



City of
Peterborough

To: Members of the General Committee

From: Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

Meeting Date: July 8, 2019

Subject: Report IPSPL19-023
Removal of “H” – Holding Symbol from the Zoning of
the Properties at 520 and 540 Brealey Drive

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the properties at 520 Brealey Drive and 540 Brealey Drive.

Recommendations

That Council approve the recommendations outlined in Report IPSPL19-023 dated July 8, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the property at 520 Brealey Drive be rezoned from SP.118 – “H”- Public District to SP.118 – Public District in accordance with Exhibit “C” attached to Report IPSPD19-023; and
- b) That the property at 540 Brealey Drive be rezoned from SP.317 – “H”- Residential District to SP.317 – Residential District in accordance with Exhibit “D” attached to Report IPSPD19-023.

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

This report recommends the removal of the “H” – Holding symbol for two abutting properties at 520 and 540 Brealey Drive. Both properties were re-zoned simultaneously in 2003. The property at 520 Brealey Drive is the current Christian Victory Church site. It was re-zoned to permit Public Service uses including an assembly hall (conference / convention facility). The property at 540 Brealey Drive was created by way of a severance and was re-zoned from SP. 118 - Special District (Public Service) to SP. 317 – “H” - Special District (Residential).

As the subject properties are interconnected, an “H” – Holding Symbol was imposed on their zoning categories, which may only be removed with the granting of Site Plan Approval.

540 Brealey Drive:

The Site Plan for 540 Brealey Drive shows access from an existing driveway, which also provides access to the property at 520 Brealey Drive. There are no other driveway entrances to surrounding roads.

A two-storey, 18 unit apartment building is proposed along the north limit of the property. Thirty-six parking spaces are provided for the apartment building, including three spaces for persons with a disability. Along the east side of the property, twenty-eight dwelling units are proposed in four blocks of two-storey townhouse type units. Each unit has a parking space in a garage and one on a driveway.

A retaining wall along the east side of the site will maintain existing grades along the property line, which will result in the preservation of existing trees. Additionally, a 1.8 metre high (six foot) solid board fence is to be constructed along the east property line, providing privacy for existing residents fronting on Wilfred Drive.

A Storm Water Management (SWM) pond is to be constructed at the south end of the driveway. The SWM pond will serve both the properties at 520 and 540 Brealey Drive.

520 Brealey Drive:

520 Brealey Drive is the current Christian Victory Church site. Site Plan Approval was required simultaneous with the approval for 540 Brealey Drive as both properties are inter-connected. A number of cross easements were required and approved through the Committee of Adjustment for sewers, storm water drainage and access.

An emergency access is shown through the property to provide an alternative route to access 540 Brealey Drive in the event the driveway is blocked.

The Site Plan for 520 Brealey Drive was revised to show an appropriate layout of parking spaces and vehicle movement areas in compliance with Zoning Bylaw regulations. The rationalization of the parking layout has resulted in the creation of a landscaped area flanking the south side of the 18 unit apartment building at 540 Brealey Drive.

Summary

The conditions associated with the removal of the "H" – Holding provision with respect to the zoning of the properties at 520 Brealey Drive and 540 Brealey Drive have been satisfied. Accordingly, it is recommended that a by-law be passed to remove the "H" Holding Provision from the zoning of each 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 520 Brealey Drive
- Exhibit D – Draft By-law – Removal of Holding Symbol from the zoning of the property at 520 Brealey Drive

Exhibit A – Land Use Map, Page 1 of 1

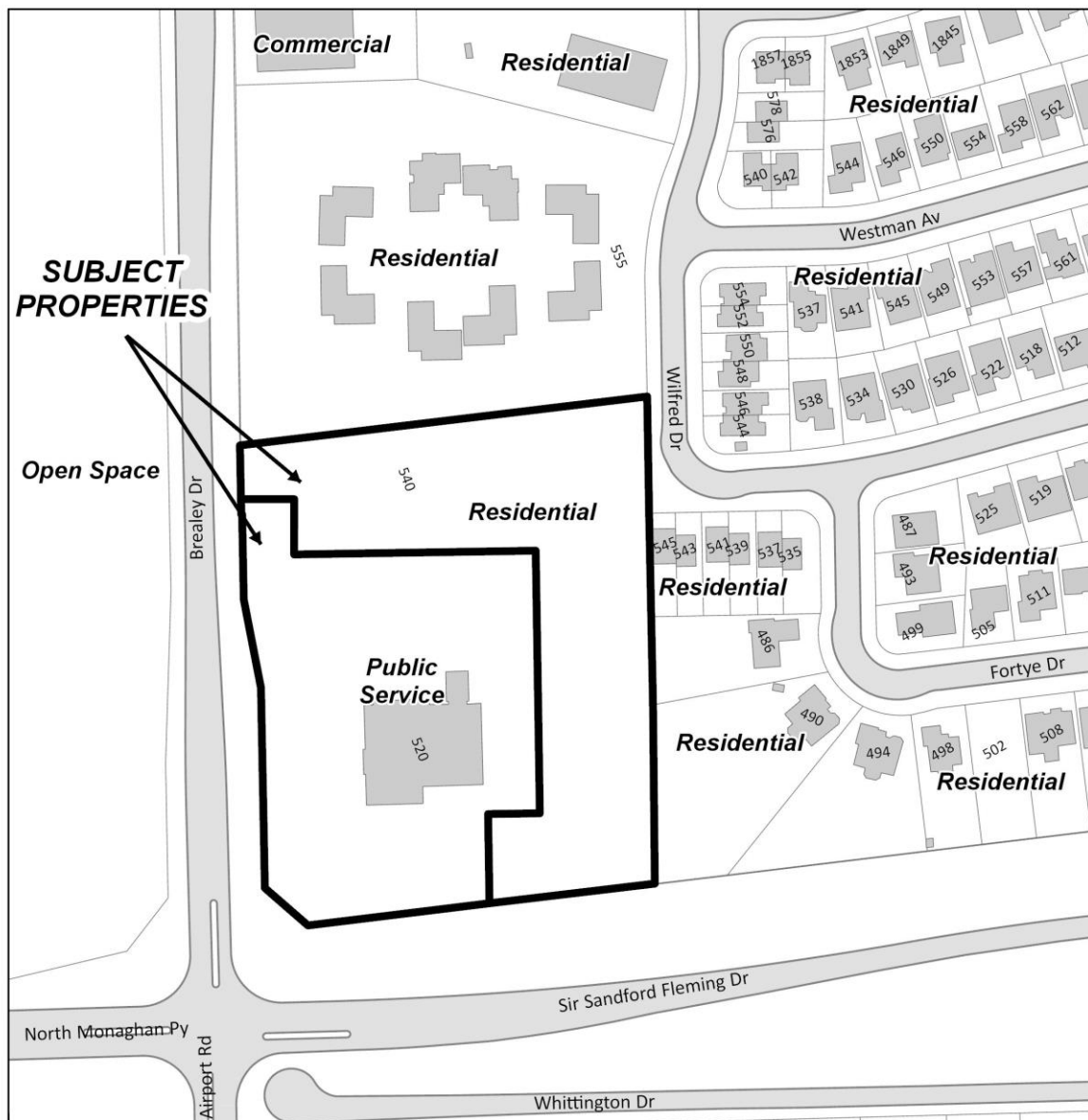
Land Use Map

File: Z0323

Property Location: 520 & 540 Brealey Ave

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

540 MULTIUNIT RESIDENTIAL
3 STORIES
18 UNITS
PFE 235.55

EXISTING BLDG
2000 SQ. FT. (APPROX.)
2000 SQ. FT. (APPROX.)

PROPOSED BLDG
28 UNITS
PFE 235.55

540 BREALEY DRIVE

SIR SANDFORD FLEMING DRIVE

TABLE 1: SITE STATISTICS

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 2: ZONING INFORMATION

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 3: LANDSCAPING

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 4: SITE COVERAGE

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 5: BUILDING AREA AND SETBACKS

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 6: PARKING

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 7: TOWNHOUSES

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 8: TOWNHOUSES BLDG B

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 9: TOWNHOUSES BLDG C

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 10: TOWNHOUSES BLDG D

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 11: TOWNHOUSES BLDG E

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

TABLE 12: ALL GARAGE AND RECYCLING COLLECTION

ITEM	STATISTICS	UNITS	PER UNIT
TOTAL LOT AREA	11,960.84		
NET AREA	1,764.74		
NET AREA	30,317		
NET AREA	2,100.00		
NET AREA	242.82		
NET AREA	242.82		

[illegible]

The architectural drawings show three elevations of a typical townhouse end unit. The drawings include dimensions for height and width, and a material legend.

Typical Townhouse: End Unit Rear Elevation

Dimensions: 20'-0" (6.096) total height, 9'-0" (2.743) to 2nd floor, 10'-0" (3.048) 2nd floor to 3rd floor, 9'-0" (2.743) 3rd floor to 4th floor, 9'-0" (2.743) 4th floor to 5th floor, 9'-0" (2.743) 5th floor to 6th floor, 9'-0" (2.743) 6th floor to 7th floor, 9'-0" (2.743) 7th floor to 8th floor, 9'-0" (2.743) 8th floor to 9th floor, 9'-0" (2.743) 9th floor to 10th floor, 9'-0" (2.743) 10th floor to 11th floor, 9'-0" (2.743) 11th floor to 12th floor, 9'-0" (2.743) 12th floor to 13th floor, 9'-0" (2.743) 13th floor to 14th floor, 9'-0" (2.743) 14th floor to 15th floor, 9'-0" (2.743) 15th floor to 16th floor, 9'-0" (2.743) 16th floor to 17th floor, 9'-0" (2.743) 17th floor to 18th floor, 9'-0" (2.743) 18th floor to 19th floor, 9'-0" (2.743) 19th floor to 20th floor, 9'-0" (2.743) 20th floor to 21st floor, 9'-0" (2.743) 21st floor to 22nd floor, 9'-0" (2.743) 22nd floor to 23rd floor, 9'-0" (2.743) 23rd floor to 24th floor, 9'-0" (2.743) 24th floor to 25th floor, 9'-0" (2.743) 25th floor 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floor to 101st floor, 9'-0" (2.743) 101st floor to 102nd floor, 9'-0" (2.743) 102nd floor to 103rd floor, 9'-0" (2.743) 103rd floor to 104th floor, 9'-0" (2.743) 104th floor to 105th floor, 9'-0" (2.743) 105th floor to 106th floor, 9'-0" (2.743) 106th floor to 107th floor, 9'-0" (2.743) 107th floor to 108th floor, 9'-0" (2.743) 108th floor to 109th floor, 9'-0" (2.743) 109th floor to 110th floor, 9'-0" (2.743) 110th floor to 111th floor, 9'-0" (2.743) 111th floor to 112th floor, 9'-0" (2.743) 112th floor to 113th floor, 9'-0" (2.743) 113th floor to 114th floor, 9'-0" (2.743) 114th floor to 115th floor, 9'-0" (2.743) 115th floor to 116th floor, 9'-0" (2.743) 116th floor to 117th floor, 9'-0" (2.743) 117th floor to 118th floor, 9'-0" (2.743) 118th floor to 119th floor, 9'-0" (2.743) 119th floor to 120th floor, 9'-0" (2.743) 120th floor to 121st floor, 9'-0" (2.743) 121st floor to 122nd floor, 9'-0" (2.743) 122nd floor to 123rd floor, 9'-0" (2.743) 123rd floor to 124th floor, 9'-0" (2.743) 124th floor to 125th floor, 9'-0" (2.743) 125th floor to 126th floor, 9'-0" (2.743) 126th floor to 127th floor, 9'-0" (2.743) 127th floor to 128th floor, 9'-0" (2.743) 128th floor to 129th floor, 9'-0" (2.743) 129th floor to 130th floor, 9'-0" (2.743) 130th floor to 131st floor, 9'-0" (2.743) 131st floor to 132nd floor, 9'-0" (2.743) 132nd floor to 133rd floor, 9'-0" (2.743) 133rd floor to 134th floor, 9'-0" (2.743) 134th floor to 135th floor, 9'-0" (2.743) 135th floor to 136th floor, 9'-0" (2.743) 136th floor to 137th floor, 9'-0" (2.743) 137th floor to 138th floor, 9'-0" (2.743) 138th floor to 139th floor, 9'-0" (2.743) 139th floor to 140th floor, 9'-0" (2.743) 140th floor to 141st floor, 9'-0" (2.743) 141st floor to 142nd floor, 9'-0" (2.743) 142nd floor to 143rd floor, 9'-0" (2.743) 143rd floor to 144th floor, 9'-0" (2.743) 144th floor to 145th floor, 9'-0" (2.743) 145th floor to 146th floor, 9'-0" (2.743) 146th floor to 147th floor, 9'-0" (2.743) 147th floor to 148th floor, 9'-0" (2.743) 148th floor to 149th floor, 9'-0" (2.743) 149th floor to 150th floor, 9'-0" (2.743) 150th floor to 151st floor, 9'-0" (2.743) 151st floor to 152nd floor, 9'-0" (2.743) 152nd floor to 153rd floor, 9'-0" (2.743) 153rd floor to 154th floor, 9'-0" (2.743) 154th floor to 155th floor, 9'-0" (2.743) 155th floor to 156th floor, 9'-0" (2.743) 156th floor to 157th floor, 9'-0" (2.743) 157th floor to 158th floor, 9'-0" (2.743) 158th floor to 159th floor, 9'-0" (2.743) 159th floor to 160th floor, 9'-0" (2.743) 160th floor to 161st floor, 9'-0" (2.743) 161st floor to 162nd floor, 9'-0" (2.743) 162nd floor to 1

Exhibit B, Page 4 of 4 – Building Elevations – 540 Brealey Drive



Exhibit C – Draft By-law, Page 1 of 2



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 520 Brealey Drive

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

Map No. 20 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.118-"H"** to **SP.118**.

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

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2

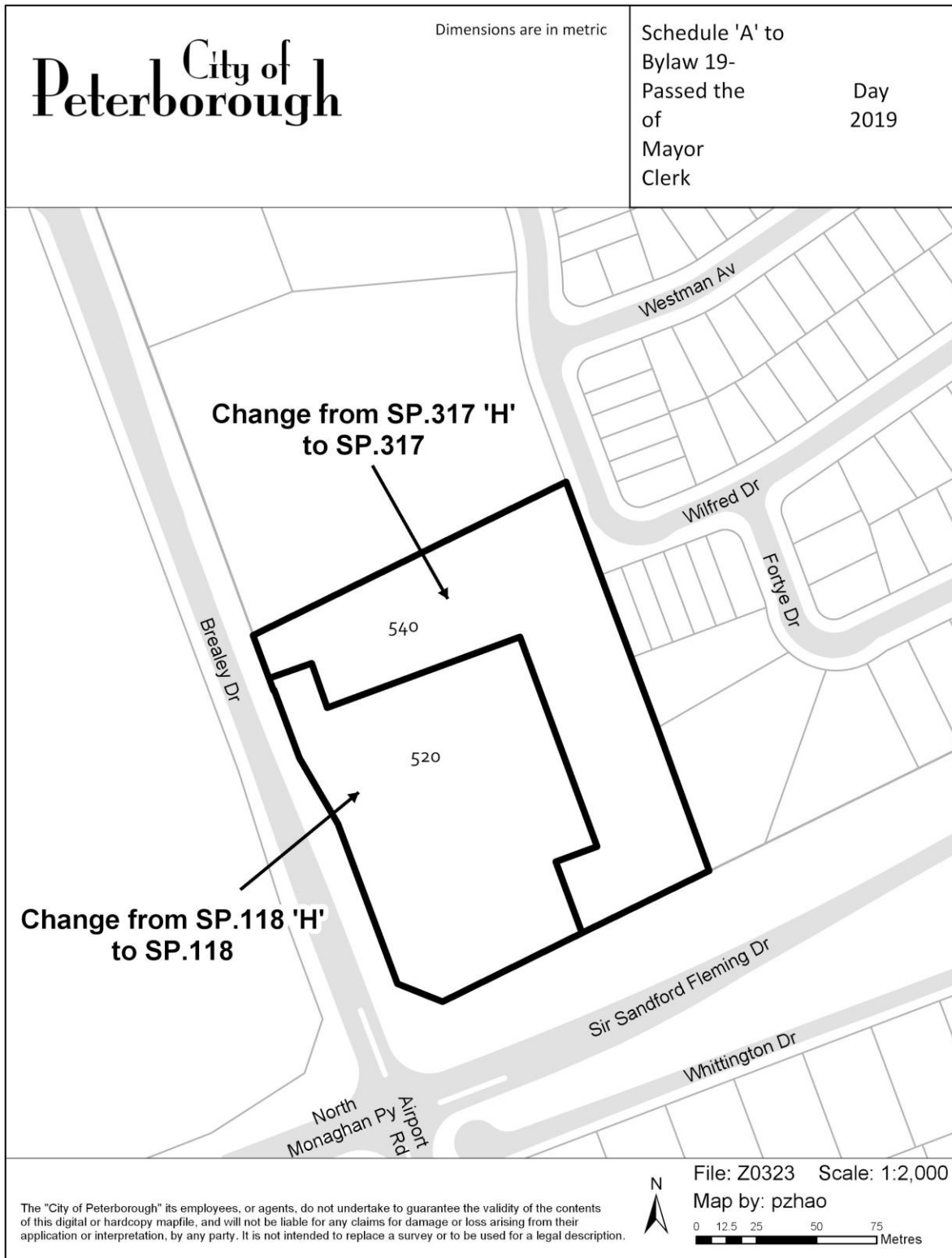


Exhibit D – Draft By-law, Page 1 of 2



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 540 Brealey Drive

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

Map No. 20 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.317-"H"** to **SP.317**.

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

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit D – Draft By-law, Page 2 of 2

