



City of  
**Peterborough**

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**TO: Members of the Planning Committee**

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

**MEETING DATE: February 11, 2013**

**SUBJECT: Report PLPD12-069A  
391 Parkhill Road West**

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## **PURPOSE**

A report to evaluate the planning merits of amending the Zoning By-Law for the property known as 391 Parkhill Road West from the R.1 – Residential District to the R.2 – Residential District to permit the use of the lands for a maximum of two dwelling units on full municipal services.

## **RECOMMENDATIONS**

That Council approve the recommendations outlined in Report PLPD12-069A dated February 11, 2013, of the Manager, Planning Division, as follows:

- a) That the zoning of the subject property, be amended from the R.1 - Residential District to the R.2 – "H" Residential District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD12-069A.
- b) That the "H" Holding Symbol be removed subject to the conveyance of a 3.0m road widening along Parkhill Road West.

## **BUDGET AND FINANCIAL IMPLICATIONS**

There are no direct budget or financial implications arising from the approval of this revised 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.

The City's Official Plan requires that infill housing developed on vacant lands in an existing residential area comply with the provisions of the policies to ensure that the project respects the scale and physical characteristics of development in the surrounding area. The proposed concept plan has been revised to ensure consistency with surrounding area with the massing and use of landscaped space within the immediate neighbourhood. The proposed density of the development with two dwelling units is within the low density residential range identified in the Official Plan.

The subject lands are located on the south side of Parkhill Road West, surrounded by single detached dwellings on smaller lots to the west, east and south, and opposite a mix of single detached dwellings and multiple unit dwellings (townhomes) to the north.

Parkhill Road West is designated as a Medium Capacity Arterial Road between Monaghan Road to the west and the east of the Trent Canal to the east. The entire stretch of Parkhill Road within the City limits is identified as a Transportation Corridor on Schedule A-1 of the City's Official Plan – City Structure, and well serviced by public transit. The units can be serviced by full municipal servicing. The property is large enough to support parking spaces on site, as required by the Zoning By-law, as identified on the Revised Concept Site Plan.

## **BACKGROUND**

The subject application was originally received on May 4, 2012, deemed to be complete as of May 8, 2012 and was processed in accordance with department procedures. A Public Meeting was scheduled on November 19, 2012 to consider the original application, proposing a total of 4 dwelling units in a much larger building with parking in the rear yard. Planning Staff recommended denial of the original application for four units. Planning Committee deferred consideration of the application until February 11, 2013 at the request of the applicant, to enable the applicant to reconsider the proposal.

A further Neighbourhood Meeting was held on January 9, 2013 to introduce the revised application, proposing an amendment from R.1 – Residential District to R.2 – Residential District to permit a duplex on the property.

Subject to comments received at the Neighbourhood Meeting, the applicant has further revised the concept plan to relocate the proposed turnaround facilities for vehicles to the front of the proposed duplex and limiting the extension of the driveways to the rear wall of the dwellings on either side. A lot grading plan to demonstrate ability of the site to address on site drainage toward Parkhill Road West will be required at building permit stage to ensure no adverse impact on the surrounding area.

The subject property is approximately 0.12 ha. (0.3 ac.) in size, located on the south side of Parkhill Road West, between Donegal Street to the east and Park Street North to the west.

The owner purchased the property in March, 2011. The original dwelling on the property was constructed in 1890 and demolished in May, 2007 by the former owner. The property has been vacant since the demolition of the former dwelling in 2007. The current owner proposes to construct a two storey building with a total of 2 dwelling units, together with associated parking and landscaped space.

## **ANALYSIS**

### **a) Official Plan**

The lands are currently designated “Residential” on Schedule ‘A’ – Land Use of the City of Peterborough Official Plan. The proposed the two unit residential dwelling is a use permitted in the ‘Low Density Residential’ designation of the Official Plan.

Based on the size of the subject property, the density of the subject lands is proposed to be approximately 16 units per hectare (6.8 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 0.12 ha (0.29 ac.) and a lot width of 17.68m (58 ft.) 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 the Revised 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 one space per unit for a two unit dwelling. Services are adequate along Parkhill Road West 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.

The revised application seeks to introduce a much smaller massing of building with parking limited to the front and side yards only, offering significant rear amenity space, consistent with the character of the balance of the block. The proposed elevation illustrates a raised two storey dwelling with a limited height above grade.

**RESPONSE TO NOTICE****a) Significant Agency Responses:**

Agency circulation was originally issued on May 25, 2012 for the four unit concept. A revised concept was circulated for comment.

The City's Utility Services Department has reviewed the revised concept site plan. The Utility Services Department notes that because the scope of the proposed development is significantly reduced, the City will no longer require a stormwater management report or downstream servicing capacity analysis, however, will require a site grading plan at the building permit stage, to illustrate all drainage from roof and driveway surfaces to be directed to Parkhill Road West. A 3.0m road widening is still requested prior to the issuance of building permits.

Otonabee Conservation has reviewed the revised concept plan for the proposed rezoning and indicates that the property does not appear to be at risk of flooding. There are no natural heritage features present on the property. ORCA has no objection to the proposed 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 May 26, 2012 by newspaper advertisement (Peterborough Examiner) and Notice of Public Meeting was issued by direct mail and by newspaper advertisement (Peterborough Examiner) on October 22, 2012 for the original November 19, 2012 Public Meeting Date and then again by newspaper advertisement (Peterborough Examiner) on January 14, 2013. The notice complies with the requirements of the Planning Act.

A second Neighbourhood Meeting was held on January 9, 2013 in accordance with the direction of Planning Committee, to provide the neighbouring landowners an opportunity to review the revised concept for a two unit dwelling. Invitations were mailed by the City to all landowners that received the original Notice of Public Meeting. A total of six people attended the second Neighbourhood Meeting in addition to the applicant, applicant's agents and City Planning Staff. Written comments have been received from Mr. G. O'Connell regarding the revised concept that originally illustrated a turnaround at the rear of the dwelling. The concern related to the storage of snow from the driveway areas and the length of the driveways. The revised concept results in a shorter driveway with turnaround facilities in the front and more area for snow storage. In addition to the written comments, the neighbouring property owners to the west expressed a preference for a privacy board fence as proposed in the rear yard between the two properties.

No further written comments have been received regarding the revised concept for two dwelling units. Staff have heard from some of the neighbouring property owners, indicating support for the revised concept plan for two units with driveway turnaround facilities in the front yard.

Submitted by,

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Ken Hetherington,  
Manager, Planning Division

Prepared by,

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Caroline Kimble,  
Land Use Planner

Concurred with,

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Malcolm Hunt, Director  
Planning and Development Services

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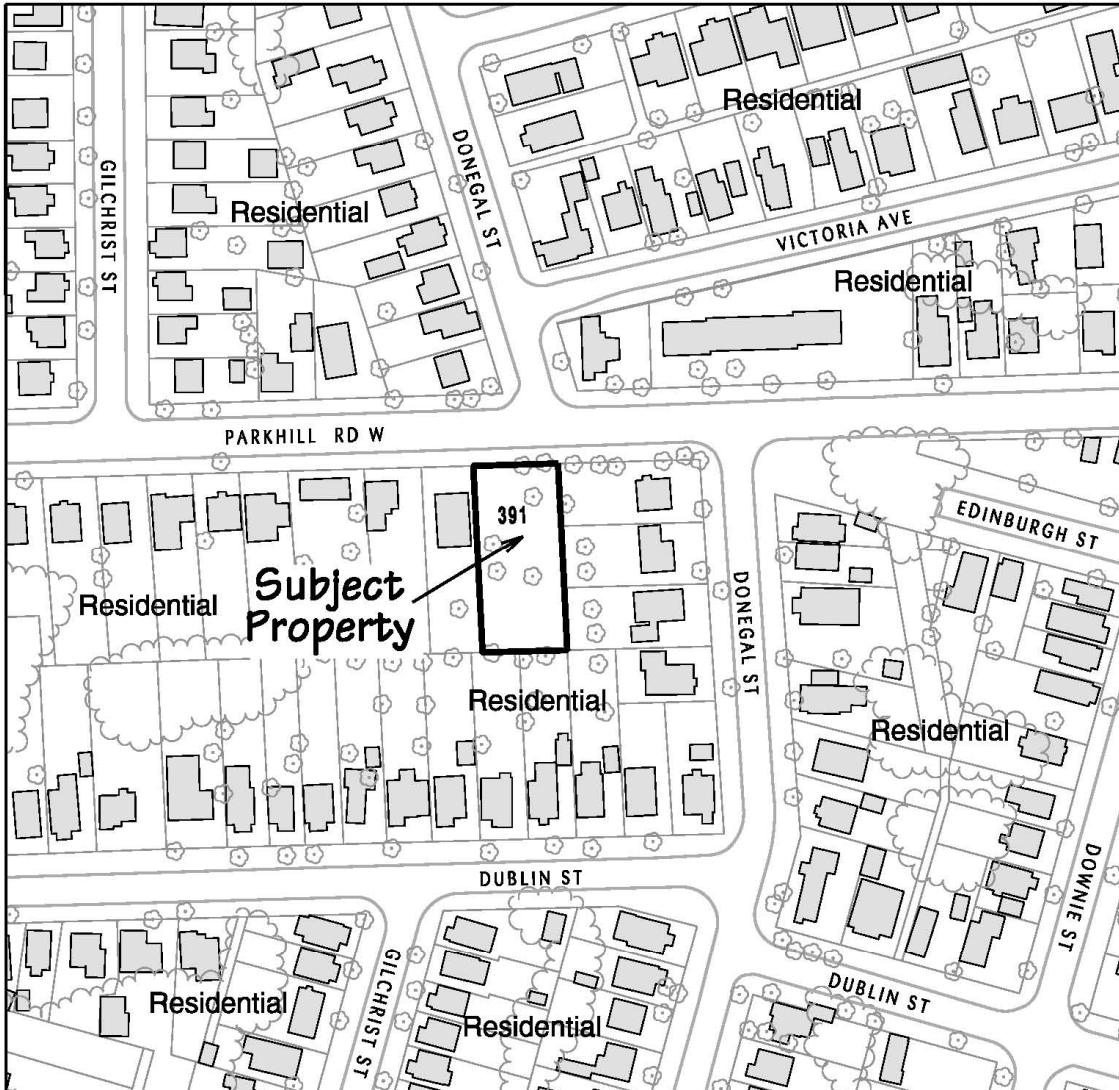
**Attachments:**

Exhibit A - Land Use Map  
Exhibit B – Revised Concept Site Plan  
Exhibit C – Revised Proposed Elevation  
Exhibit D – Draft Zoning By-Law Amendment

# Land Use Map

File # z1213

Property Location: 391 Parkhill Rd W



The City of Peterborough Planning Division

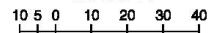
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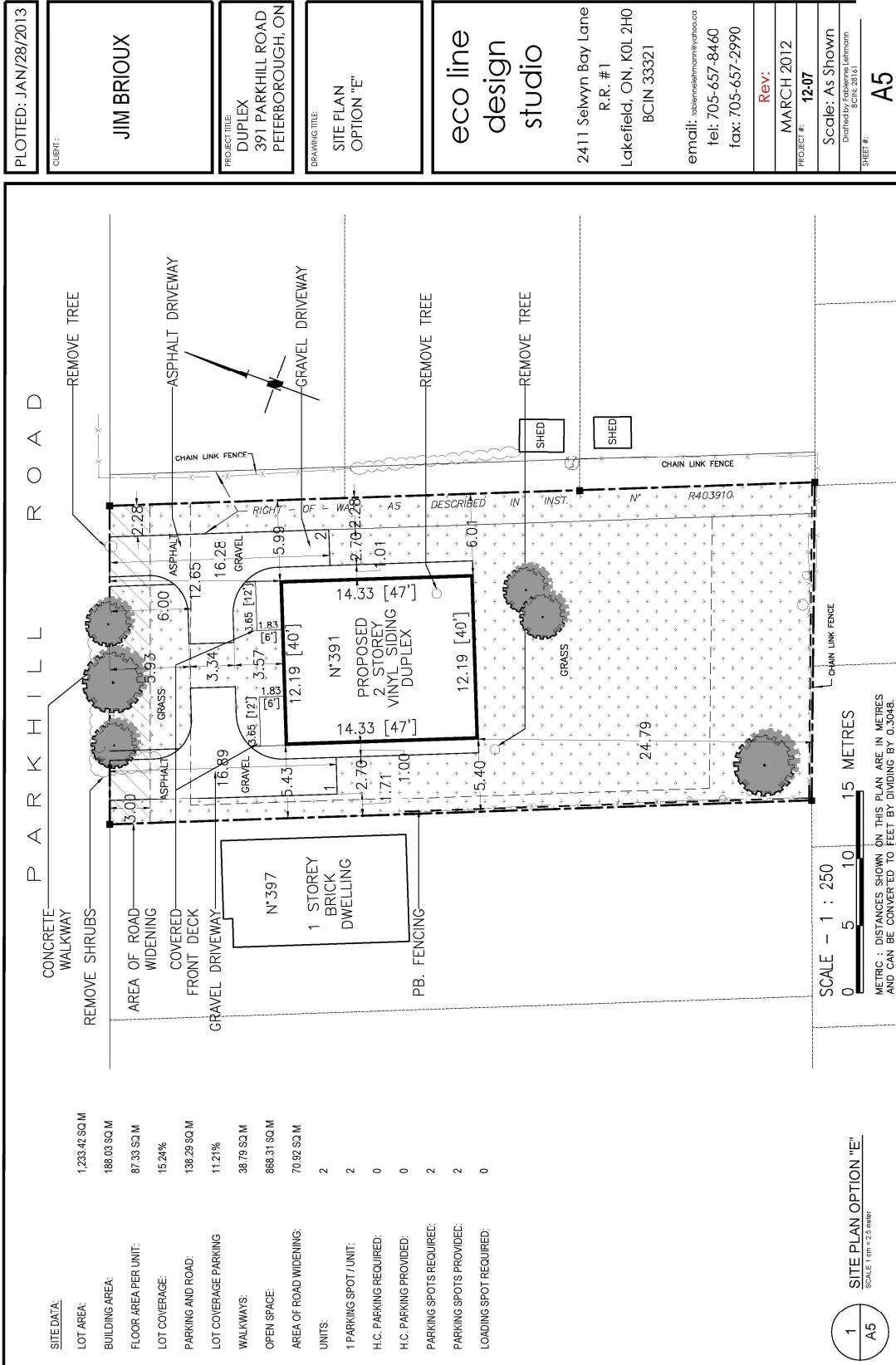


Date - May 2012

Dwg. by - CBerry

METRES



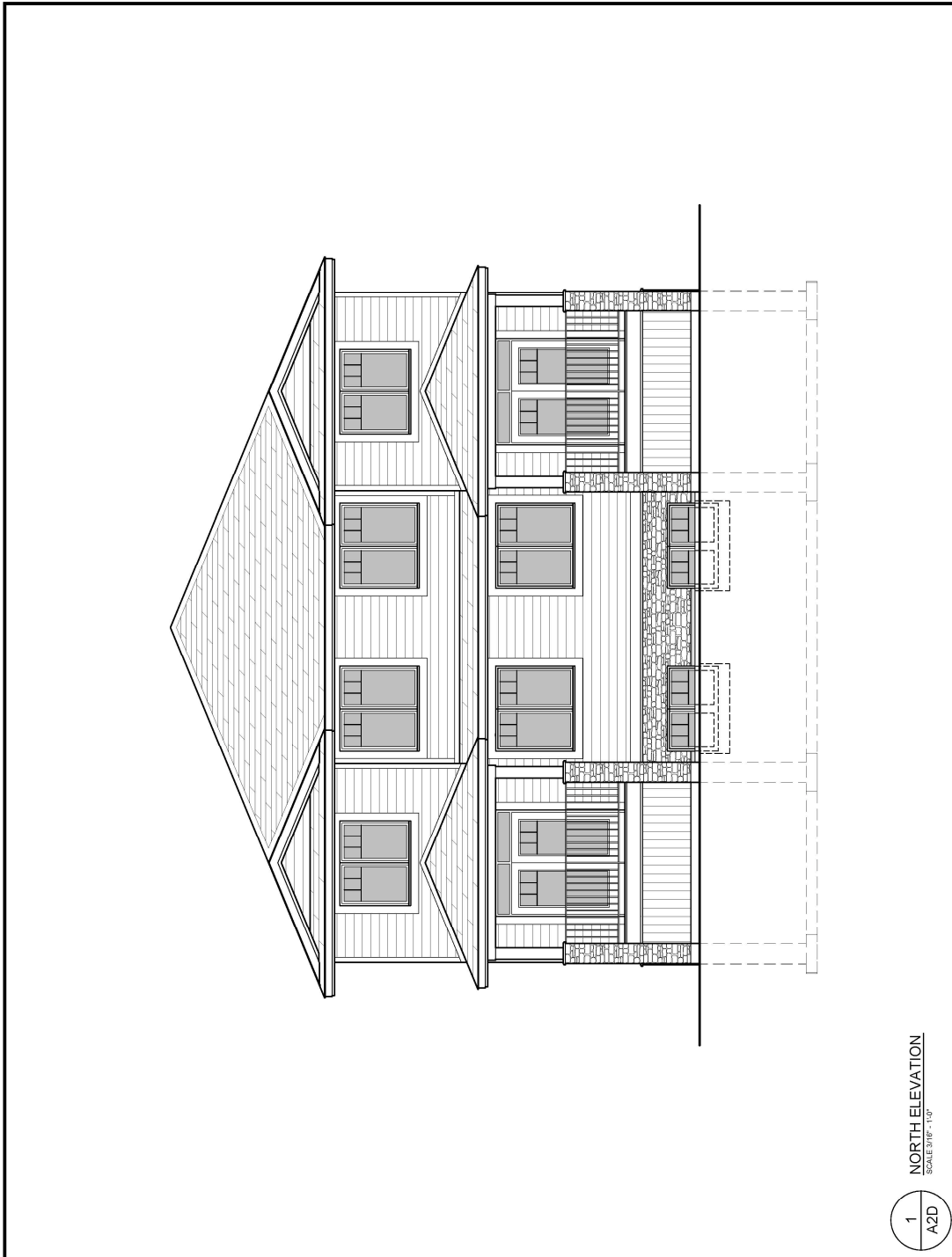


PLOTTED: JAN/28/2013



**Exhibit 'C'**  
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PLOT DATE: DEC 28 2012	CLIENT: <b>JIM BRIOUX</b>	PROJECT TITLE: <b>DUPLEX 391 PARKHILL ROAD PETERBOROUGH, ON</b>	DRAWING TITLE: <b>NORTH ELEVATION</b>	<b>eco line design studio</b> 2411 Selwyn Bay Lane R.R. #1 Lakefield, ON, K0L 2H0 BCIN 33321 email: <a href="mailto:ablenne@ecolinedesign.com">ablenne@ecolinedesign.com</a> tel: 705-657-8460 fax: 705-657-2990	Rev: <b>MARCH 2012</b>	PROJECT #: <b>12-07</b>	Scale: As Shown Dariusz Czekaj, Architect R.C.N. 28181 SHEET #: <b>A2D</b>
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**BY-LAW NUMBER 13- \_\_\_\_\_**

**BEING A BY-LAW TO AMEND THE ZONING FOR  
391 PARKHILL ROAD WEST**

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

1. Map 12a 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 – "H"**.
2. That the "H" Holding Symbol be removed subject to the conveyance of a 3.0m road widening along Parkhill Road West.

By-law read a first, second and third time this                      day of                      , 2013.

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Daryl Bennett, Mayor

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John Kennedy, City Clerk

**Exhibit 'D'**  
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