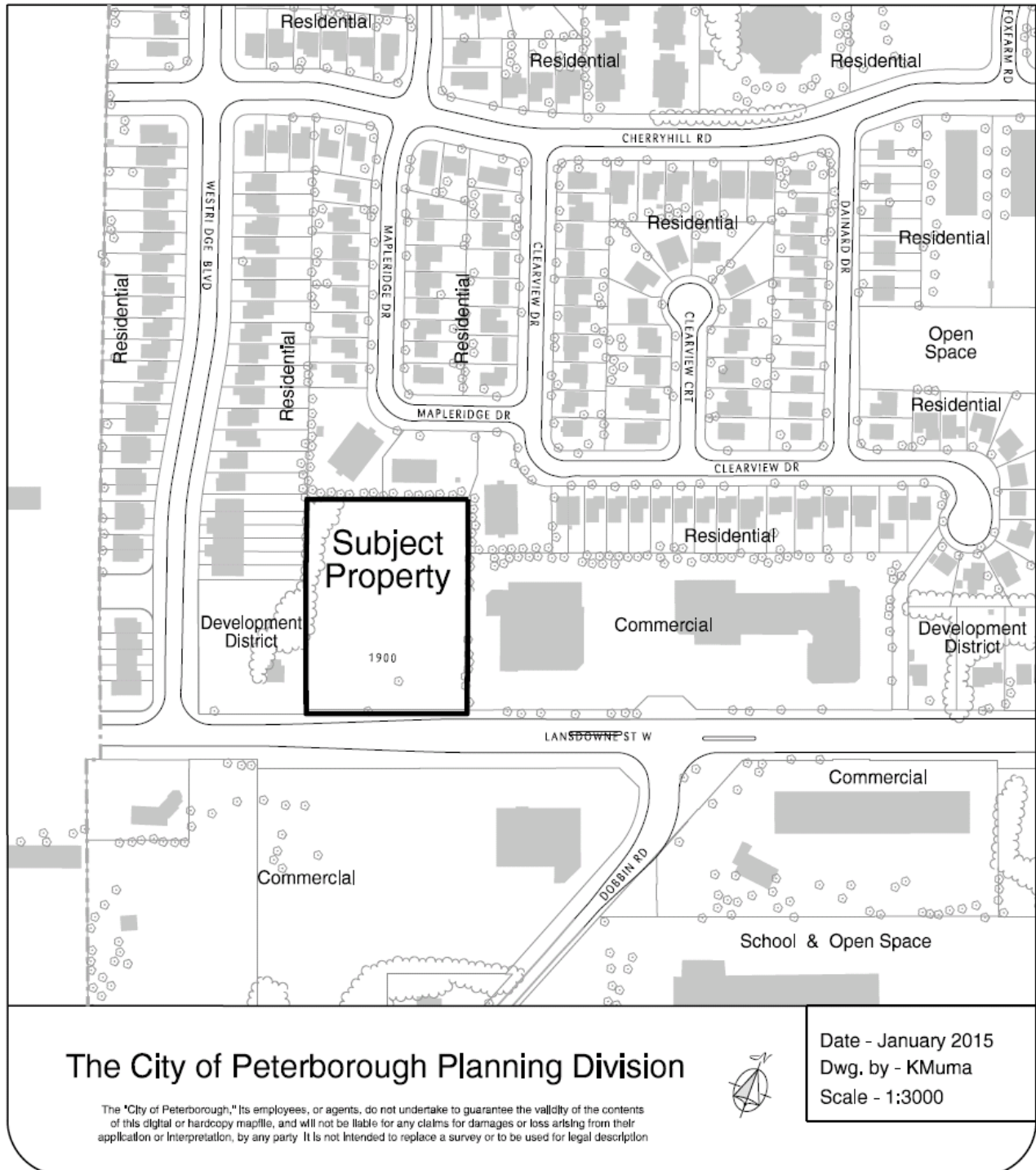
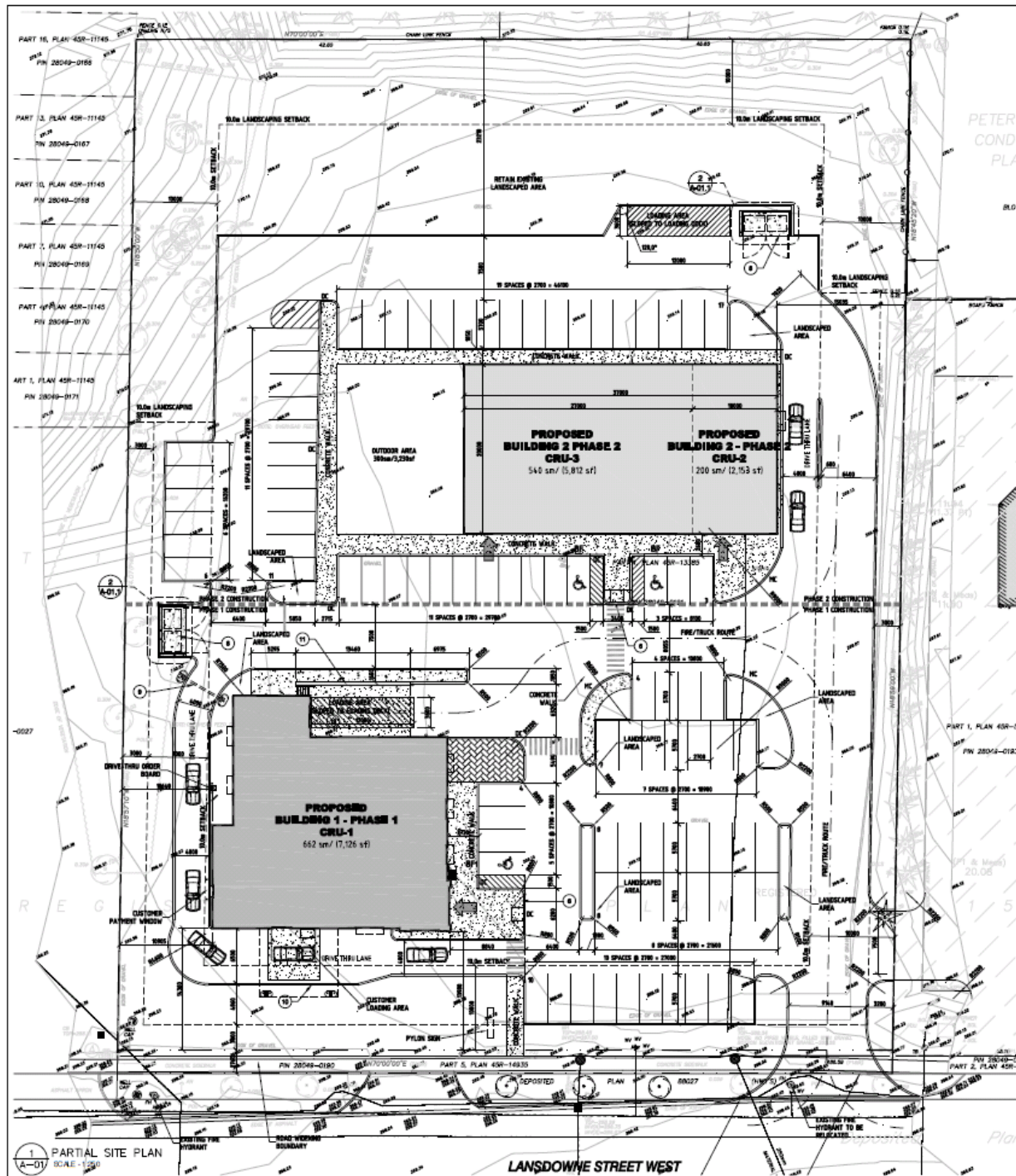


Exhibit B, Page 1 of 5 Site Plan



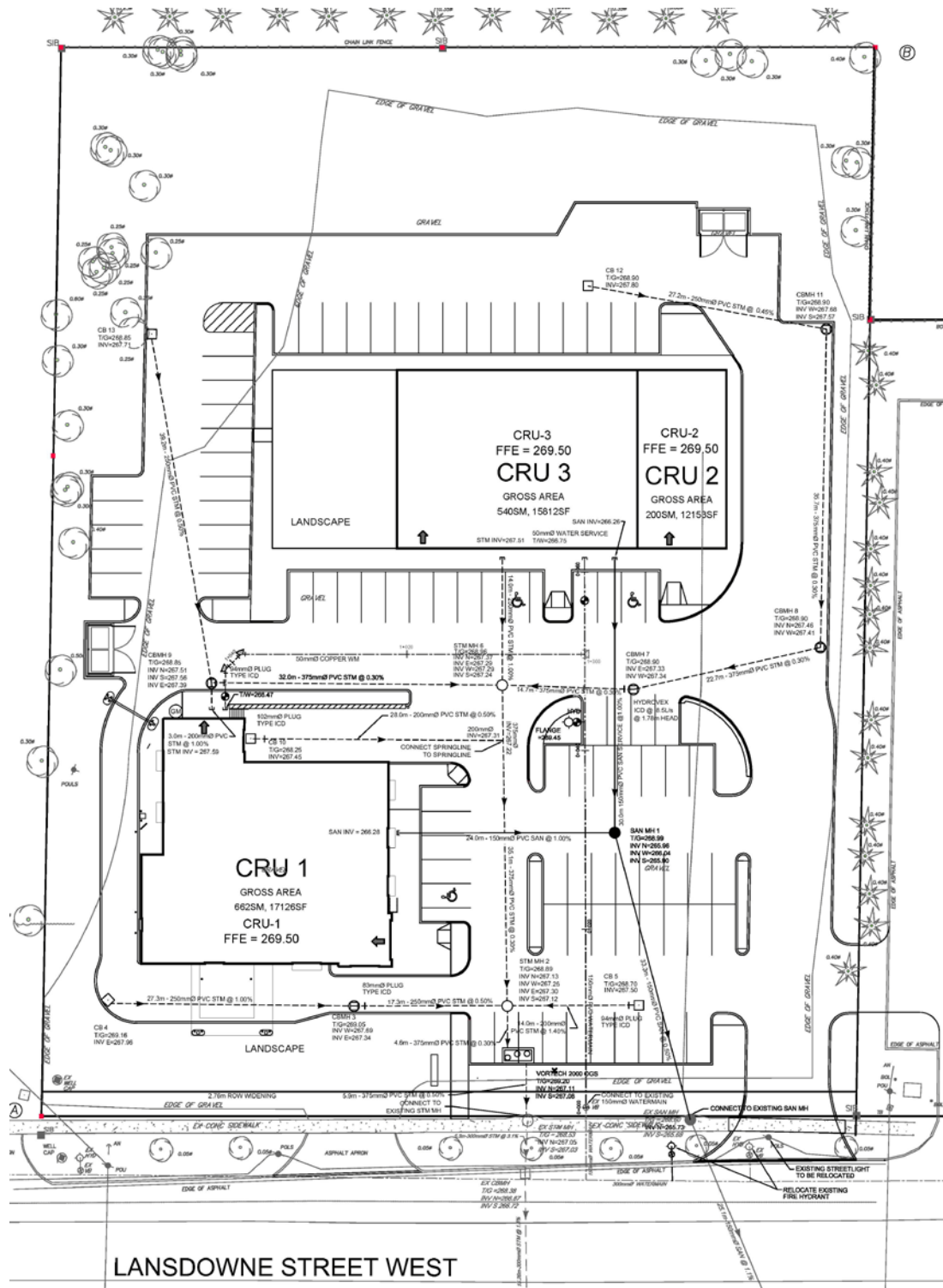


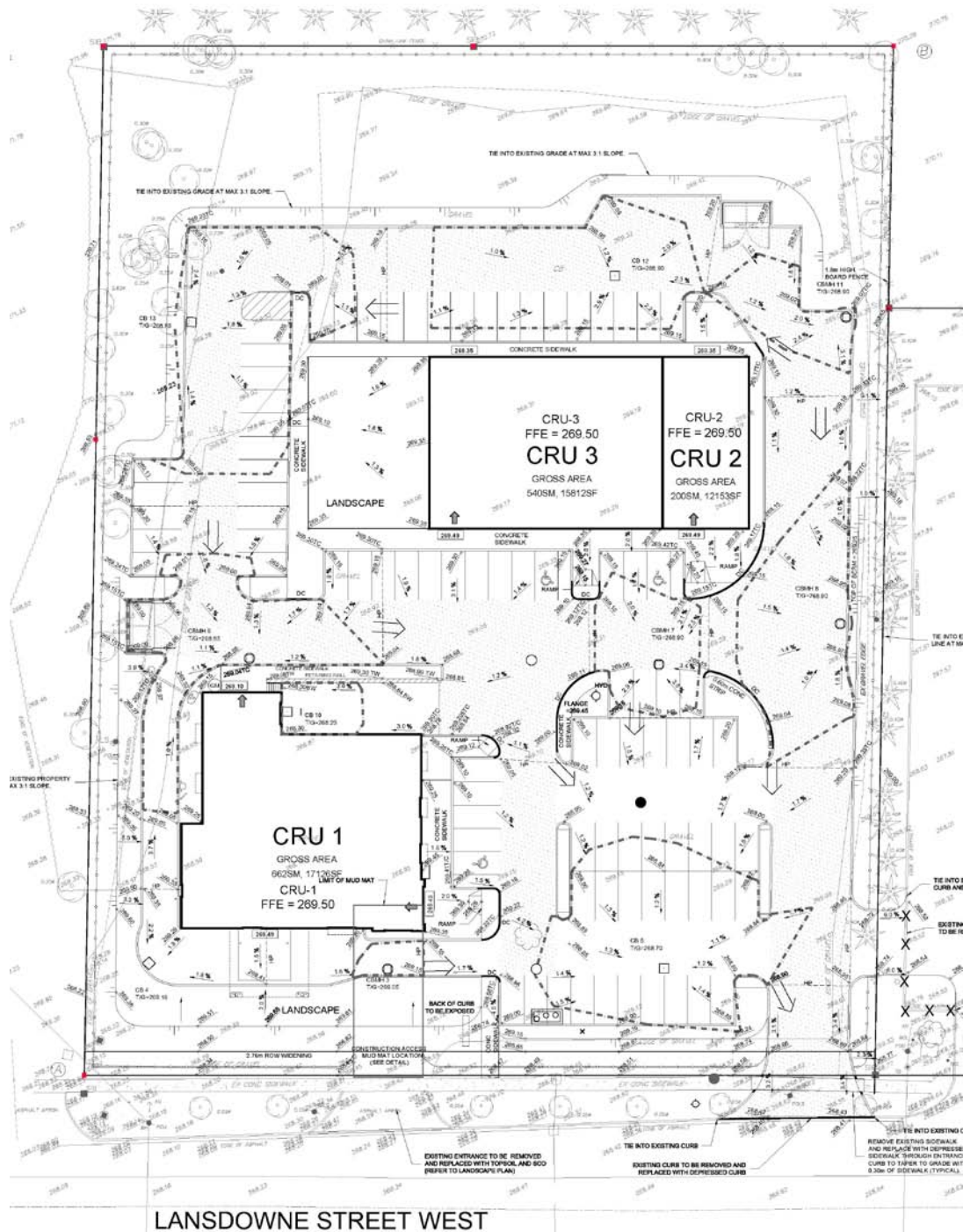
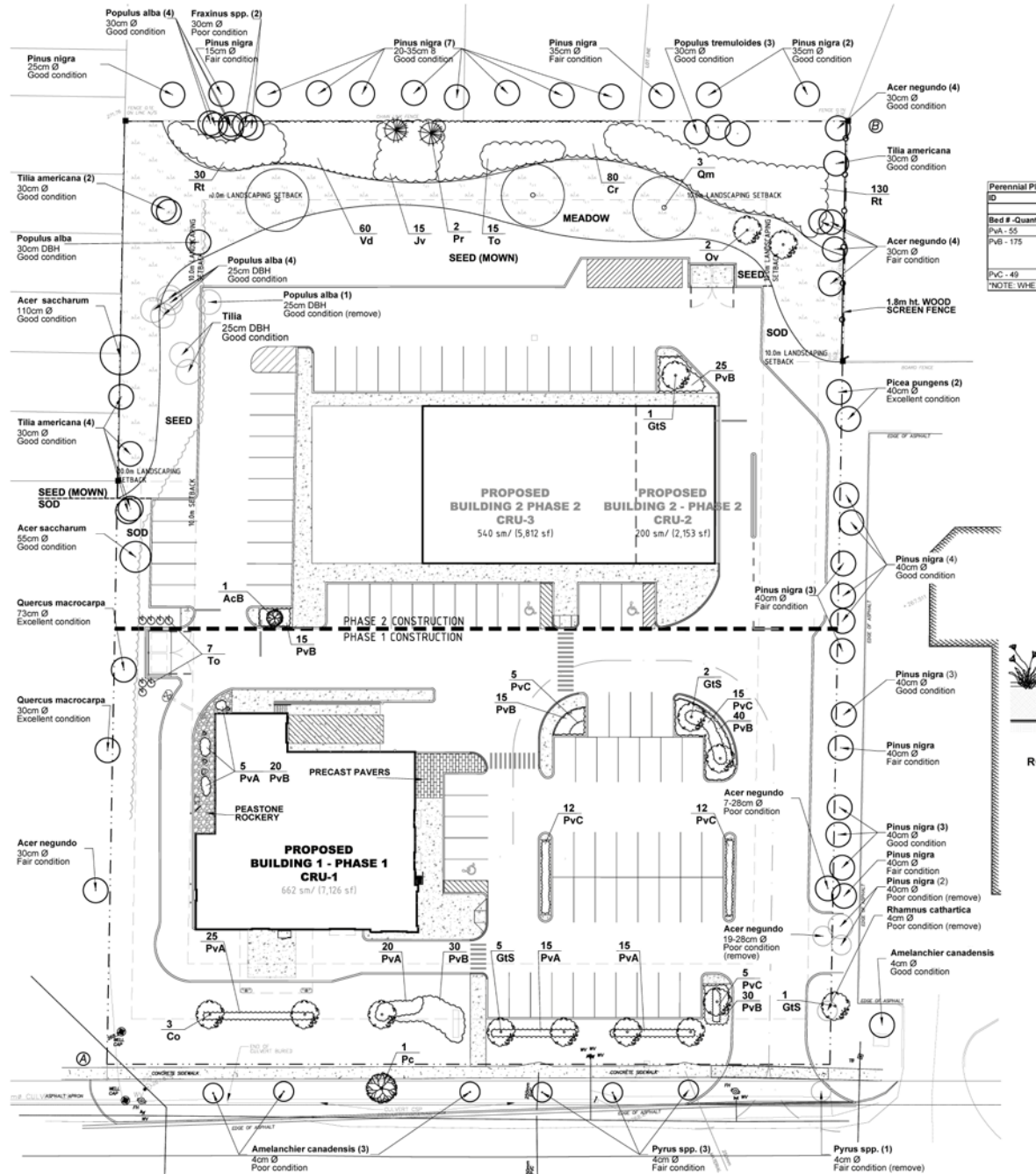
Exhibit B, Page 3 of 5
Grading Plan

Exhibit B, Page 4 of 5

Landscape Plan



EXISTING VEGETATION:

THE SUBJECT LAND IS PRIMARILY A VACANT GRAVEL PAD NORTH OF LANDSDOWNE STREET WEST. THE SOUTHERN PROPERTY LINE ABUTS THE ROAD AND IS LAWN WITH SIDEWALK AND SMALL STREET TREES. THE EASTERN PROPERTY LINE IS ADJACENT TO CONIFEROUS TREE PLANTINGS. THE NORTHERN EDGE OF THE PROPERTY IS BOUNDED BY A CHAIN LINK FENCE AND HAS DECIDUOUS PIONEERING SPECIES AND GRAPE VINES. THE WESTERN EDGE IS A SEMI-MATURE HARDWOOD HEDGEROW WITH POISON IVY, DOGWOOD, PRICKLY ASH, AND MAY APPLE BENEATH. FOR DETAILS ON TREES AND THEIR CONDITION SEE LANDSCAPE PLAN.

Exhibit B, Page 5 of 5 Building Elevation Drawings

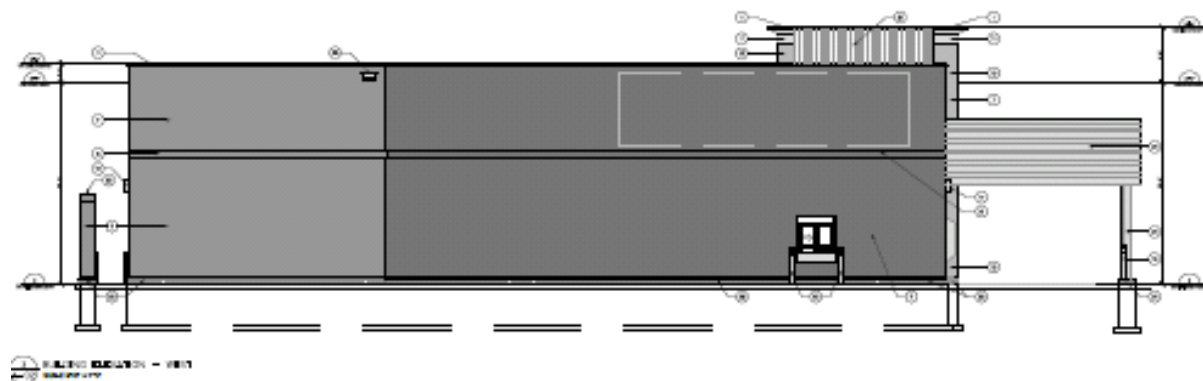
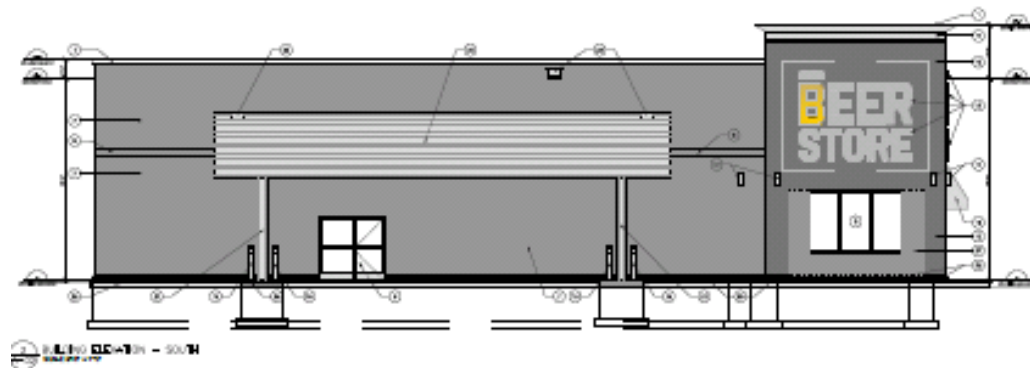
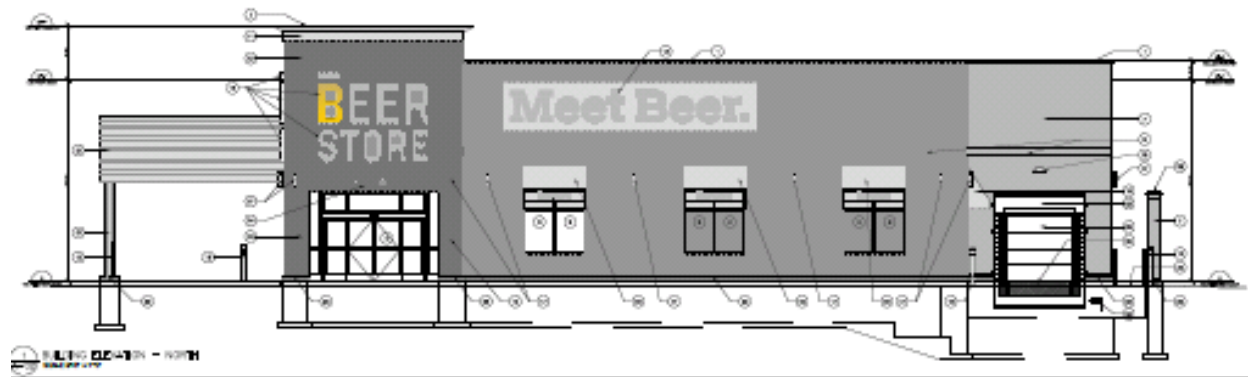


Exhibit C, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 15-

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at
1900 Lansdowne Street West

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

Map 15 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. 121 - "H"**-Special
Commercial District to **SP.121 - Special Commercial District**.

By-law read a first, second and third time this day of , 2015.

Daryl Bennett, Mayor

John Kennedy, City Clerk

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