



City of  
**Peterborough**

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**To:** **Members of the General Committee**

**From:** **Cynthia Fletcher**  
**Commissioner of Infrastructure and Planning Services**

**Meeting Date:** **January 21, 2019**

**Subject:** **Report IPSPD19-003**  
**Removal of “H” – Holding Symbol – 25 Leahy’s Lane**

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## **Purpose**

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 25 Leahy’s Lane.

## **Recommendation**

That Council approve the recommendation outlined in Report IPSPD19-003 dated January 21, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

That the property at 25 Leahy’s Lane be rezoned from R.4 – 287– ‘H’ – Residential District to R.4 – 287 - Residential District in accordance with Exhibit “C” attached to Report IPSPD19-003.

## **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 is approximately 0.88 hectares (2.2 acres) in area, located on the north side of Parkhill Road East and the west side of Leahy's Lane. The land is a consolidation of four properties, three vacant and fronting onto Leahy's Lane and one supporting a single detached residential dwelling fronting onto Parkhill Road East.

The property was re-zoned in 2014 from D.1 – Development District to the R.4 – 287– 'H' – Residential District. The "H" Holding Symbol imposed on the zoning of the property may only be removed once the following conditions have been satisfied:

- i) Site Plan Approval being granted for the subject property including stormwater management details;
- ii) A downstream sanitary sewer upgrade for Armour Road, has been addressed;
- iii) Payment of applicable cash in lieu of parkland; and
- iv) Completion of an Arborist Assessment of the existing trees on the site.

The conditions for the removal of the "H" Holding Symbol on the zoning of the property have been satisfied. The cash-in-lieu of parkland payment condition has been made an obligation pursuant to the Site Plan Agreement with payment in the amount of \$32,800 due before the issuance of a Building Permit.

The downstream sanitary sewer upgrade for the Armour Road condition has been addressed. The resulting increase in sanitary sewer flows from the development requires a contribution of \$5,420 to the Wastewater Reserve, which has also been made an obligation pursuant to the Site Plan Agreement.

The completion of an Arborist Assessment is currently a Site Plan Application standard submission requirement. The loss of existing trees to make way for the development requires a cash payment in the amount of \$14,000 to the Tree Reserve. The tree compensation payment is included in the Site Plan Agreement and will be due before the issuance of a Building Permit.

The Site Plan Application calls for the construction of a three-storey, 1,660.1 square metre (17,869 square foot) apartment building with 42 dwelling units. Two one-storey garages are also shown on the approved Site Plan with each containing 12 parking spaces. Overall, 74 parking spaces are being provided in compliance with the 1.75 spaces per dwelling unit rate prescribed in the Zoning By-law.

The Landscape Plan includes a variety of coniferous and deciduous trees and shrubs. A concrete walkway is shown from Leahy's Lane, connecting to the building's main entrances, to bicycle racks and to an area for a future pergola in a quiet corner of the site.

A major storm water management feature has been incorporated in the site design where storm water is stored underground and released in a controlled rate of flow into the City's storm water system.

The Site Plan Application was circulated to all abutting property owners as well as to all concerned utilities and agencies. With regard to accessibility, the Site Plan includes ten parking spaces for persons with a disability.

## Summary

The condition associated with the removal of the "H" – Holding provision with respect to the zoning of the property at 25 Leahy's Lane have been satisfied. Accordingly, it is recommended that a by-law be passed to remove the "H" Holding Provision from the zoning of the property.

Submitted by,

Cynthia Fletcher  
Commissioner, of Infrastructure and Planning Services

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### Attachments:

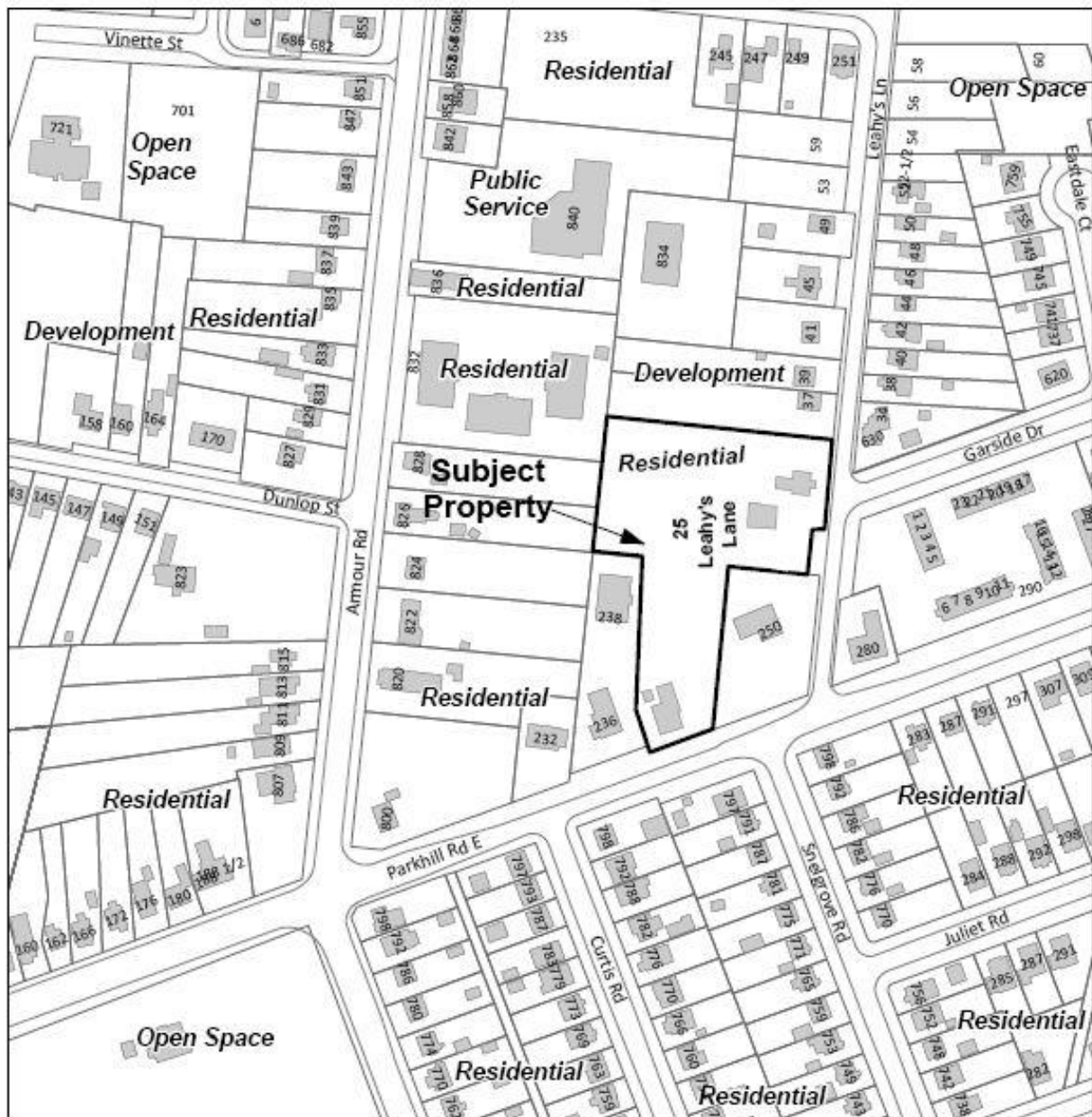
Exhibit A – Land Use Map  
Exhibit B – Site Plan Drawings  
Exhibit C – Draft By-law – Removal of Holding Symbol from the zoning of the property at 25 Leahy's Lane

**Exhibit A – Land Use Map, Page 1 of 1**

# Land Use Map

File: Z1325 z7 01311

Property Location: 246 Parkhill Rd E &amp; 21-33 Leahy's Ln



The City of Peterborough Planning Division

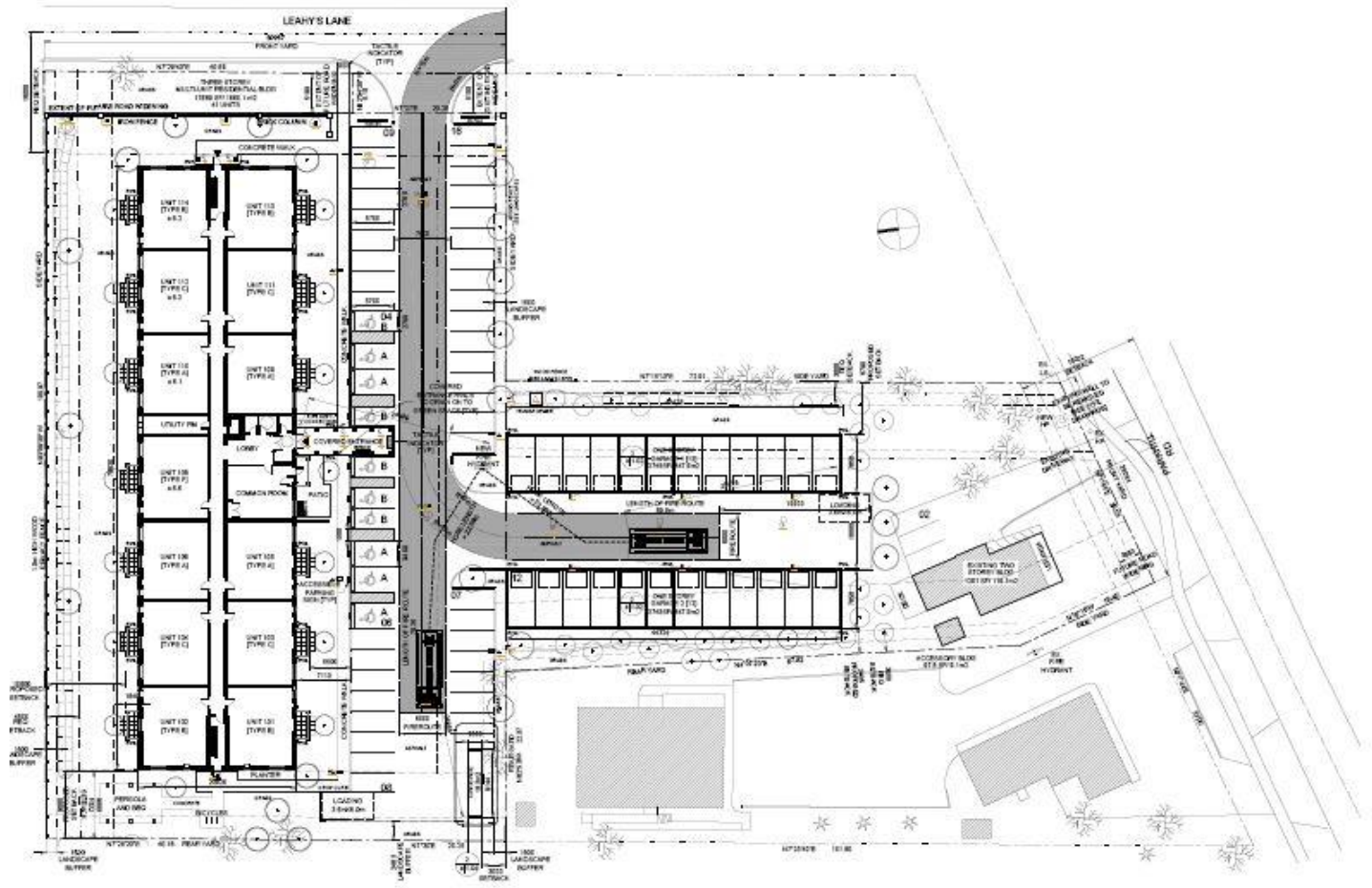
The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a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

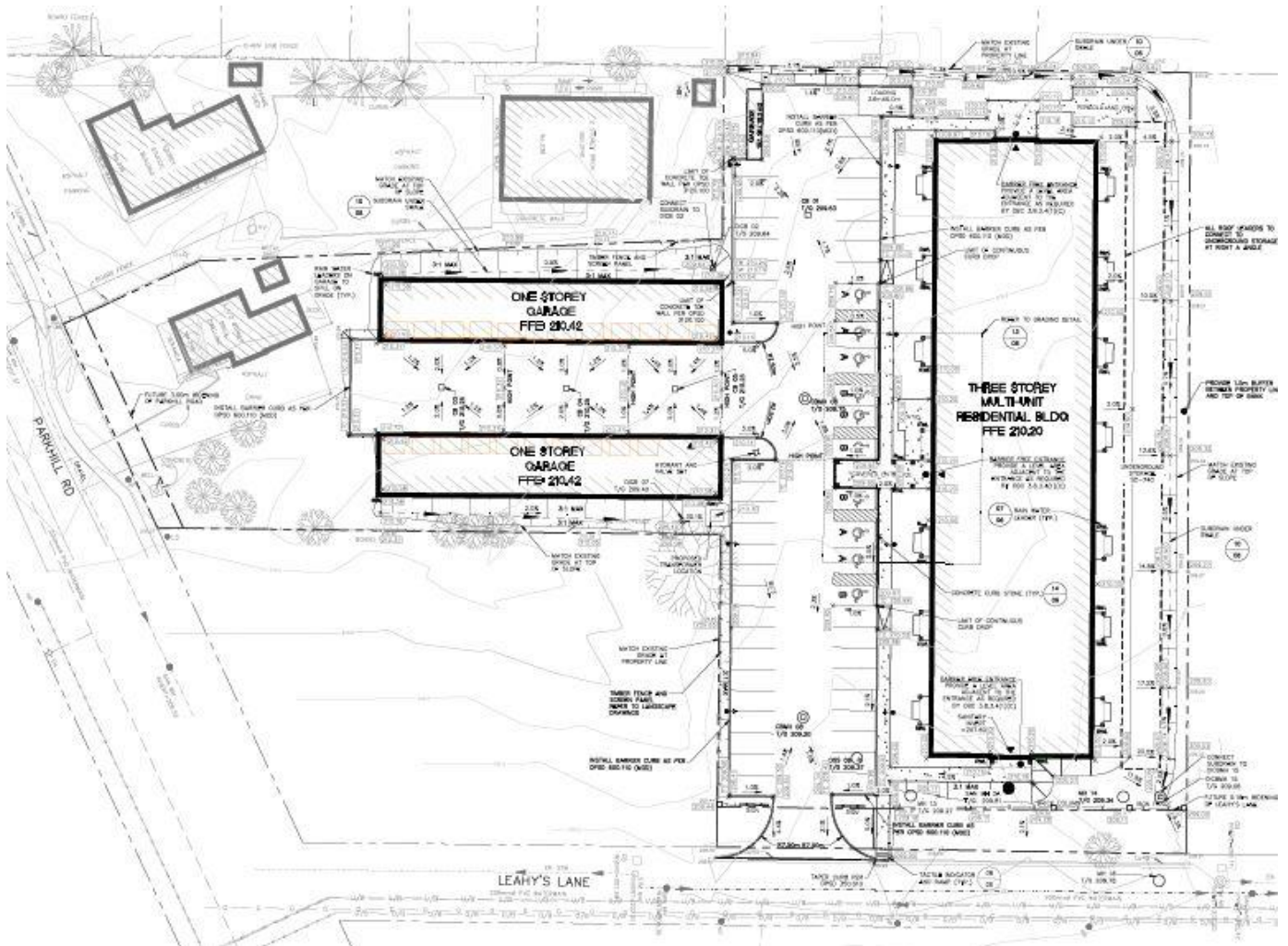


Date: December 13, 2018

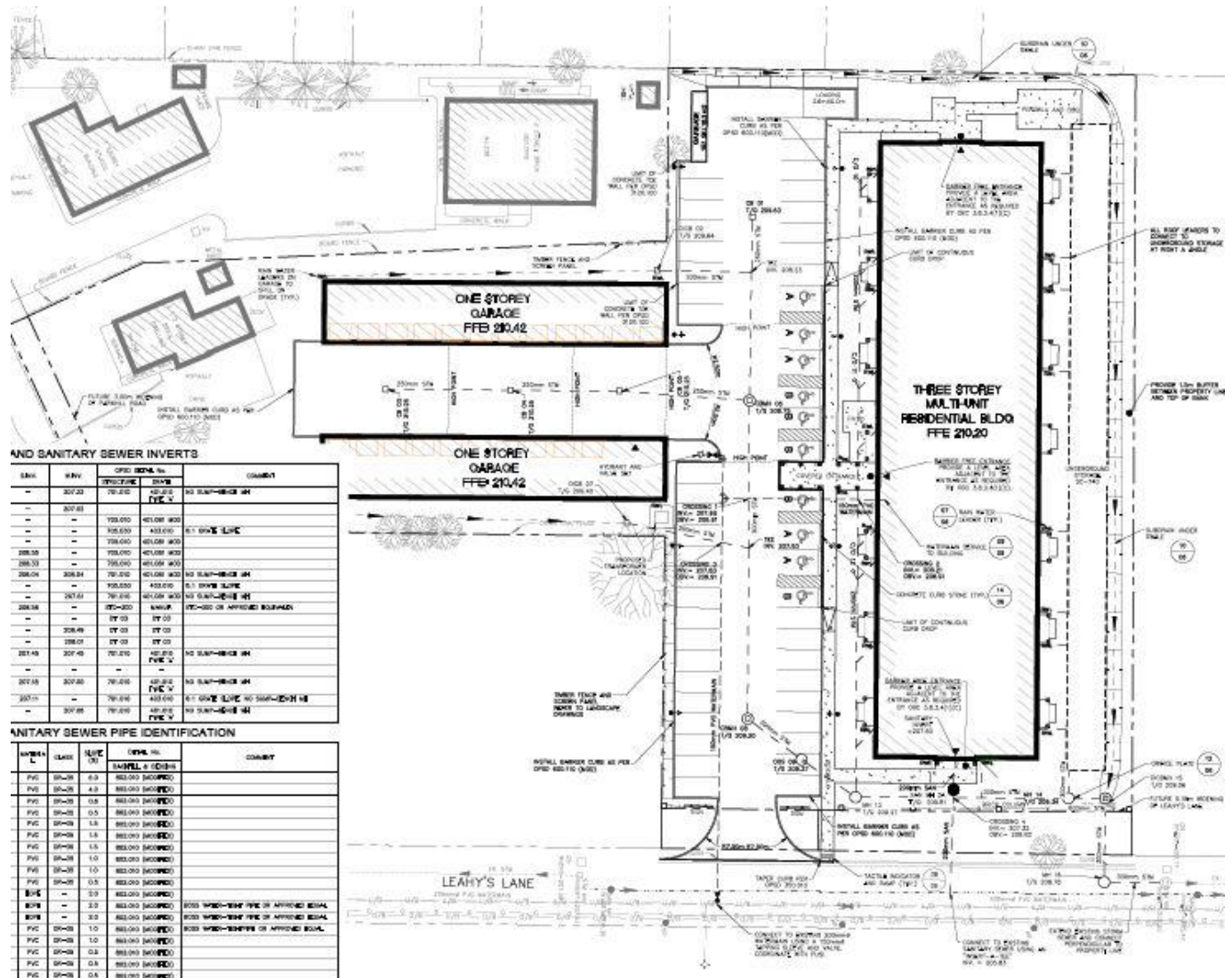
Map by: ANichols

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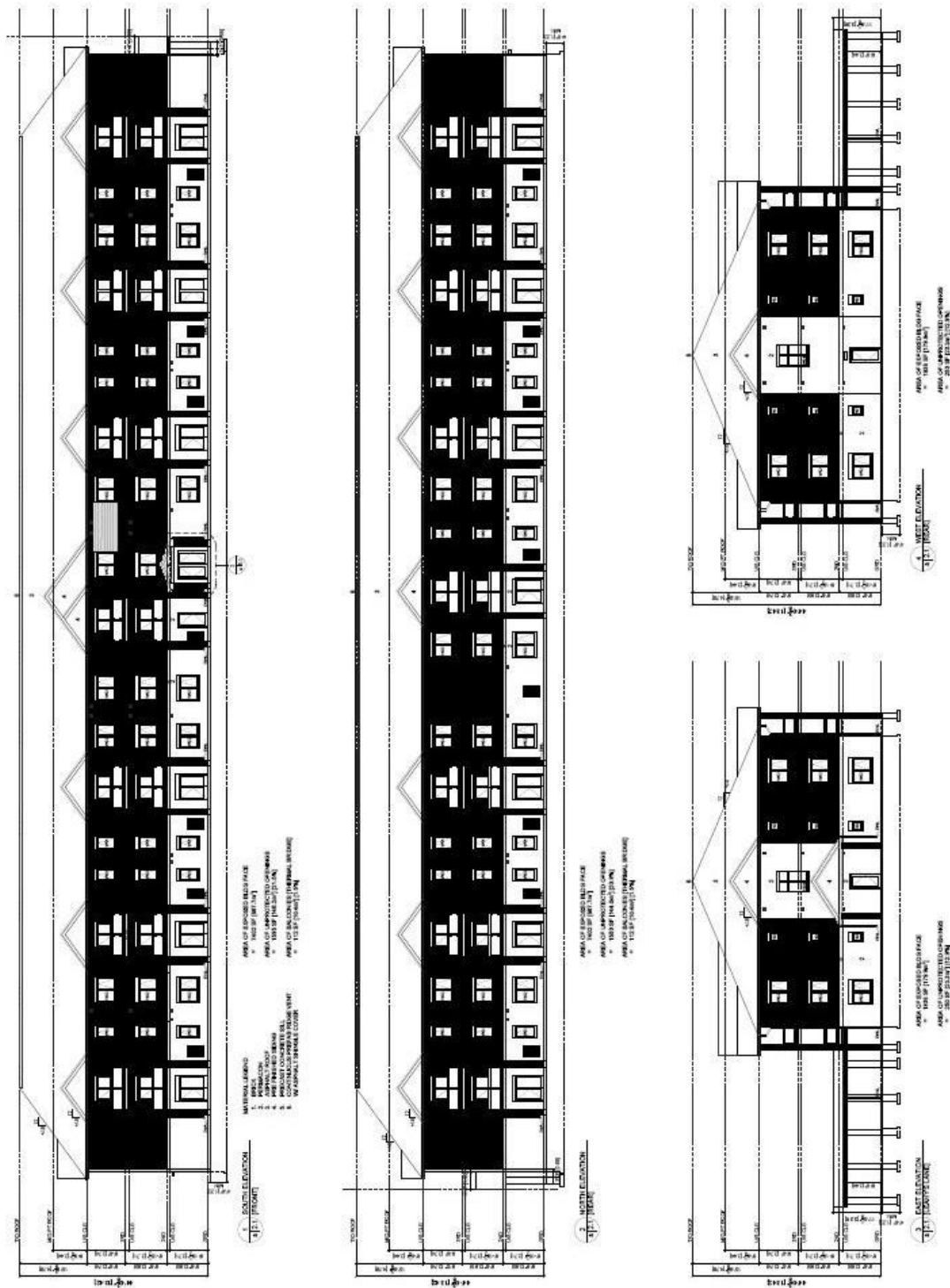
**Exhibit B – Site Plan, Page 1 of 5**

**Exhibit B – Site Plan, Grading, Page 2 of 5**



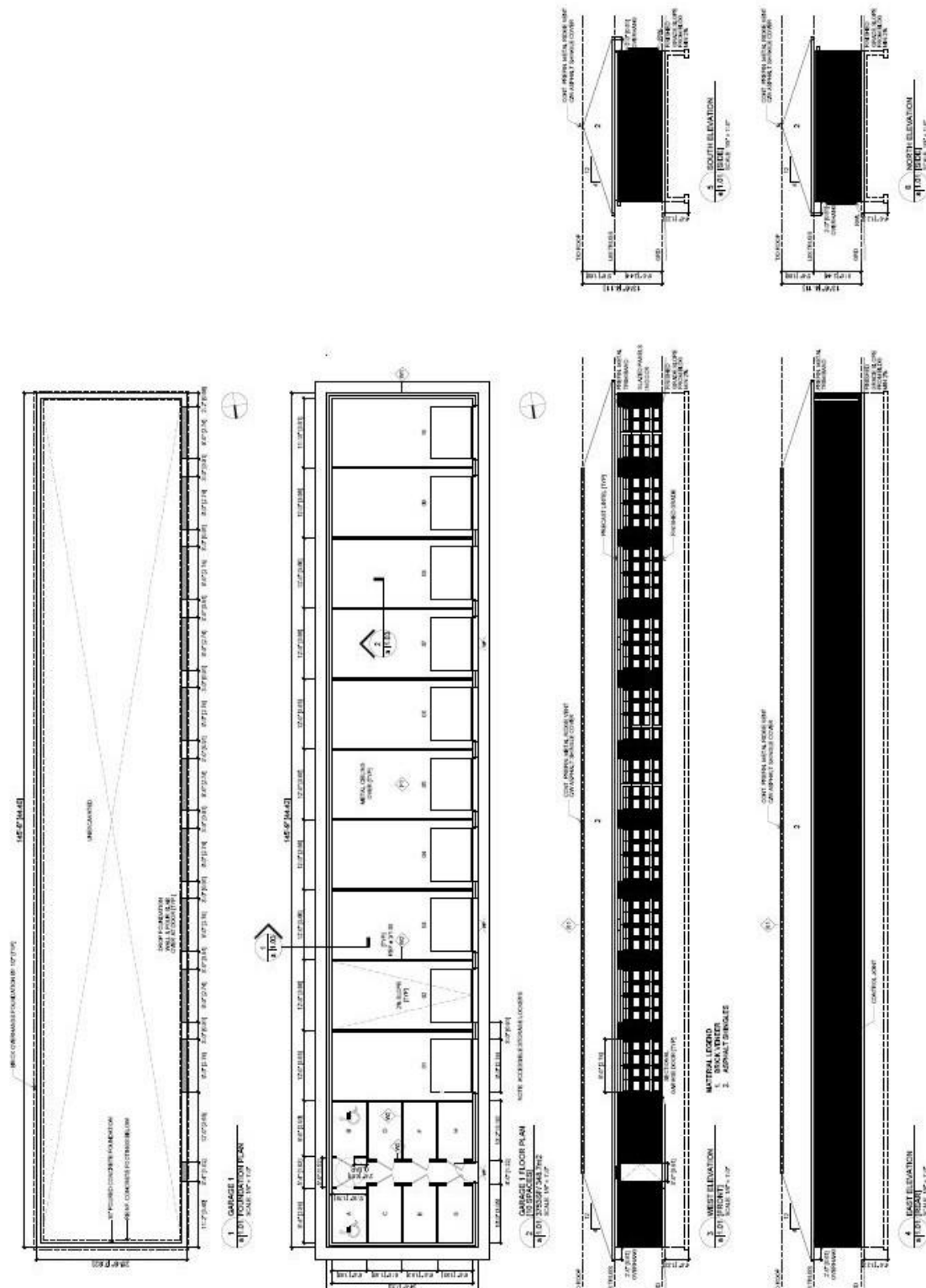


**Exhibit B – Site Plan, Building Elevations Page 4 of 5**





## Exhibit B – Site Plan, Building Elevations, Page 5 of 5



## Exhibit C – Draft By-law, Page 1 of 2



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### The Corporation of the City of Peterborough

#### By-Law Number 19-\_\_\_\_\_

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 25 Leahy's Lane

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

Map 8b 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.4 – 287– 'H' – Residential District to R.4 – 287.**

By-law read a first, second and third time this day of, 2019.

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Diane Therrien, Mayor

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John Kennedy, City Clerk

**Exhibit C – Draft By-law, Page 2 of 2**