



City of  
**Peterborough**

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**To:** Members of the Planning Committee

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

**Meeting Date:** June 15, 2015

**Subject:** Report PLPD15-021A  
139 Douro Street – Zoning By-law Amendment

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## **Purpose**

A report to update City Council on the discussions held at a Neighbourhood Meeting on Wednesday, May 20, 2015 related to the Zoning By-Law Amendment Application for the property known as 139 Douro Street.

## **Recommendations**

That Council approve the recommendations outlined in Report PLPD15-021A dated June 15, 2015 of the Manager, Planning Division, as follows:

- a) That the draft by-law attached to Report PLPD15-021 be amended to eliminate provisions related to the proposed pergola, in accordance with Exhibit 'B' attached to Report PLPD15-021A.
- b) That Council approve the revised draft by-law by adding Section 387, SP.357 in accordance with Exhibit 'B' attached to Report PLPD15-021A.
- c) That the zoning of 139 Douro Street be amended from the PS.2 – Public Service District to the SP.357 'H' – Special Residential District in accordance with the draft amendment attached as Exhibit 'B' to Report PLPD15-021A.
- d) That the 'H' – Holding Symbol be removed from the property subject to Site Plan Approval being granted for the subject property, including a requirement for a primary entrance to the units from a main corridor access from the north side of the building; a pedestrian connection to the principal entrance from the municipal sidewalk along Douro Street; and indoor facilities for the central storage of garbage.

## **Budget and Financial Implications**

There are no direct budget or financial implications arising from the receipt of this report.

## **Background**

The Planning Committee of the City of Peterborough held a Public Meeting related to an application to amend the Zoning By-Law for the property known as 139 Douro Street on April 13, 2015. The application proposes to modify the zoning of the property at 139 Douro Street to permit the reuse of the existing building for up to a maximum of five dwelling units with a parking ratio of 1.4 parking spaces per dwelling unit and site specific regulations. The Committee heard from several area residents regarding the proposal. Consideration of the application has been deferred until such time as a further Neighbourhood Meeting is conducted to discuss the development with neighbours.

## **Neighbourhood Meeting**

A Neighbourhood Meeting was held on Wednesday, May 20<sup>th</sup>, 2015 at the Mark Street United Church. Invitations were mailed to all landowners within 120m radius of the property; applicants; owner and Ward Councillors.

Approximately 24 area residents attended the meeting, in addition to the Ward Councillors, the applicant, owner, representative of the purchaser and Planning Staff.

A discussion regarding the application was held. It was generally conveyed by the group of residents in attendance that the residential use of the building is acceptable, however, the total number of units; number of parking spaces; location of parking spaces; safe access to units and the bulk and location of the pergola are of concern to the neighbourhood.

The applicants indicated that the concerns of the neighbourhood have been considered with the current concept site plan before Council, and they are willing to consider additional site plan related matters at the Site Plan Approval stage. The applicant continues to seek approval for five dwelling units.

## **Summary**

Planning Staff have considered the comments made by the Neighbourhood. Although Planning Staff continue to support the change in land use as outlined in Report PLPD15-021 attached as Exhibit 'A', Planning Staff further recommend changes to the proposal that will make it more acceptable to Council and to the neighbourhood and will ensure that the City is not compromising reasonable development standards by simply accepting the extraordinarily high coverage of the existing building for a new use.

Planning Staff is recommending the following changes to the draft by-law:

- i. The removal of the provisions in the draft by-law attached to Report PLPD15-021 that would permit the introduction of the proposed pergola structure. It is recognized and agreed that this structure could potentially interfere with adequate sight lines for users of the Rotary Trail crossing west of the property.
- ii. The permitted use is changed from 'dwelling unit' to 'apartment dwelling' to ensure that the primary entrance to the units is from a common corridor and entrance, in accordance with the definition of 'apartment dwelling' as included in the Comprehensive Zoning By-Law #97-123. This will address concerns regarding the primary access to individual units being from a very narrow side or rear yard.
- iii. Additional requirements included in the removal of the 'H' Holding Symbol, to be addressed at the Site Plan Approval stage, to require a primary entrance to the units from a main corridor access from the north side of the building; a pedestrian connection to the principal entrance from the municipal sidewalk along Douro Street; and indoor facilities for the central storage of garbage. The existing setbacks have been a significant concern and under most circumstances, these would be deemed unacceptable, particularly when the principal entrance to 2 or 3 of the units are in these locations.

An alternative amending by-law is attached as Exhibit 'B' to Report PLPD15-021A.

Submitted by,

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Prepared by,

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Concurred with,

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**Attachments:**

Exhibit A – Report PLPD15-021  
Exhibit B – Amended Draft Zoning By-Law