



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: March 19, 2012

SUBJECT: Report PLPD12-013
127 Sophia Street

PURPOSE

A report to evaluate the planning merits of amending the Zoning By-Law for the property known as 127 Sophia Street from the R.1 – Residential District to the R.2 – Residential District to permit the use of the lands for two dwelling units on full municipal services.

RECOMMENDATION

That Council approve the recommendations outlined in Report PLPD12-013 dated March 19, 2012, 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 - Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD12-013.

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 any applicable development charges for the additional proposed unit.

RATIONALE

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

The subject property is designated 'Residential' on Schedule 'A' – Land Use. The 'Residential' policies of the Official Plan contemplate housing and other land uses that are integral to a residential environment. The proposed amendment will facilitate development that is consistent with the Low Density Residential policies of the City's Official Plan.

The application demonstrates the ability of the site to maintain the character of the area with up to two residential dwelling units and respects the scale and physical characteristics of existing development in the surrounding neighbourhood.

BACKGROUND

The subject application was received on December 13, 2011, deemed to be complete as of December 15, 2012 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 April 15, 2012 if Council has not made a decision.

The subject property is approximately 0.15 ha. (0.37 ac.) in size, located on the south side of Sophia Street, between Mark Street and Rogers Street and adjacent to the former Peterborough and Cobourg Railroad lands, now owned by the City of Peterborough.

The current owner has recently purchased the property (August, 2011) and intends to replace the existing dwelling (originally constructed in 1910) with a two unit dwelling. The introduction of a second unit on the subject property will increase the density of the site to approximately 13 units per hectare, well within the low density range of 1 to 25 units per hectare for a suburban location within the City. The owner intends to sever the property after construction is complete for a semi-detached dwelling.

ANALYSIS

a) Official Plan

The lands are currently designated “Residential” on Schedule ‘A’ – Land Use of the City of Peterborough Official Plan. The proposed density of the two unit residential development is within the range of a low density residential development.

Based on the size of the subject property, the density of the subject lands is proposed to be approximately 13 units per hectare (5.4 units per acre). The Official Plan policies support duplex and semi detached dwellings within the Low Density Residential areas, provided there is compatibility with the surrounding neighbourhood.

b) Zoning By-law

The subject property is currently zoned R.1 – Residential District, reflecting the use of the lands for a single unit dwelling. The subject property is oversized as a single lot at 0.15 ha (0.37 ac.) and can adequately support a second unit with required parking and setbacks.

The property is located in an area well served by parks and schools. The applicant has illustrated, on a Concept Site Plan, how parking is to be accommodated on site, in accordance with the requirements of the City’s Zoning By-Law, which requires two spaces per unit. Services are adequate along Sophia Street to support two units. Installation and restoration costs for connection to these services will be the responsibility of the applicant/owner.

The proposed concept illustrates the ability of the site to comply with all R.2 – Residential zoning requirements. No special regulations are required.

RESPONSE TO NOTICE

a) Significant Agency Responses:

Agency circulation was issued on January 13, 2012.

The City’s Utility Services Department indicated no objection to the rezoning request subject to connection to full municipal services along Sophia Street at the expense of the owner/applicant; provision of a lot grading plan at time of building permit, demonstrating no adverse impacts on adjoining properties; and cash in lieu of parkland where required.

The City’s Heritage Resources Coordinator has requested that prior to the demolition of the existing building, it be researched and documented, due to it’s proximity to the

Peterborough and Cobourg Railroad and the possibility of some connection to the railway use. The owner has agreed to have this completed in advance of rezoning.

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 December 27, 2011 by newspaper advertisement (Peterborough Examiner) and Notice of Public Meeting was issued by direct mail and by newspaper advertisement (Peterborough Examiner) on February 21, 2012. The notice complies with the requirements of the Planning Act.

Written comments were received from Dan and Jackie Gonder of 118 James Street, adjacent to the subject property to the south. The Gonder's indicate that they support the application. No other written comments have been received as of March 6, 2012.

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 – 705-742-7777 Ext. 1735
Toll Free – 855-738-3755
Fax – 705-742-5218
E-Mail – ckimble@peterborough.ca

Attachments:

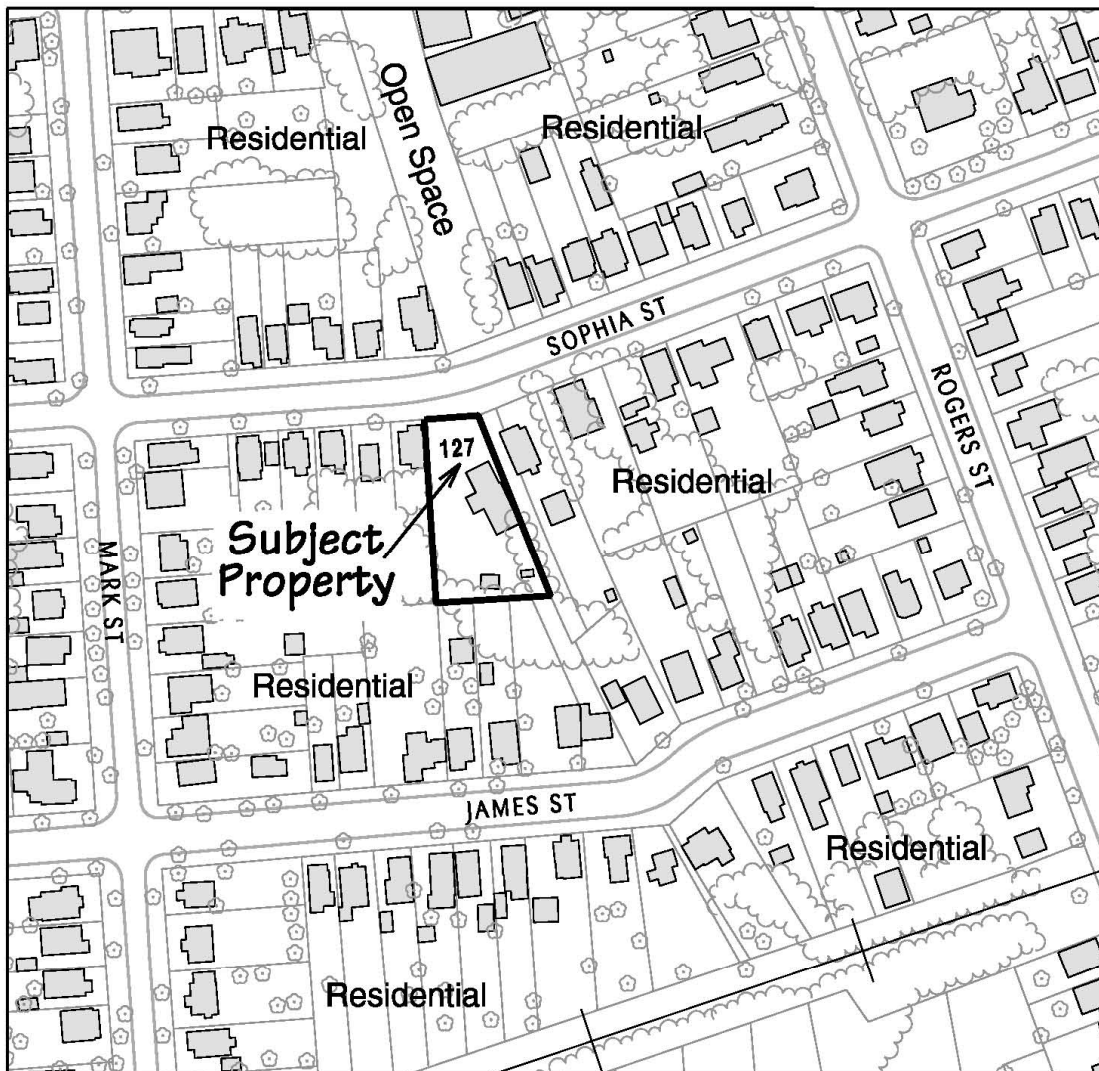
Exhibit A - Land Use Map
Exhibit B - Concept Plan
Exhibit C –Draft Zoning By-law

Exhibit 'A'
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Land Use Map

File # z1201

Property Location: 127 Sophia St



The City of Peterborough Planning Division

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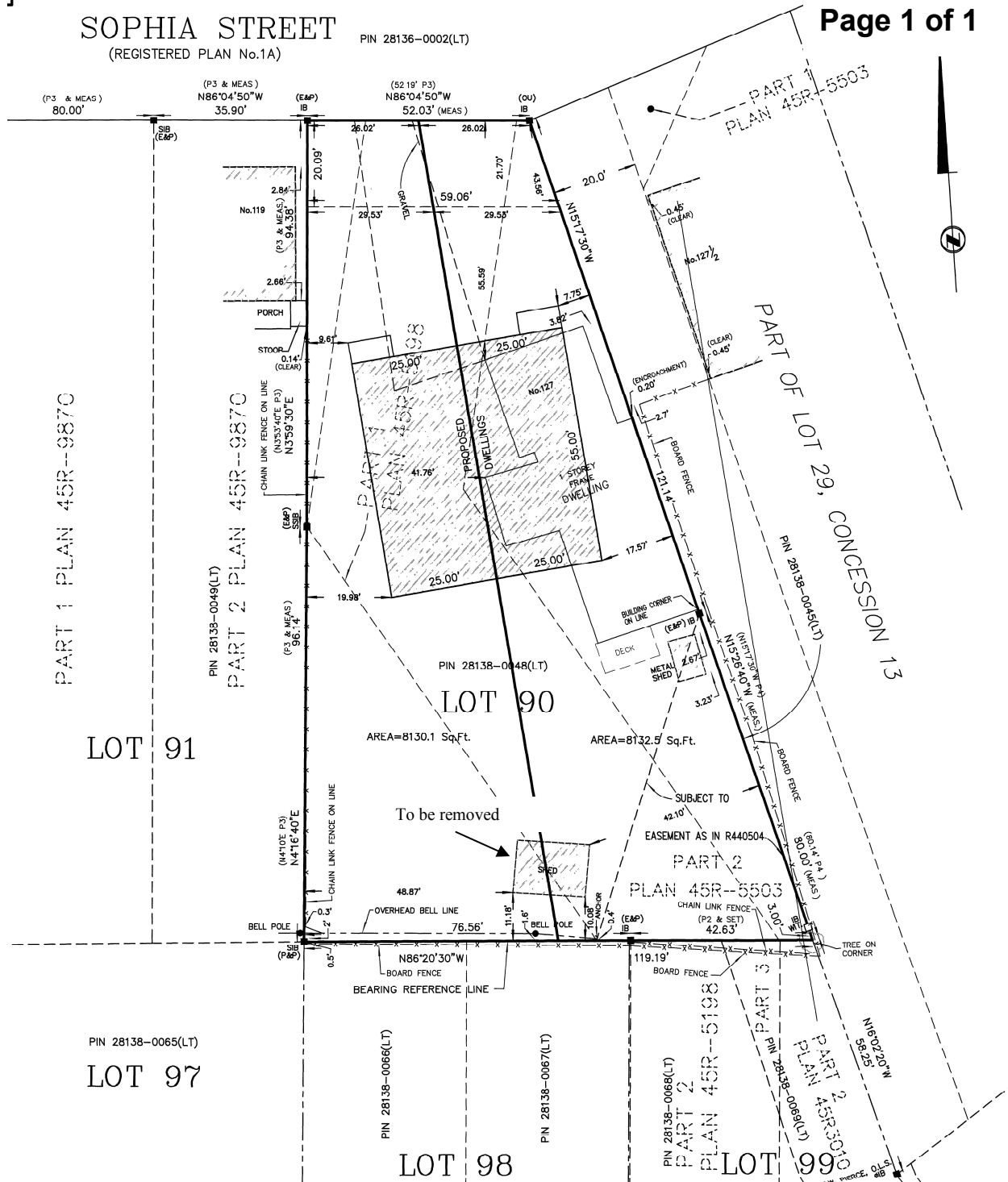
Date - December 2011

Dwg. by - CBerry

METRES

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THE CORPORATION OF THE CITY OF PETERBOROUGH

Exhibit 'C'
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BY-LAW NUMBER 12- _____

**BEING A BY-LAW TO AMEND THE ZONING FOR
1185 HILLIARD STREET AND PART OF 70 TOWERHILL ROAD**

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

1. Map 13 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.**

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

Daryl Bennett, Mayor

Nancy Wright-Laking, City Clerk

Exhibit 'C'
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