

City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: March 21, 2011

SUBJECT: Report PLPD11-015
268 Towerhill Road

PURPOSE

A report to evaluate the planning merits of amending the Zoning By-Law for the property known as 268 Towerhill Road to permit the construction of a semi-detached dwelling on a lot with a minimum width of 8m.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD11-015 dated March 21, 2011, 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, 16j – Residential District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD11-015.

RATIONALE

Approval of this Zoning By-Law Amendment is based upon the following:

The subject property is designated 'Residential' on Schedule 'A' – Land Use, of the City of Peterborough Official Plan. Low Density Residential uses are identified in the City's Official Plan as primarily single detached, semi-detached and duplex dwellings. The use of the lot for a total of two units, complies with the policies of the Official Plan.

The amendment proposes to respect the City's easement on the easterly portion of the lands and would permit future severance of the lands. The applicants are able to provide the 2 on-site parking spaces per unit as required by the City's Comprehensive Zoning By-Law.

With some revisions to the south elevation proposal for the building, to include larger windows and brick on at least the front elevation, the building would better respect the physical characteristics of the surrounding neighbourhood.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget or financial implications arising from the approval of this application. The City is able to collect a park levy and development charges for the proposed units. The subject property is currently owned by the City of Peterborough and has been subject to a purchase agreement with Habitat for Humanity.

BACKGROUND

The subject application was received on November 22, 2010, deemed to be complete as of January 6, 2011, and was processed in accordance with department procedures.

The subject property is a vacant building lot, originally reserved by the City of Peterborough to support a temporary pumping station and storage equipment to service the development north of Towerhill Road. The pumping station and storage equipment were considered redundant once Towerhill Road was extended to intersect with Milroy Drive and services fed by gravity to the intersection. The developer offered the lot back to the City, with a servicing easement along the easterly portion. The City has agreed to transfer the lands to Habitat for Humanity to provide affordable housing.

The lands currently support a construction trailer.

Habitat for Humanity has entered into an agreement with the City of Peterborough for the purchase of the subject property. It is intended that the proposed dwelling units provide affordable housing through the Habitat for Humanity building ownership program.

ANALYSIS

a) Official Plan

The lands are currently designated “Residential” on Schedule ‘A’ of the City of Peterborough Official Plan. The lands are considered to be ‘Low Density Residential’ and subject to the policies of Section 4.2.2.1 of the Official Plan.

The planned function of the Residential designated areas is to provide areas for housing and other land uses that are integral to, and supportive of a residential environment. Various housing types are encouraged to provide a broad range to satisfy the provision of choice. The Low Density Residential areas are intended to consist primarily of single detached, semi-detached and duplex dwellings. Infill housing is encouraged where the impact of the more intensive development can be minimized.

The use of the property known as 298 Towerhill Road as a semi-detached dwelling, maintains the character of the area and the existing servicing easement will be respected on the east side of the lot.

The size and character of the proposed semi-detached dwelling is consistent with other dwellings on the street. The property is 630 sq. m. (6781 sq. ft.) in size, with a depth of approximately 35m (115 ft.), and a lot width of 18m (60 ft.) situated between two single detached dwellings. The proposed concept plan illustrates parking in the front, with two driveways adjoined at the property line.

The applicant proposes to sever the lot along the party wall of the proposed dwelling to create two transferable parcels with a dwelling unit on each.

b) Zoning By-law

The subject property is currently zoned R.1 – Residential District, permitting a maximum of one residential dwelling unit per lot. The use of the property for two units (semi-detached) is not permitted under the existing zoning of the site.

The applicant has requested a zoning by-law amendment to rezone the property to permit the proposed semi-detached dwelling on the property.

The R.2 zoning district permits the proposed semi detached units and provides specific performance standards for two residential dwelling units. The two units can be accommodated by way of an alternative regulation to reduce the minimum lot width per unit to 8m on the westerly lot. Based on the Plan of Subdivision, the existing easement is approximately 3.5m in width along the easterly lot line. Respecting the easement, the applicant has illustrated how a proposed dwelling and building envelope would be situated on the lot, in accordance with the R.2 regulations. The lot width for each dwelling is proposed at a minimum of 8m versus the typical 9m width required in the R.2

Zoning District. The location of the municipal servicing within the easement along the easterly lot line, restricts the location of a proposed building, and therefore, the party wall of the proposed semi-detached dwelling, requiring a reduced lot width.

The alternative regulation proposed to be assigned to the zoning district for the subject lands is as follows:

	R.2 Regulation	Alternative Regulation
Minimum Lot Width Per Dwelling Unit	9 m	16j: 8m

c) Site Development

The applicant has provided a Concept Plan, based on the Plan of Subdivision, illustrating the proposed dwelling and driveways, as well as the proposed severance line. The easement lands on the proposed easterly lot is also described on the plan.

The applicant is encouraged to revise the south elevation to include larger windows, which would be more in proportion with the massing of the semi-detached dwelling. To be truly compatible with the other dwellings on the street, the exterior of the building should be entirely constructed of brick. As a compromise, the front elevation could be constructed of brick, and the remainder constructed of siding.

The applicant will be required to seek a Building Permit for the construction of the proposed dwelling.

RESPONSE TO NOTICE

a) Significant Agency Responses:

Agency circulation was issued on January 17, 2011.

The City's Utility Services Department notes that the proposed severance will require additional sanitary and water service for the proposed duplex. The applicant will be responsible for all installation and restoration costs as well as associated development charges for both services. A detailed lot grading plan will be required at time of building permit application demonstrating no adverse impacts on adjoining properties. Utility Services Department also request cash-in-lieu of parkland, where applicable. In this instance, the parkland dedication for the property was provided at the time of the registration of the Plan of Subdivision and the City is not entitled to further dedication as a result of this application.

Peterborough Utilities notes that the lot has been supplied with services to suit a single residence. In order to accommodate the proposed use, those services will have to be removed and new services installed at their approved standard locations prior to construction of the home. Connection fees, installation and restoration costs are to be borne by the proponent. The proponent is advised to contact PUSI to make arrangements for servicing prior to construction.

The City's Site Plan Review Committee of the Council for Persons with Disabilities recommend an accessible floor plan; recommend that the building be universally designed to be barrier-free, given the aging population; and request that the property be visitable at least to the front entrance.

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 was issued on January 6, 2011 and Notice of Public Meeting was issued by direct mail and by newspaper advertisement on February 22, 2011 (Peterborough Examiner). The notice complies with the requirements of the Planning Act.

No written comments have been received from the public as of February 25, 2011.

Submitted by,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Caroline Kimble,
Land Use Planner

Concurred with,

Malcolm Hunt, Director
Planning and Development Services

Contact Name:

Caroline Kimble

Planner, Land Use

Planning & Development Services

Phone – 742-7777 Ext. 1735

Fax – 742-5218

E-Mail – ckimble@peterborough.ca

Attachments:

Exhibit A - Land Use Map

Exhibit B - Concept Plan

Exhibit C – Proposed Elevations

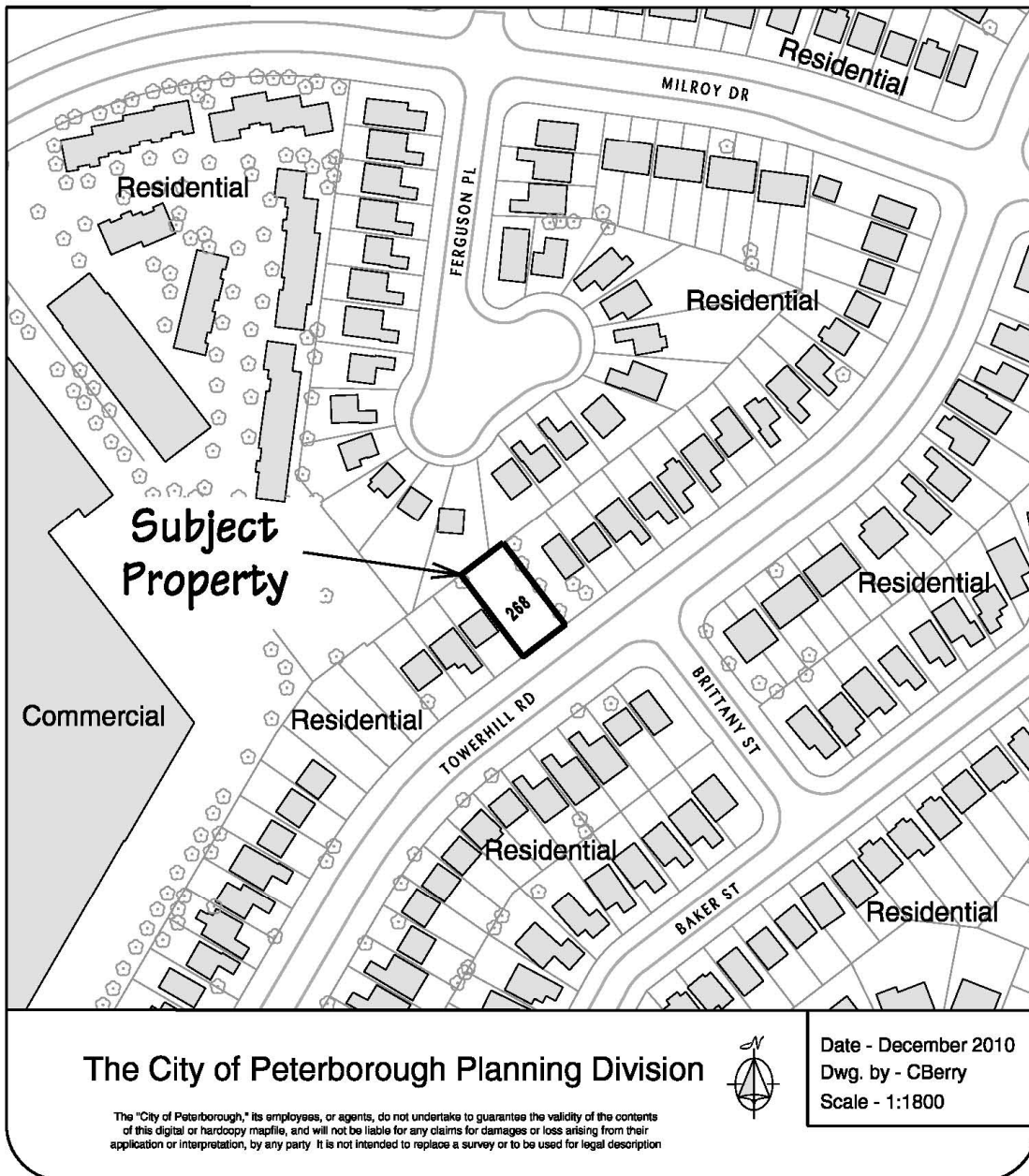
Exhibit D – Draft Zoning By-law

Land Use Map

Exhibit A
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File # z1104

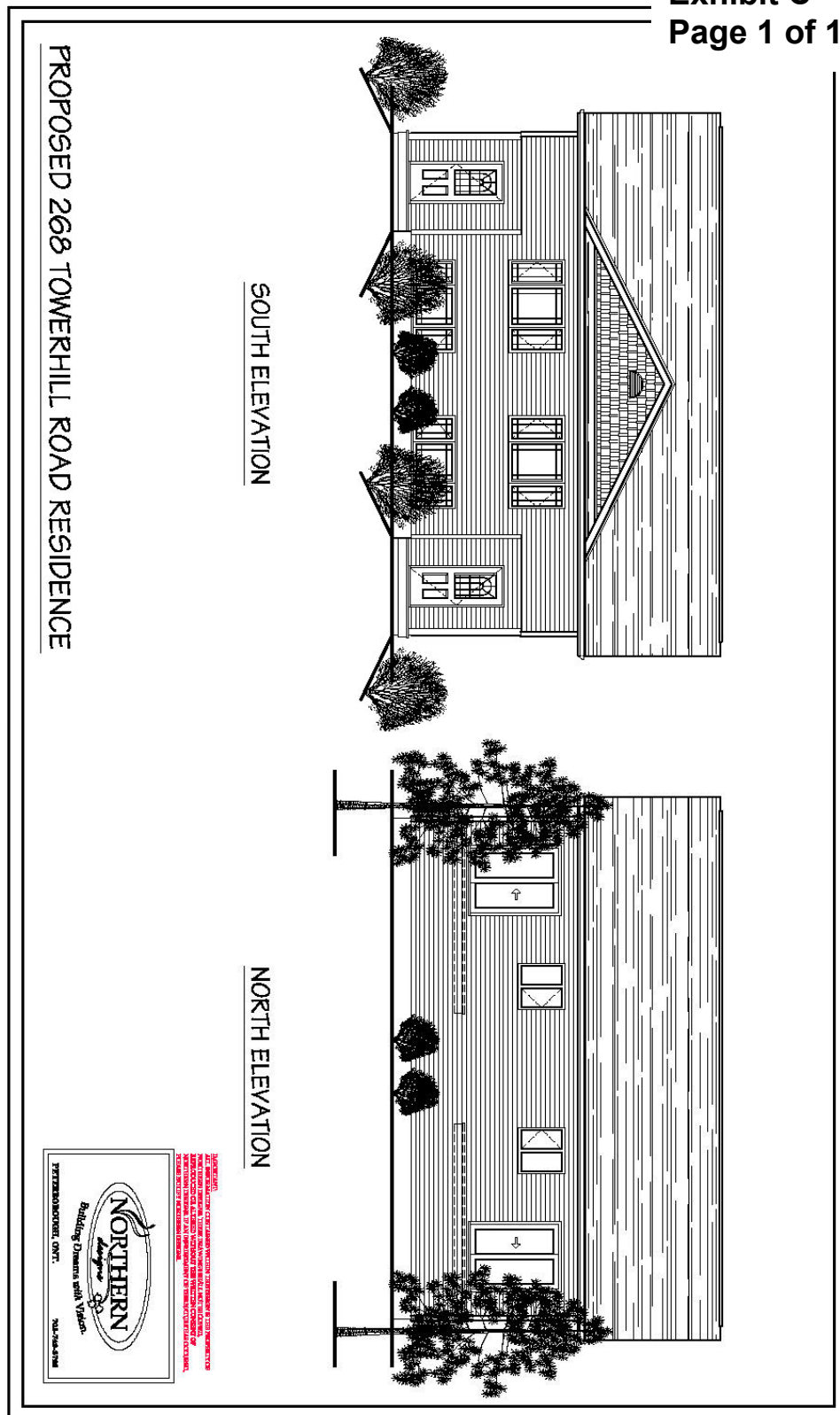
Property Location: 268 Towerhill Rd



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Exhibit C
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THE CORPORATION OF THE CITY OF PETERBOROUGH

**Exhibit D
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BY-LAW NUMBER 11- _____

**BEING A BY-LAW TO AMEND THE ZONING FOR
268 TOWERHILL ROAD**

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

Map 3 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, 16j.**

By-law read a first, second and third time this _____ day of _____, 2011.

Daryl Bennett, Mayor

Nancy Wright-Laking, City Clerk

