



City of
Peterborough

To: **Members of the Planning Committee**

From: **Ken Hetherington, Manager, Planning Division**

Meeting Date: **October 5, 2015**

Subject: **Report PLPD15-050
75 Alexander Avenue**

Purpose

A report to evaluate the planning merits of amending the Zoning By-law for the property known as 75 Alexander Avenue to permit the property to be used for two dwelling units with site specific regulations.

Recommendations

That Council approve the recommendations outlined in Report PLPD15-050 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) That Section 3.9 – Exceptions, of the Comprehensive Zoning By-law #1997-123 be amended to add Exception 300 to permit a driveway with a maximum width of 8.1m at the street line; and a minimum ceiling height of 0.8m above grade for a dwelling unit in the basement, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD15-050.
- b) That the zoning of the subject property be amended from the R.1,1m,2m - Residential District to the R.2-300-'H' – Residential District, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD15-050.
- c) That the 'H' Holding Symbol be removed subject to Site Plan Approval for the necessary changes to the driveway/parking area.

Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of this application. The City will receive any applicable development charges and/or parks levy for an additional unit at the building permit stage.

Background

The subject application was received on June 26, 2015, deemed to be complete as of June 26, 2015 and was processed in accordance with department procedures. The *Planning Act* allows applicants to appeal Zoning By-law Amendment Applications after the expiry of 120 days of the application being deemed complete. The applicant is in a position to file an appeal to the Ontario Municipal Board any time after October 26, 2015 if Council has not made a decision.

The subject property is approximately 1470 m² (15823 ft.²) in size, located on the west side of the bulb at the end of Alexander Avenue, adjacent to the Peterborough Regional Health Centre. The property supports a brick bungalow with a walk out basement with garage. Parking is currently provided by way of a generous double wide driveway accessed by Alexander Avenue at the bulb of the cul-de-sac.

The applicants intend to convert the basement, including the garage, into a fully (wheelchair) accessible independent dwelling unit with access at grade to a new concrete walkway in front of the existing garage. The applicant proposes to widen the existing driveway by approximately 2m (6.7 ft) within the property to accommodate access to the third and fourth parking spaces.

The existing rock retaining wall is proposed to remain, and flanks the new concrete walkway to the house from the street.

Analysis

a) Official Plan

The lands are currently designated "Residential" on Schedule 'A' – Land Use of the City of Peterborough Official Plan. The density of the residential use for two units is within the range of a low density residential development.

The proposal to permit the subject property to support up to a maximum of two dwelling units at 75 Alexander Avenue respects the objectives of the City's Official Plan.

Singles, semis and duplexes are permitted in Low Density Residential designations within the City. The Official Plan policies support up to a maximum of 25 units per hectare (61 units per acre) through an amendment to the Zoning By-law, provided the development respects the scale and physical characteristics of existing development in the surrounding neighbourhood. The amendment proposes to limit the use to the existing building with a ratio of 2 parking spaces per unit.

The property is located on the periphery of the Major Institution Designation supporting the Peterborough Regional Health Centre. The property is situated in an area that is well served by parks and pedestrian connections to Institutional zoned lands. The driveway has been established on the property for many years and is expected to function well with the expansion, due to its location at the end of the cul-de-sac. The size and character of the existing dwelling is well established in the neighbourhood and is consistent with other dwellings on the street.

b) Zoning By-law

The subject property is currently zoned R.1,1m,2m - Residential and the use of the lands as a two unit dwelling requires an amendment to the Zoning By-Law.

The applicant has requested a zoning by-law amendment to rezone the property to permit the use of the property for two dwelling units, together with site specific regulations to address the width of the driveway at the street line and the height of the ceiling above grade for the basement unit.

A new exception proposed for the Zoning By-law will provide alternative regulations to permit a driveway width of 8.1m at the street line; and a minimum ceiling height of 0.8m above grade for a dwelling unit in the basement, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD15-050. These exceptions are included in the attached draft Zoning By-law Amendment.

The proposed amendment permits the use of the building for up to 2 dwelling units, subject to the following provisions:

Provision	Zoning Regulation	Proposed
Minimum height of ceiling above grade for 50% of the floor area of a basement unit	1.0m	0.8m
Maximum width of a driveway for 2 units	6.0m	8.1m

Planning Staff recommend the use of an 'H' Holding Symbol on the zoning of the property to ensure that Site Plan Approval is required to address the expansion of the parking area and pedestrian connections to the building.

Response to Notice

a) **Significant Agency Responses:**

Agency circulation was issued on July 23, 2015.

The City's Utility Services Department has no objection to the proposed amendment, however, has expressed concerns with the reduction in parking due to potential off-site effects and with the proposed increase in the width of the driveway at the street line. In response to the concern regarding the width of the driveway at the street line, the applicant has agreed to revise the plan to illustrate a slight taper of the driveway at the street line to reduce the width of the driveway, however, considering the location of the lot at the bulb of the cul-de-sac, Planning Staff recommend that the driveway extend directly to the street at the street line. The applicant has further revised the plan to illustrate the ability of the lands to support a fourth parking space in tandem with space #3, on site. This will address the concerns of the Utility Services Department with regard to off site impacts.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

b) **Summary of Public Responses:**

Notice of Complete Application and Public Meeting was issued by direct mail and by newspaper advertisement (Peterborough Examiner) on September 8, 2015. The notice complies with the requirements of the *Planning Act*.

Comments have been received from neighbouring property owners at 41 Alexander Avenue expressing support for the zoning change, indicating the great need for affordable, accessible housing close to the PRHC.

No written comments have been received as of September 21, 2015.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

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Planning and Development Services

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Attachments:

Exhibit A - Land Use Map
Exhibit B - Revised Concept Plan
Exhibit C - Draft Zoning By-law

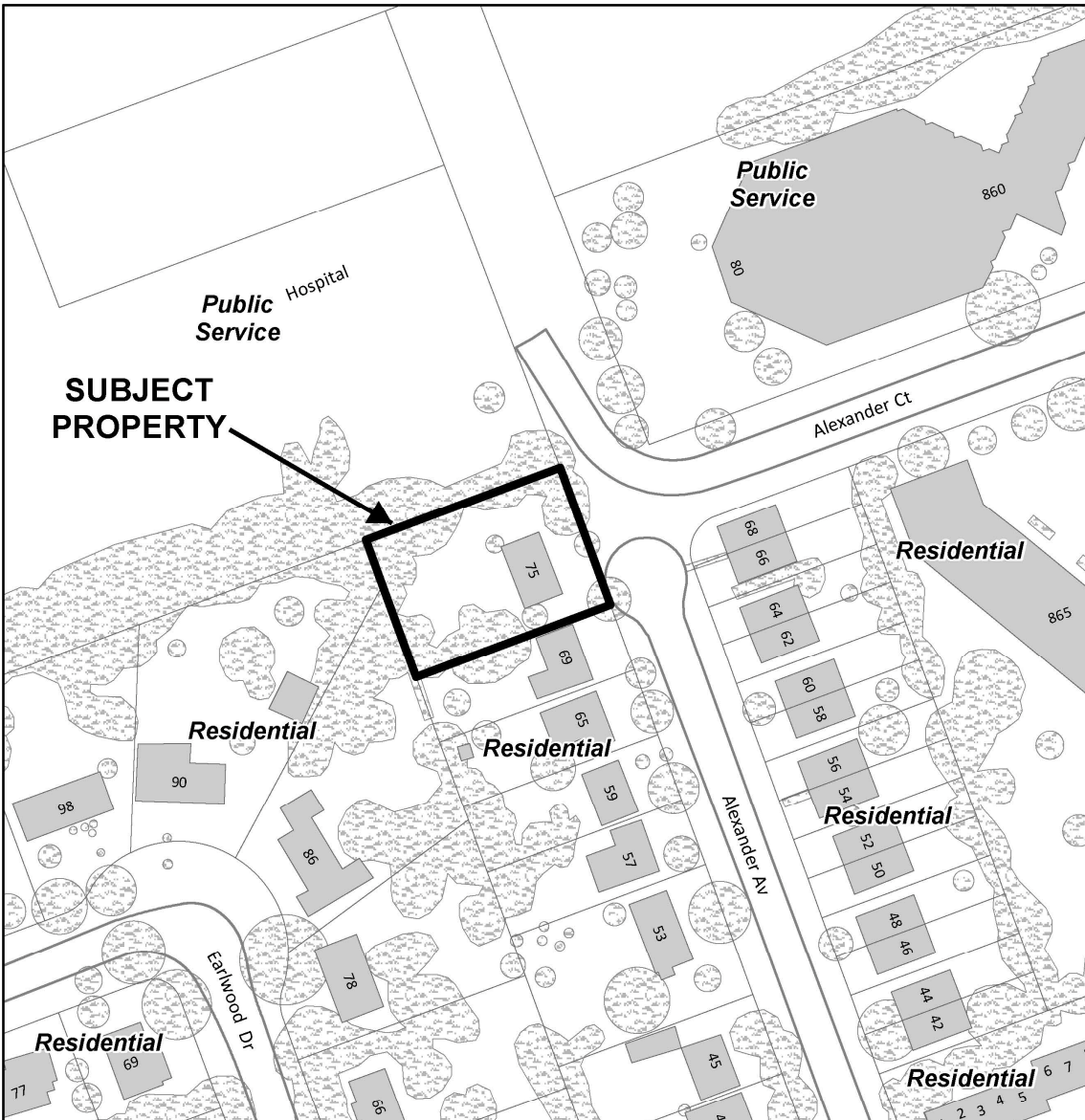
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Land Use Map

File: Z1511

Property Location: 75 Alexander Ave

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date: July 14, 2015
Map by: Jellis

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Metres

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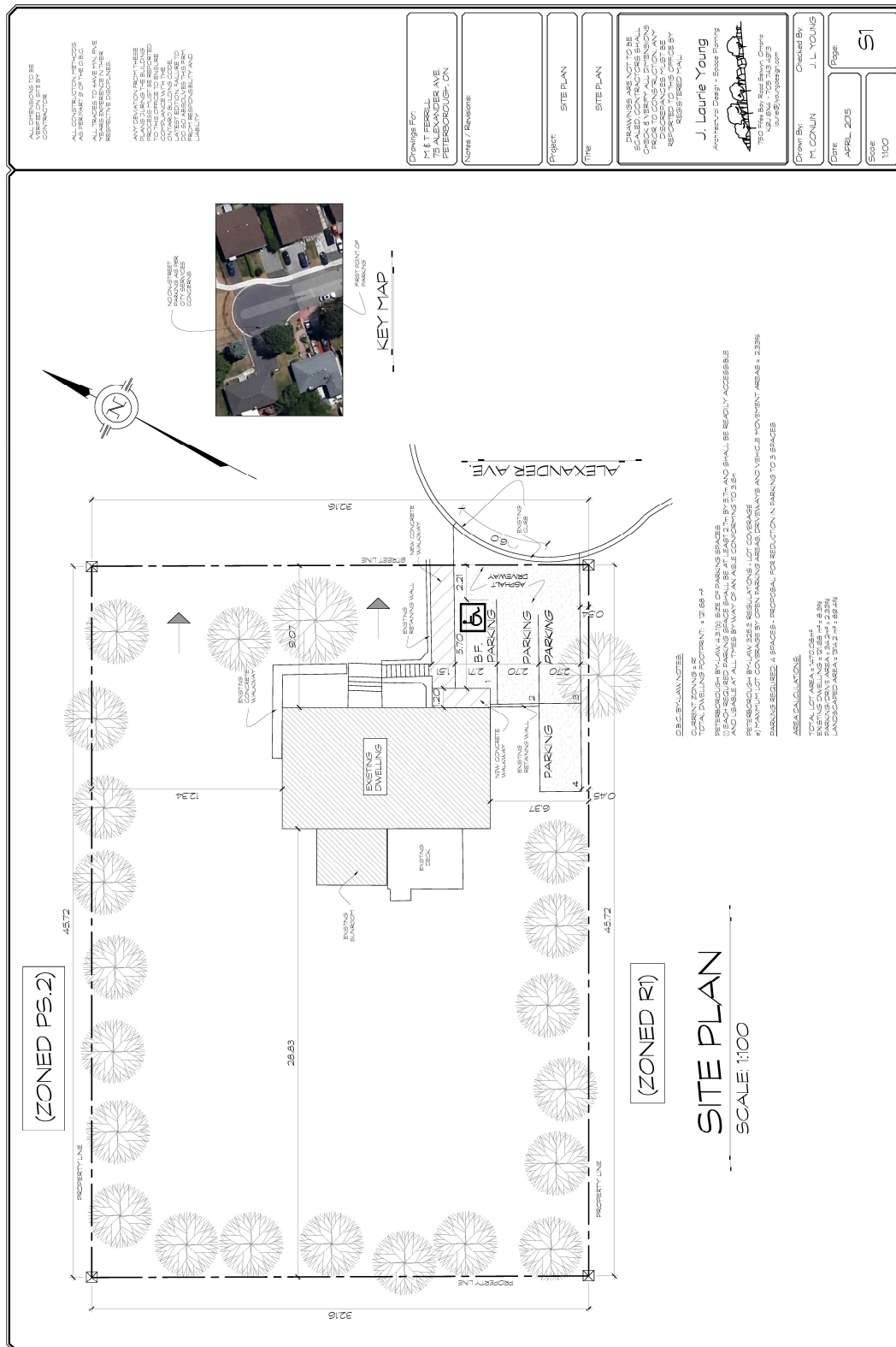


Exhibit C, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 15-

Being a By-law to Amend the Zoning By-law for the property known as 75 Alexander Avenue

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

1. Map 10 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.1,1m,2m to R.2-300'H'**.
2. Section 3.9 – Exceptions of By-law 97-123, is amended by adding the following:

"300. Notwithstanding the provisions of Section 4, the maximum width of the driveway at the street shall be 8.1m; and notwithstanding the provisions of Section 6.25 a minimum ceiling height of 0.8m above grade shall be permitted for a dwelling unit in the basement"
3. The 'H' – Holding Symbol will be removed from the Zoning By-law upon Site Plan Approval.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

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