



City of  
**Peterborough**

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

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

**Meeting Date:** **July 8, 2019**

**Subject:** **Report IPSPL19-022**  
**Removal of “H” – Holding Symbol from the Zoning of**  
**365 Armour Road**

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## **Purpose**

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 365 Armour Road.

## **Recommendation**

That Council approve the recommendation outlined in Report IPSPL19-022 dated July 8, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

That the property at 365 Armour Road be rezoned from SP.356 – “H”- Residential District to SP.356 – Residential District in accordance with Exhibit “C” attached to Report IPSPL19-022.

## **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 one of several properties created from the former St. Joseph’s Hospital campus. The property, 365 Armour Road, was created by way of a severance after all of the former hospital property was 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 property with the granting of Site Plan Approval, including provisions for cash-in-lieu of parkland.

Earlier phases of the development (384 Rogers Street, 175 and 185 Hunter Street East) have obtained Site Plan Approval and are fully developed in accordance with the Site Plan Agreement. Plans for the subject property were circulated for review in February, 2019 and at the time of the writing of this report, there is not anything in the application preventing the removal of the “H” – Holding Provision from the zoning of the property.

The existing building at 365 Armour Road is a five storey masonry building under renovation to create 27 dwelling units, three of which are entirely accessible. In accordance with Zoning By-law regulations, the Site Plan shows parking for 30 vehicles on the property. Asphalt parking lots are to be defined with new poured-in-place concrete curbing and access to the building’s main entrances are to be provided with the construction of new concrete walkways. A professionally prepared Landscape Plan, as well as an Engineer’s Site Servicing, Grading and Storm Water Management Plan were included in the Site Plan Application.

## Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 365 Armour Road 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, Infrastructure and Planning 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  
at 365 Armour Road

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

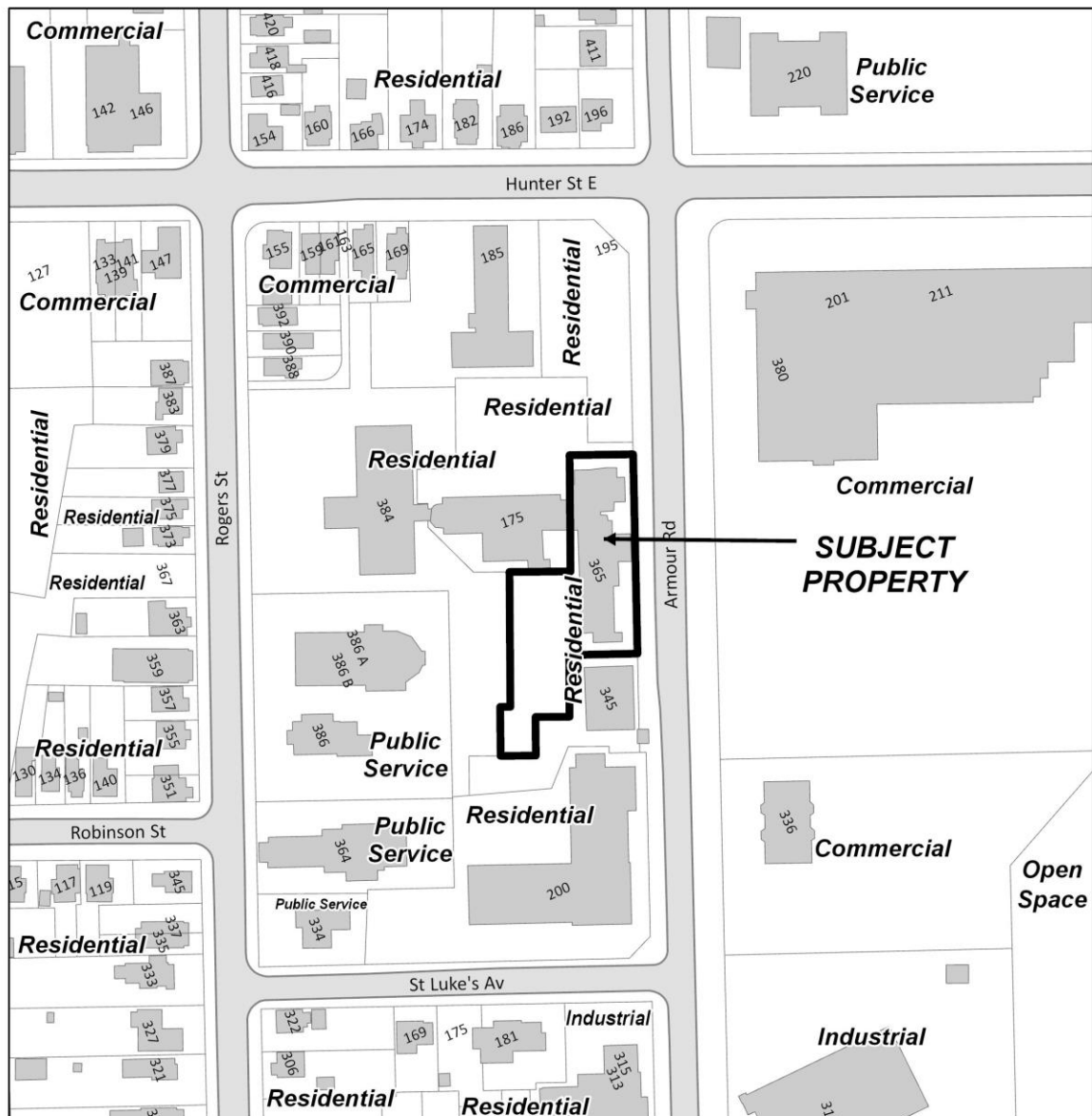
# Land Use Map

File: Z1217

Property Location: 365 Armour Rd

EXHIBIT

SHEET OF

**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 hardcopy 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.

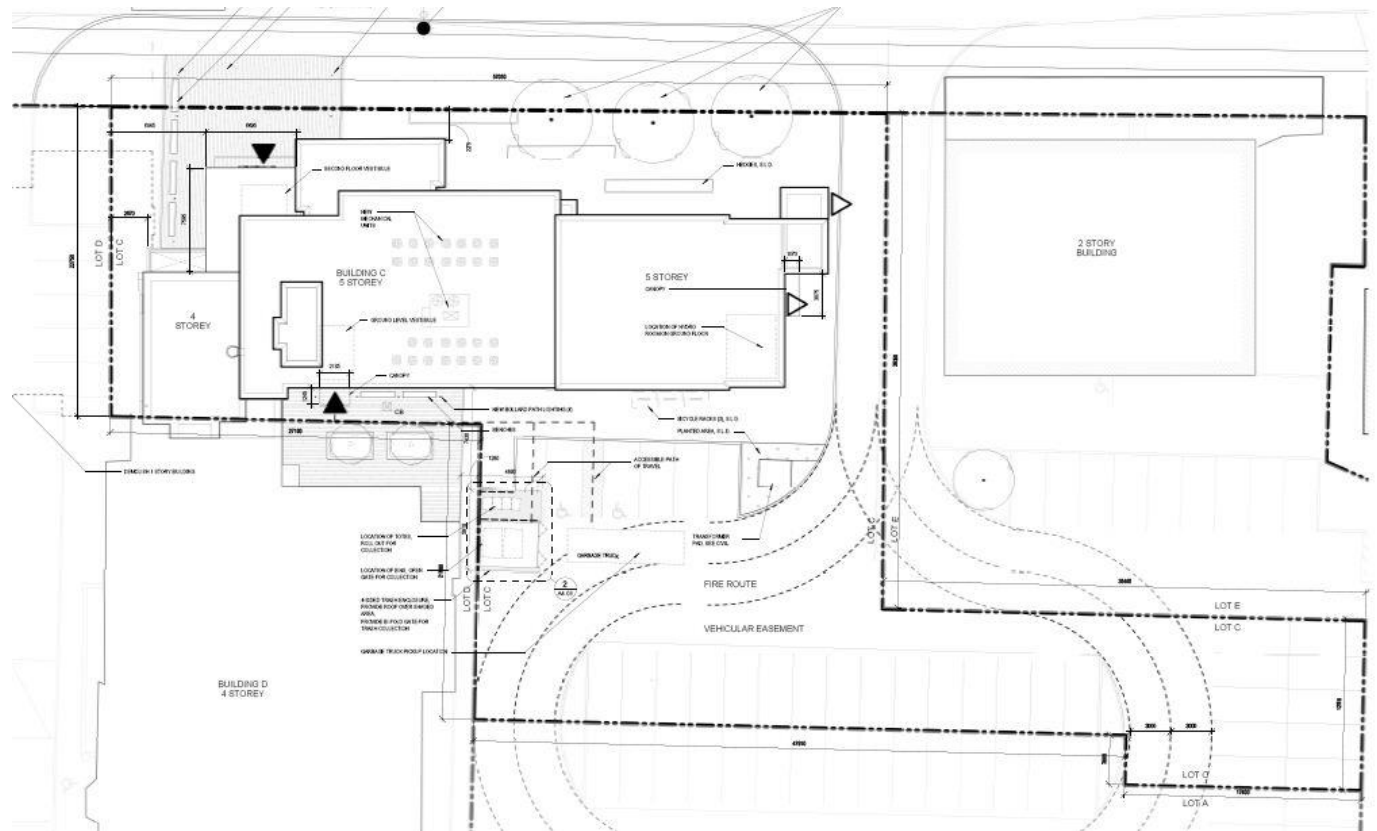


Date: June 13, 2019

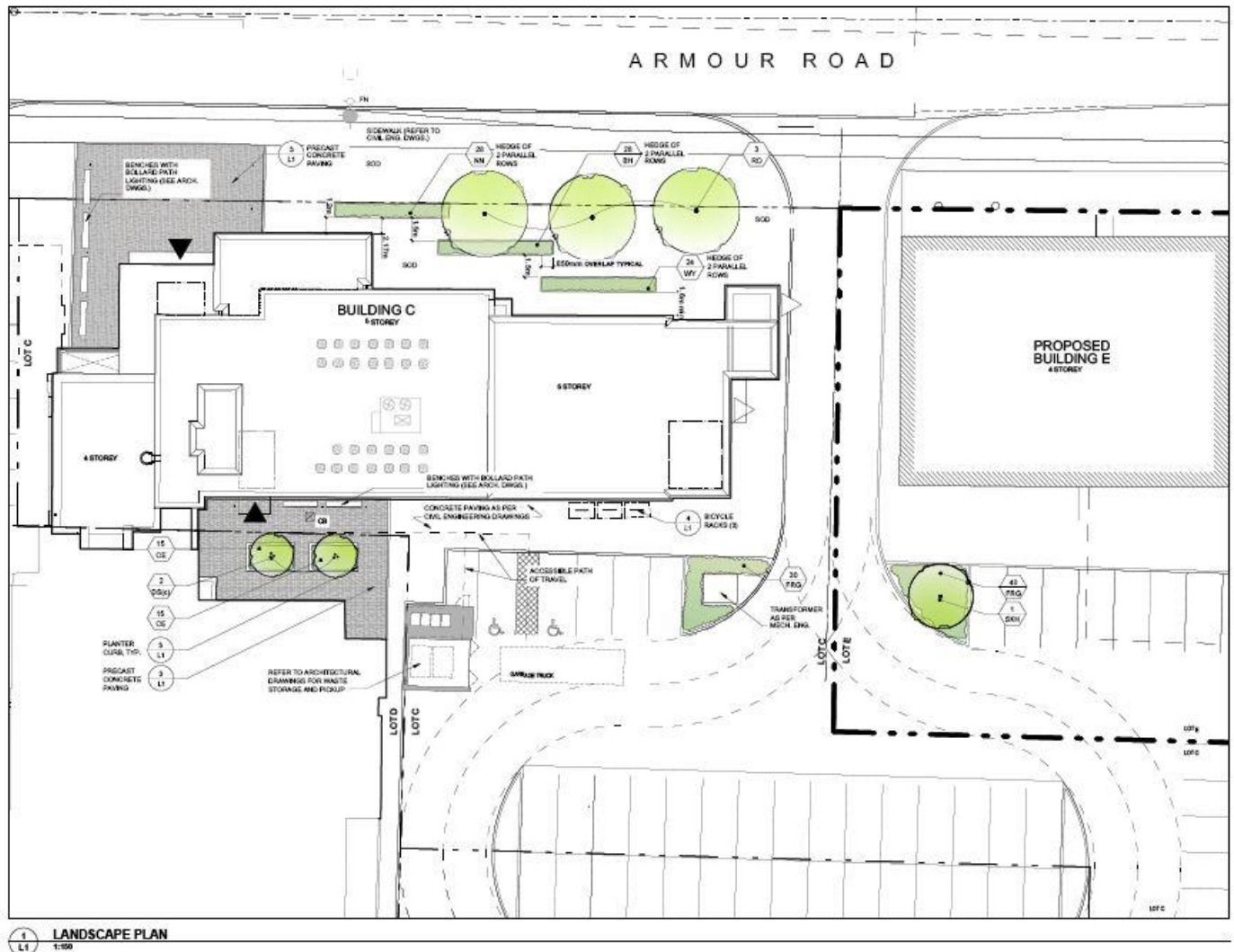
Map by: pzhao

0 5 10 20 30 40 50  
Metres

## Exhibit B – Site Plan, Page 1 of 3



## Exhibit B – Landscape Plan, Page 2 of 3 (Grading Plan)



**Exhibit B – East Building Elevation, Page 3 of 3  
(Facing Armour Road)**



## 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 365 Armour Road

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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, 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**