



City of
Peterborough

To: Members of the Planning Committee

From: Ken Hetherington, Manager, Planning Division

Meeting Date: July 18, 2016

**Subject: Report PLPD16-054
70 Auburn Street**

Purpose

A report to evaluate the planning merits of amending the zoning of the property known as 70 Auburn Street from R.1 Residential Zoning District to R.2,19f to permit the use of the property for two dwelling units with a parking ratio of 1.5 parking spaces per unit.

Recommendation

That Council approve the recommendation outlined in Report PLPD16-054 dated July 18, 2016, of the Manager, Planning Division, as follows:

That the zoning of the subject property be amended from the R.1– Residential District to the R.2,19f - Residential District in accordance with Exhibit 'C' attached to Report PLPD16-054.

Budget and Financial Implications

There are no direct budget or financial implications to the City arising from the approval of this application.

Background

The subject application was received on April 14, 2016, deemed to be complete on May 11, 2016, and was processed in accordance with department procedures. The *Planning Act* permits 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 September 12, 2016 if Council has not made a decision.

The subject property is approximately 1295m² (13939 ft²) in size, located on the east side of Auburn Street between Parkhill Road East and Dunlop Street and across from open space along the east bank of the Otonabee River. The neighbourhood is characterized by a mix of housing types including single detached dwelling units, a five storey condominium development at Parkhill and Auburn and a 16 unit condominium development to the south. The subject property supports a two storey dwelling and a shed. Including an addition that was added to the dwelling in 2015, the total floor area of the dwelling is 225.9m² (2431 ft²). Parking is currently provided in an existing driveway at the south side of the property and is proposed to be widened slightly to add a third parking space.

The applicants intend to convert a portion of the existing building into an independent dwelling unit to support an aging family member.

Analysis

a) Official Plan

The lands are currently designated “Residential” on Schedule ‘A’ – Land Use in the City of Peterborough Official Plan. The density of the residential use for two units is within the range of low density residential development supported by the designation of the lands in the Official Plan.

Single detached, semi detached and duplex dwellings 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. Based on the lot area of the subject lands, the proposed Zoning Amendment to permit a second unit would result in a density equivalent to 15.4 units per hectare (6 units per acre), well within the low density range anticipated in the Official Plan. The amendment proposes to limit the use to the existing building with a ratio of 1.5 parking spaces per unit.

The property is situated in an area that is well served by parks and pedestrian connections to trails in the area. It is anticipated that the use of the lands for a two unit dwelling will function well within the neighbourhood.

b) Zoning By-law

The subject property is currently zoned R.1 - 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 an alternative regulation (19f) to reduce the number of parking spaces required from a minimum of 2 spaces per unit to a minimum of 1.5 spaces per unit.

The amendment proposes the conversion of the existing dwelling to facilitate the creation of an independent dwelling unit within the dwelling. Full municipal services are available to service the new unit.

The proposed Zoning Amendment complies with the intent and purpose of the Residential policies of the Official Plan.

Response to Notice

a) Significant Agency Responses:

Agency circulation was issued on May 18, 2016.

The City's Utility Services Department indicated no objection to the rezoning request subject to the applicant providing parking in conformity with the minimum dimensions as set out in the Zoning By-law. The applicant has revised the concept plan to illustrate compliance with the minimum parking space dimensions as required in the Zoning By-law. Payment of cash-in-lieu of parkland is recommended where required.

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 on June 20, 2016 by newspaper advertisement (Peterborough Examiner) and on June 21, 2016 by direct mail. The notice complies with the requirements of the Planning Act.

No written comments have been received as of June 27, 2016.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

Caroline Kimble
Land Use Planner

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

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

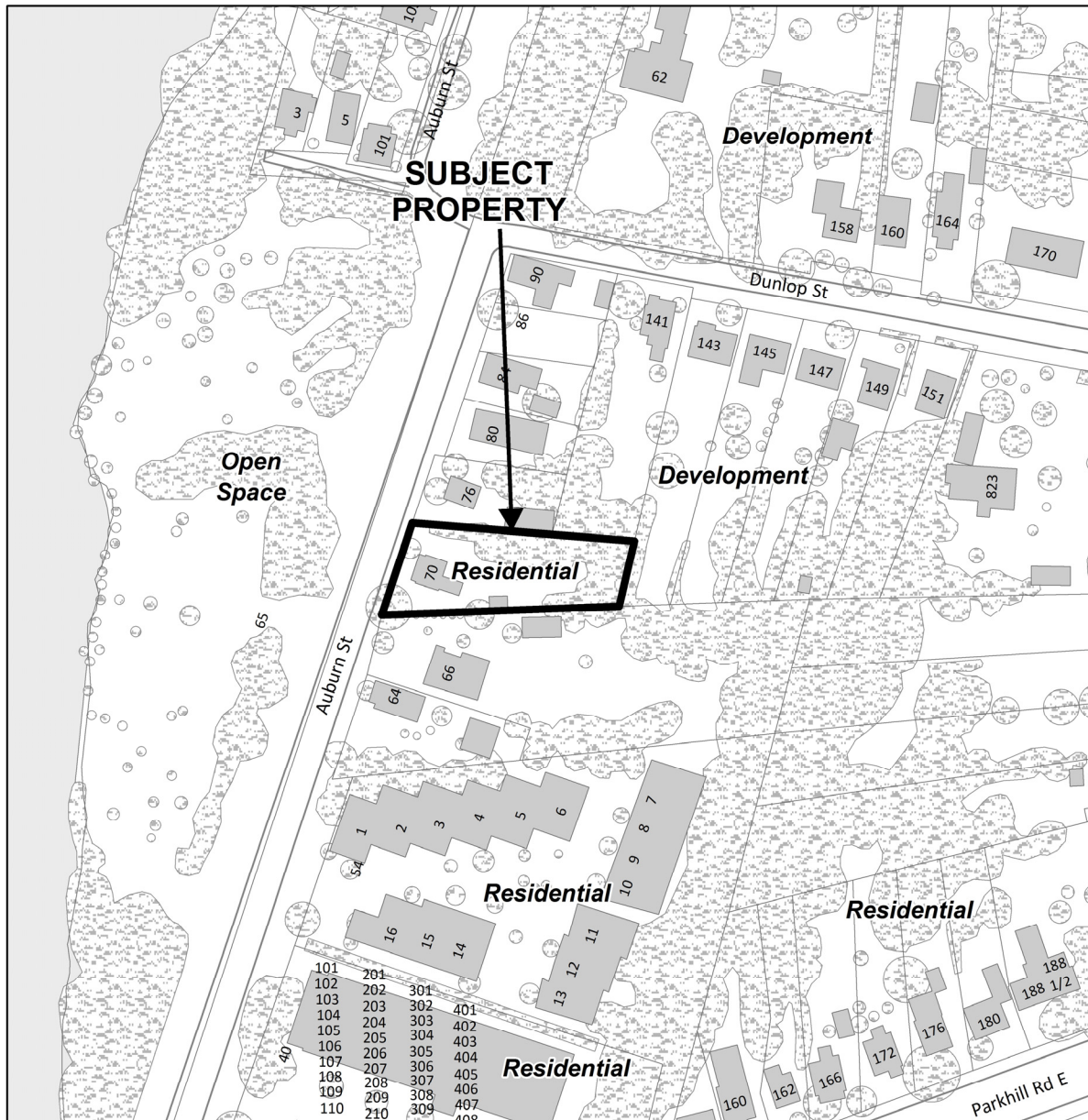
Exhibit A, Page 1 of 1

Land Use Map

File: Z1615

Property Location: 70 Auburn St

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date: May 13, 2016

Map by: JEllis

0 5 10 20 30 40 50
Metres

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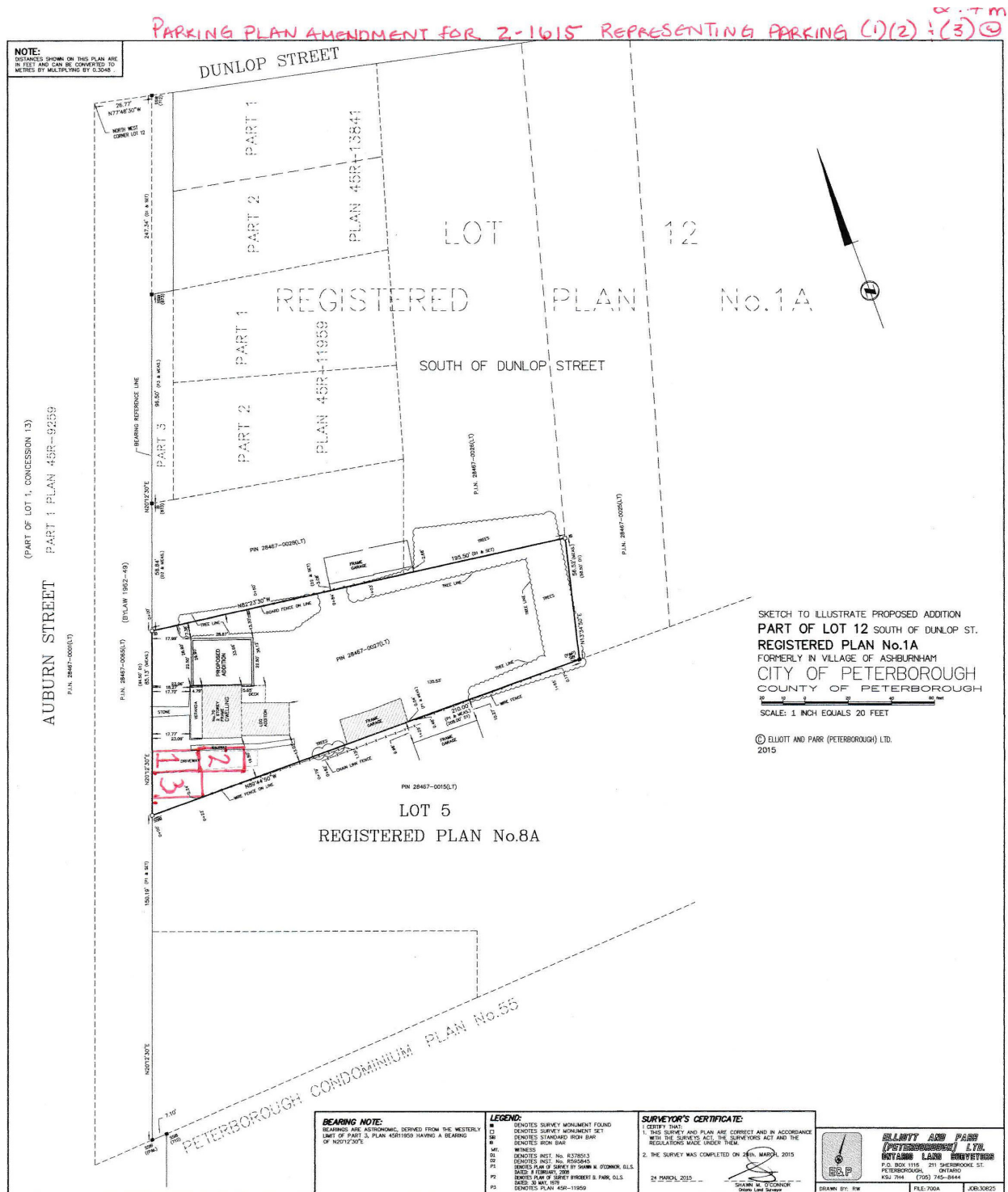


Exhibit C, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 16-

Being a By-law to amend the Zoning By-law for the property known as 70 Auburn Street

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

That 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.1 to R.2,19f.

By-law read a first, second and third time this day of , 2016.

Daryl Bennett, Mayor

John Kennedy, City Clerk

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