



City of
Peterborough

To: Members of the General Committee

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: April 16, 2018

Subject: Report PLPD18-016
Removal of the “H” – Holding Symbol from the zoning of the property at 1253 Lansdowne Street West

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1253 Lansdowne Street West.

Recommendation

That Council approve the recommendation outlined in Report PLPD18-016 dated April 16, 2018, of the Director, Planning and Development Services, as follows:

That the property at 1253 Lansdowne Street West be rezoned from R.5-232 – “H”-Residential District to R.5-232 – Residential District in accordance with Exhibit “C” attached to Report PLPD18-016.

Budget and Financial Implications

For an apartment type dwelling a development charge rate of \$12,910.00/unit applies. The proposed four-storey apartment building has 43 units. If a building permit is applied for in 2018, the total development charge will be \$555,130.00.

Background

The subject property at 1253 Lansdowne Street West is the vacant lot behind the Super 8 Motel at 1257 Lansdowne Street West. When the property was zoned in 2007, an "H" – Holding Symbol was imposed. It is an Administrative and legal housekeeping procedure to have the "H" removed when conditions have been met. With the recommendations of the updated Environmental Report incorporated into the Site Plan Agreement to the satisfaction of the Otonabee Region Conservation Authority (ORCA) and Site Plan Approval granted, this is completed. As prescribed in the City's Site Plan By-law, the granting of site plan approval for a proposed development of this type and magnitude is delegated to staff.

Site Plan Application Features

The Site Plan Application proposes to construct a four-storey apartment building with 43 dwelling units. The driveway flanking the east side of the Super 8 Motel is actually part of the subject property. This existing driveway will provide vehicle and pedestrian access to the site from Lansdowne Street West. The Super 8 Motel property has a Right-of-Way over the subject property's driveway.

In compliance with Zoning By-law development regulations, the Site Plan shows the provision of 72 regular sized parking spaces plus four spaces for persons with a disability for a total of 76 spaces. The parking lot along with a one-storey parking garage for nine vehicles is being accommodated on the north side of the proposed building.

A special storm water management system is to be constructed under the parking lot to encourage the percolation of storm water into the ground. Storm water that surcharges from the Stormtech MC-4500 System under the parking lot will outfall to a rip-rap slope near the south-east corner of the building before it is intercepted by a vegetated filter strip and spreader swale. This special approach to storm water management is necessary due to the site's proximity to the Harper Park Wetland.

The Site Plan Application included the submission of a Phase 1 Environmental Site Assessment Report, an Environmental Impact Study, a Hydrogeological Assessment Report and a Storm Water Management (Quality and Quantity Control) Report. In conjunction with all the related drawings, these reports were reviewed and accepted by the Otonabee Region Conservation Authority (ORCA). The proposed site work is beyond the 20 metre setback from the Harper Park Wetland imposed by ORCA and in compliance with the Zoning By-law, the proposed building is beyond the 20 metre setback from the rear property line.

A professionally prepared Landscape Plan was also submitted as part of the Site Plan package. Only native trees and shrubs are proposed to be installed throughout the subject property.

The Applicant also owns abutting property to the west, which will be the subject of a future Zoning By-law Application and a Site Plan Approval Application. The Applicant has shown how the subject Site Plan will match and compliment the future Site Plan for the abutting property.

Summary

The conditions associated with the removal of the "H" – Holding Provision with respect to the zoning of the property at 1253 Lansdowne Street West 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,

Jeffrey Humble, MCIP, RPP
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 "H" – Holding Symbol

Exhibit A – Land Use Map, Page 1 of 1

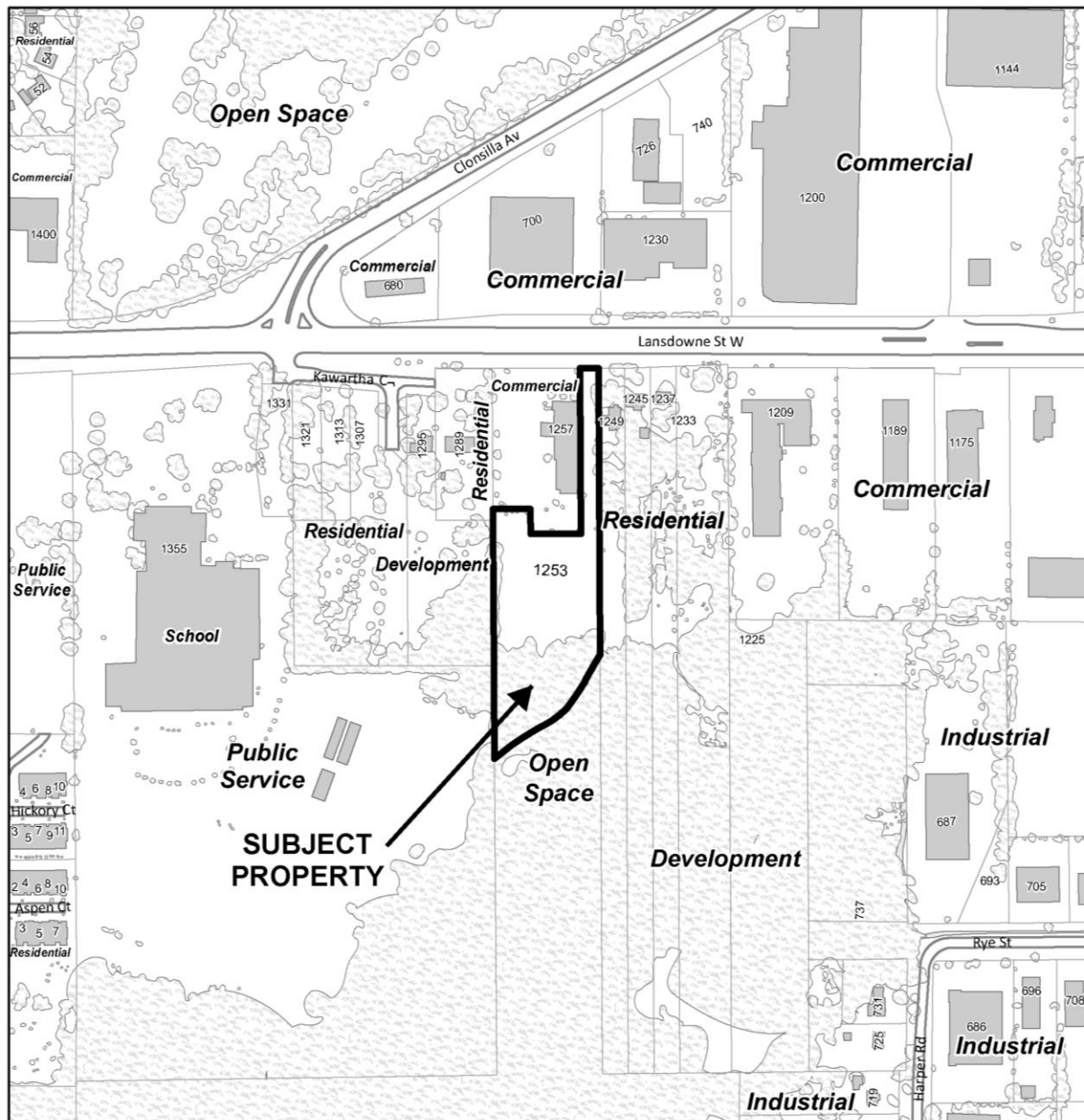
Land Use Map

File: Z0618

Property Location: 1253 Lansdowne St W

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 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: March 16, 2018

Map by: CSandanayake

0 25 50 100 150 Metres

Exhibit B – Site Plan Drawings, Page 1 of 11

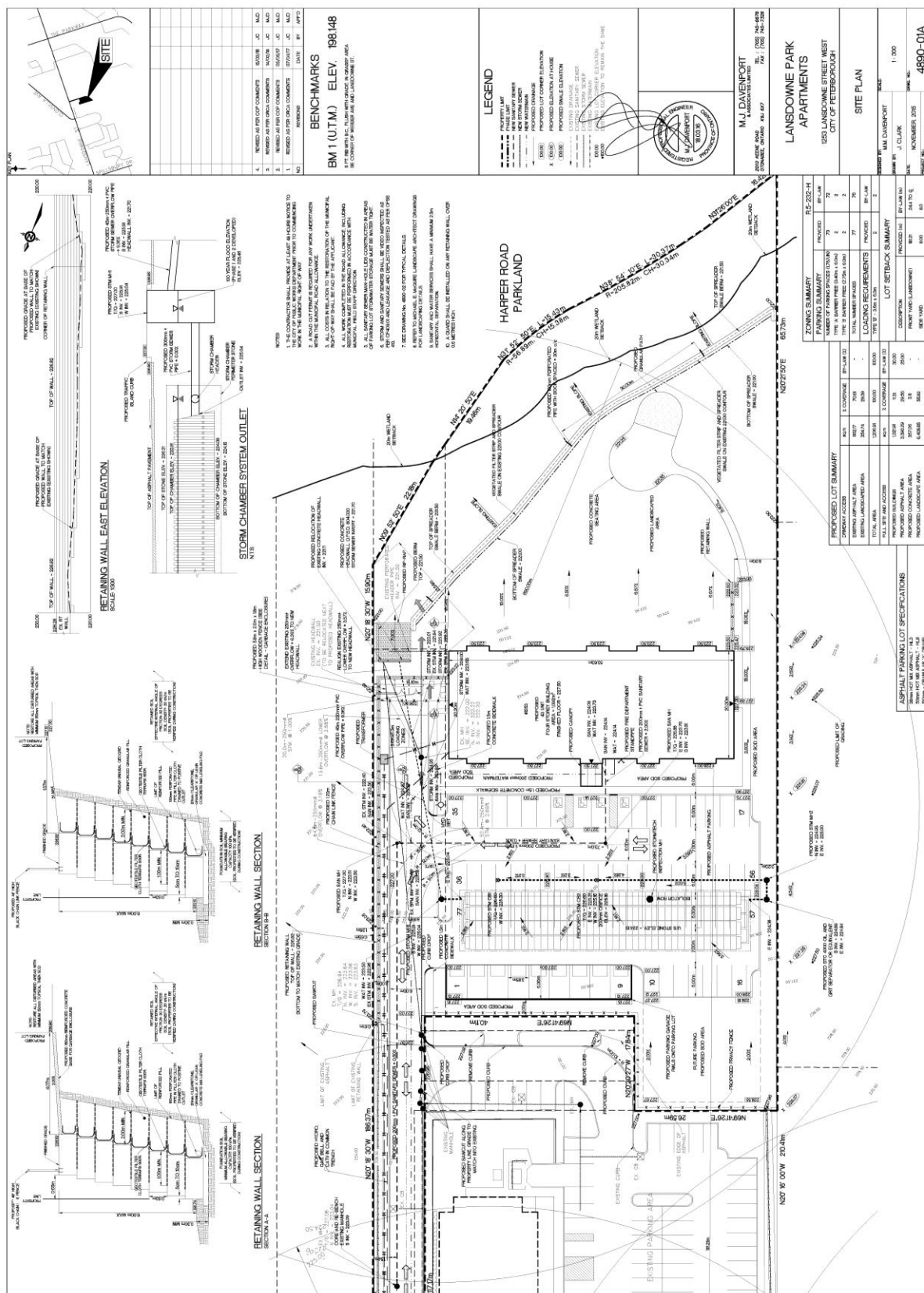
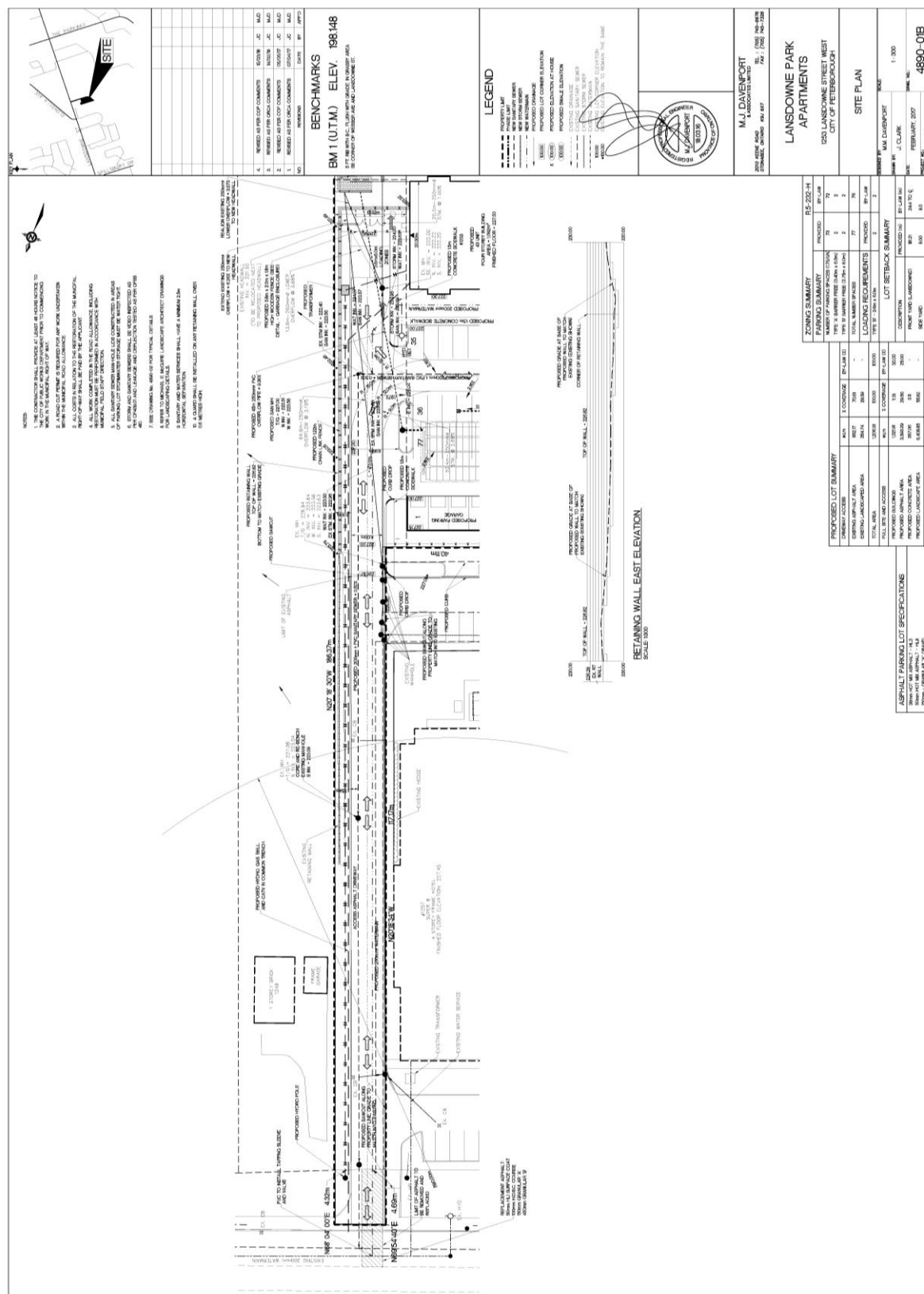


Exhibit B – Site Plan Drawings, Page 2 of 11



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Exhibit B – Site Plan Drawings, Page 4 of 11

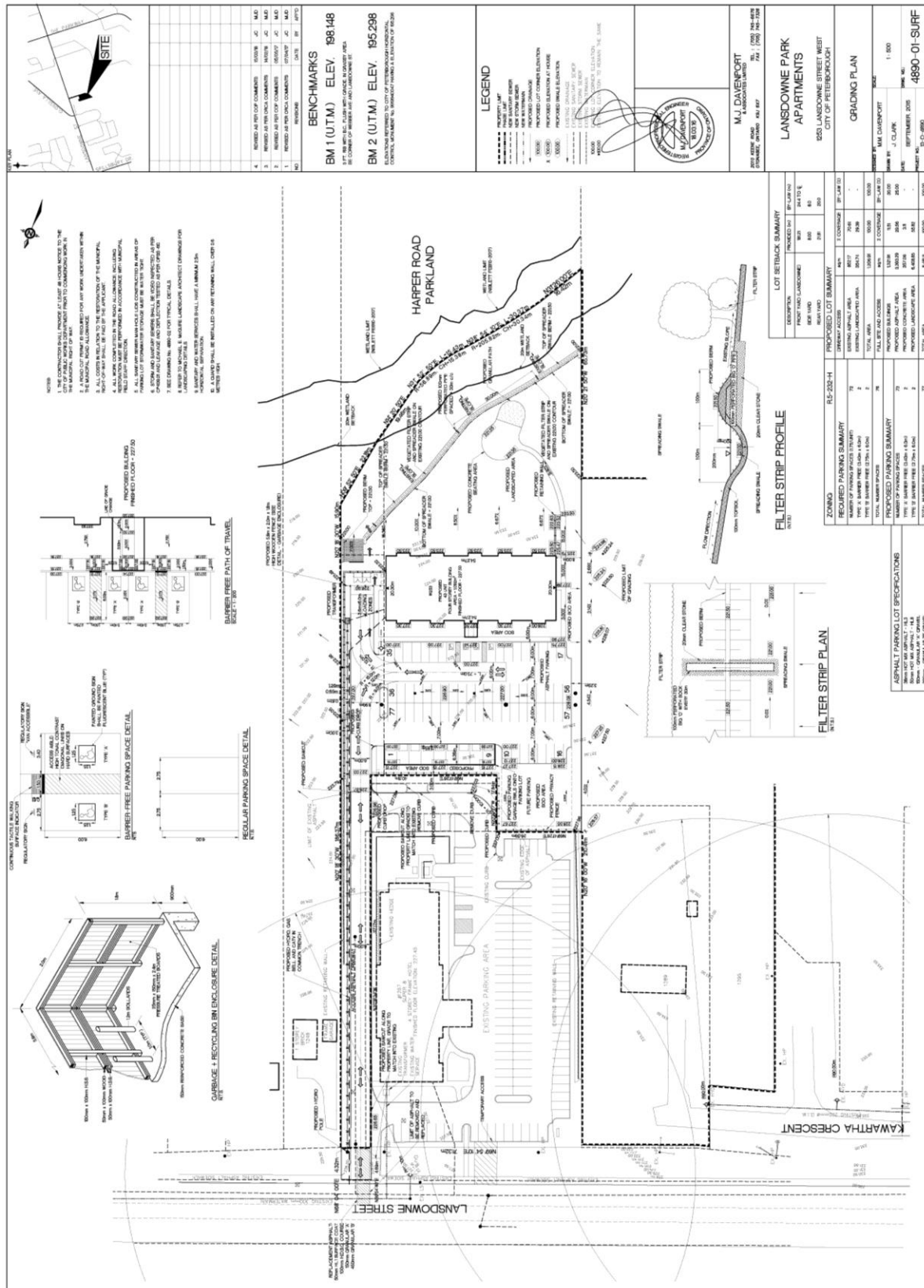


Exhibit B – Site Plan Drawings, Page 5 of 11

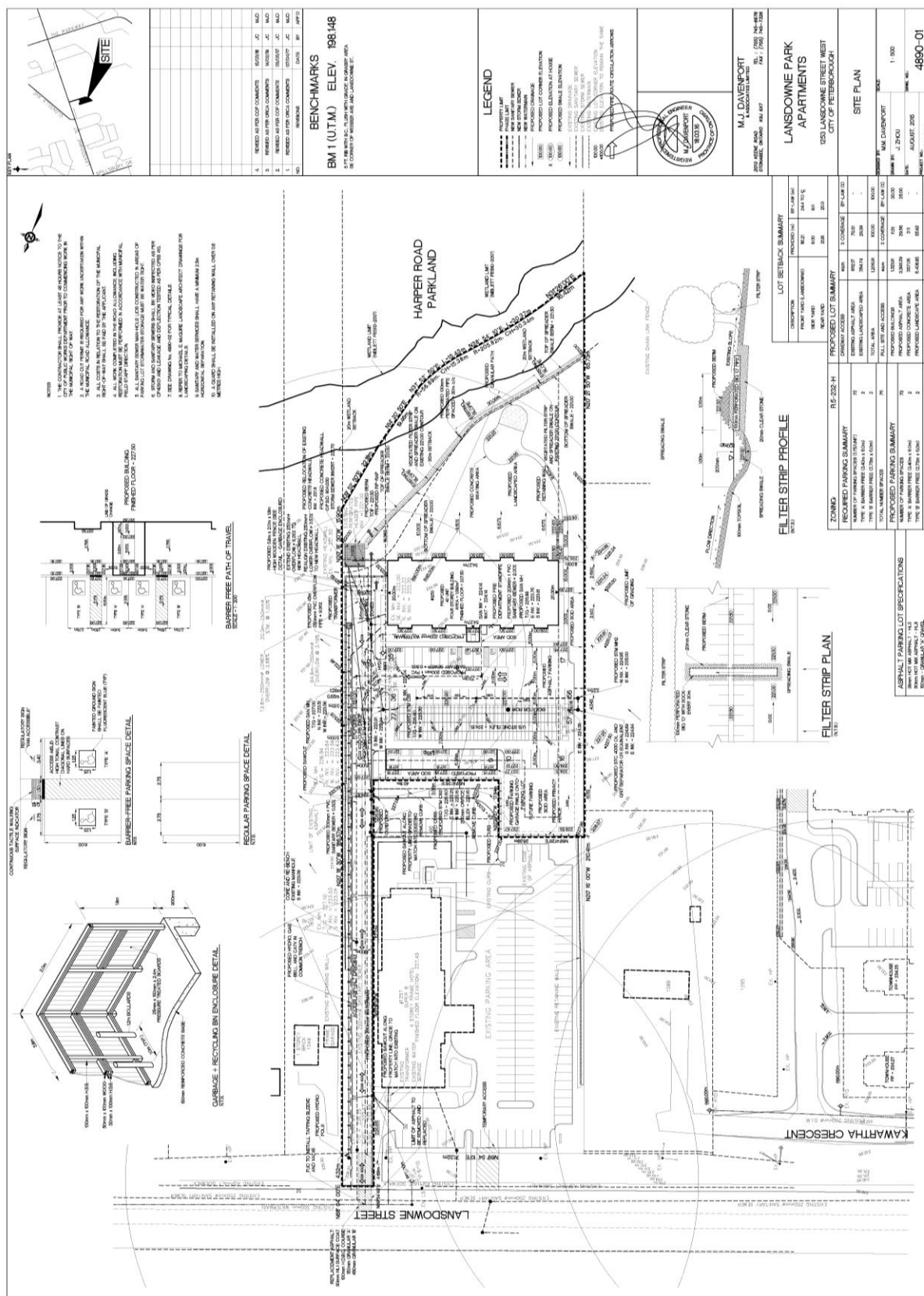
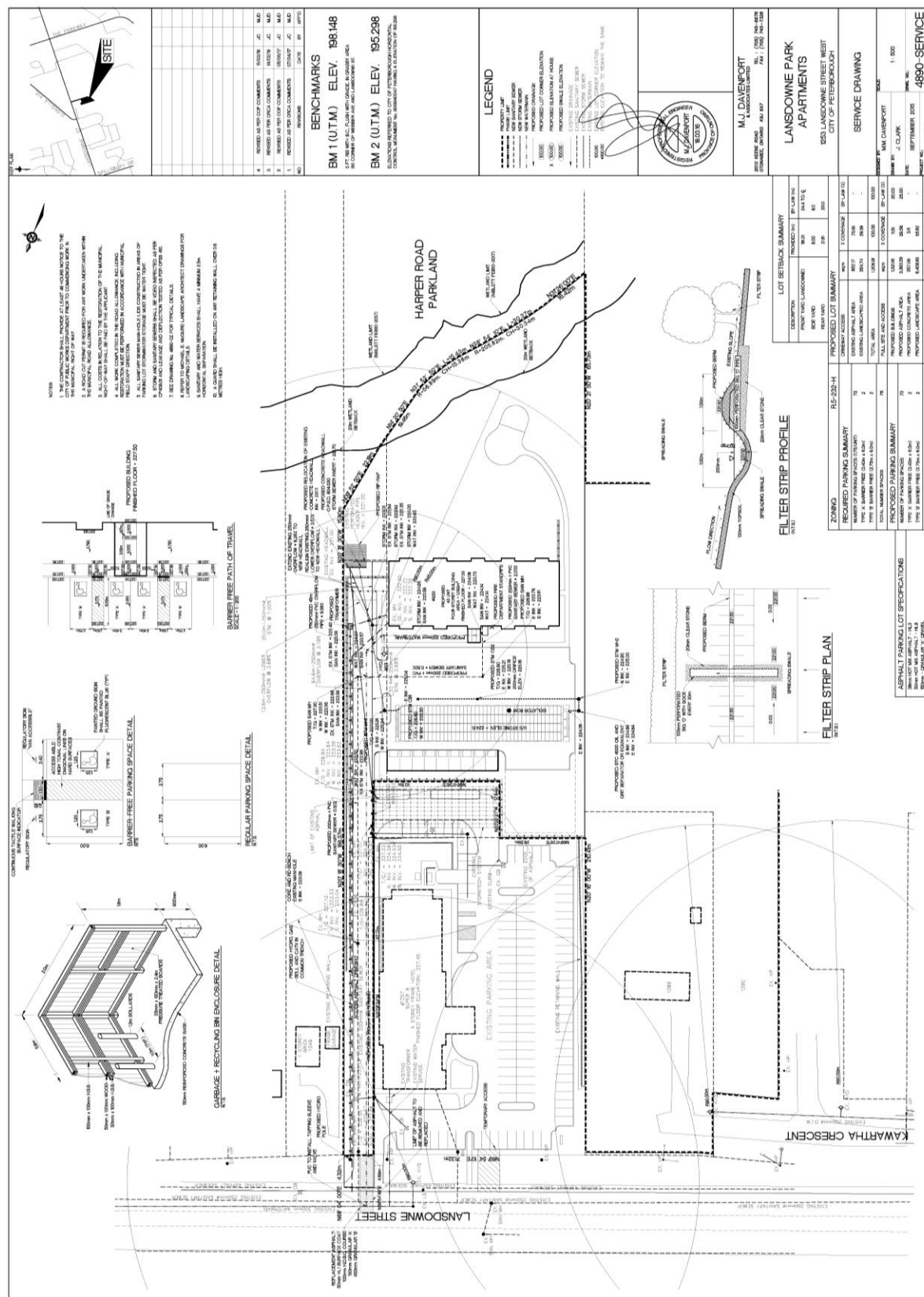


Exhibit B – Site Plan Drawings, Page 6 of 11



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Exhibit B – Site Plan Drawings, Page 9 of 11

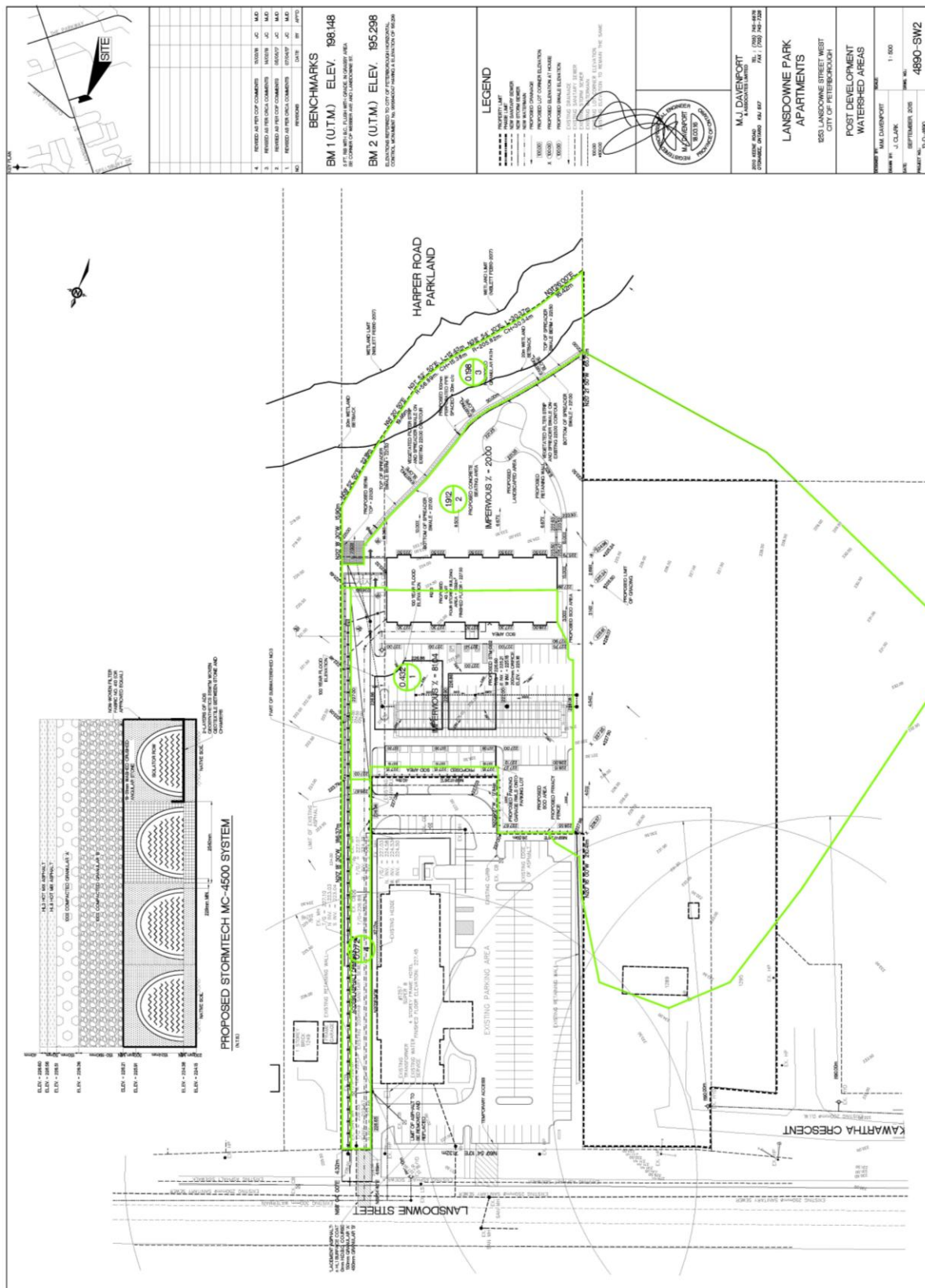
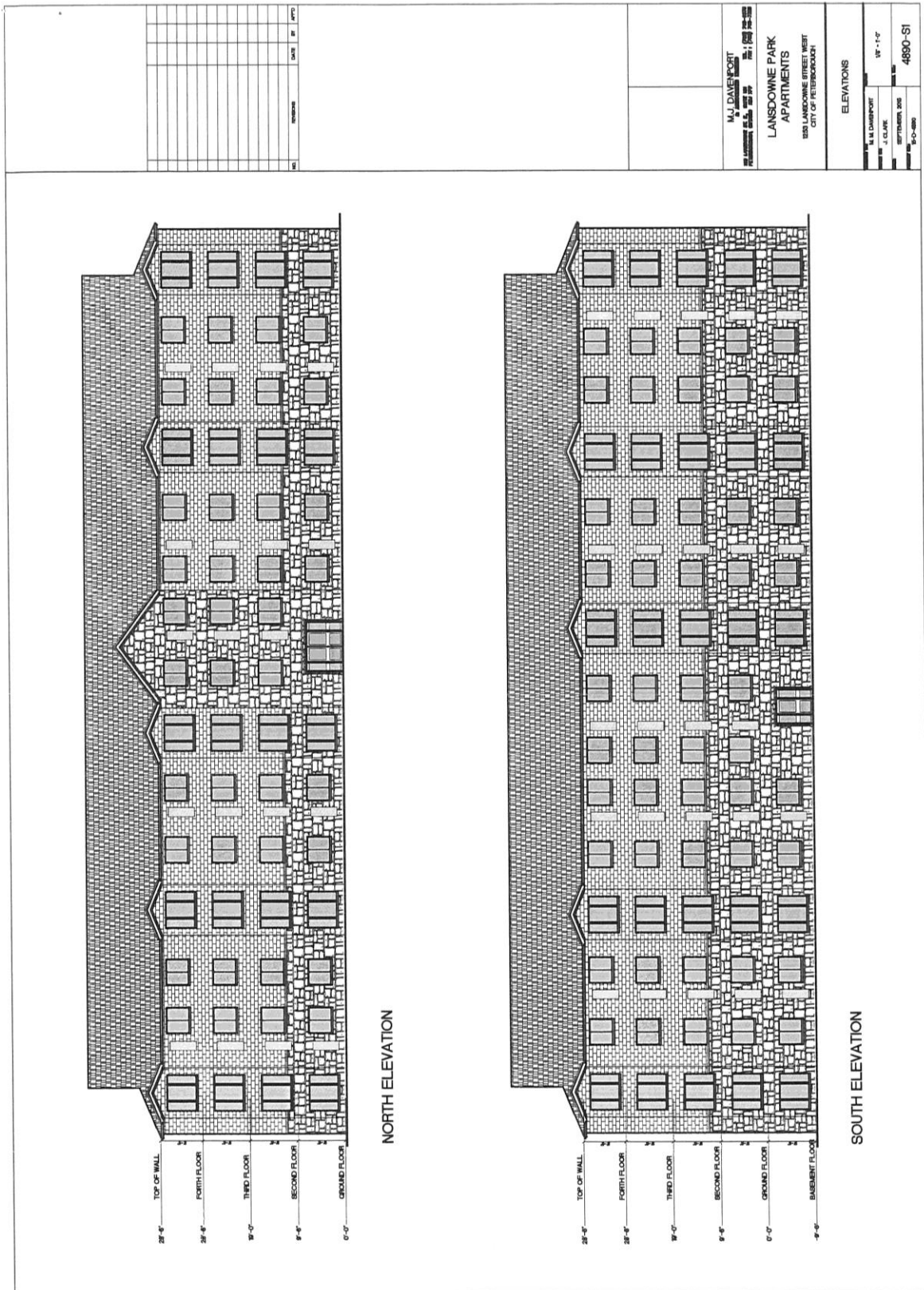


Exhibit B – Site Plan Drawings, Page 10 of 11



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Exhibit C – Draft By-law, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 18-_____

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at
1253 Lansdowne Street West

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

Map 21 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.5 - 232 – "H"- Residential
District to R.5 - 232 – Residential District.

By-law read a first, second and third time this day of, 2018.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2

