



City of
Peterborough

To: Members of the Peterborough Architectural Conservation Advisory Committee (PACAC)

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: May 2, 2019

Subject: Report PACAC19-026
May Committee of Adjustments Circulations

Purpose

A report to recommend that the PACAC review and provide comment on Committee of Adjustment circulations received in April 2019.

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC19-026, dated May 2, 2019 of the Heritage Resources Coordinator, as follows:

That the PACAC receive and provide comment on Committee of Adjustment circulations received in April 2019.

Budget and Financial Implications

There are no budgetary or financial implications associated with the recommendation.

Circulations Received for Comment

File: A16/19

Address: 1875 Lansdowne Street West

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is seeking a variance from Section 6.40 of the Zoning By-law to allow a temporary building in a commercial zoning district to support the construction of a new fitness facility in a vacant commercial unit. This temporary building will be needed until the end of September 2019.

Recommendation by Staff: No Comment Required

File: A17/19

Address: 211 Barnardo Avenue

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is proposing to construct an attached garage with living space above on the northwest side of the existing dwelling. The applicant is seeking relief from the Zoning By-law to permit the attached garage with living space above as follows: reduction of the minimum building setback from the centreline of Barnardo Avenue from 16 metres to 14.1 metres, being 6.2 metres from the street line; and reduction of the minimum side yard setback from 1.2 metres to 0.9 metres for a portion of the garage addition.

Recommendation by Staff: No Comment Required

File: A18/19

Address: 422 Raymond Street

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is proposing to construct a 4.9 metres by 4.9 metre, three season sunroom in the location of an existing deck in the rear yard of the subject property. The applicant is requesting relief from the 7.6 metre rear yard setback to 6.6 metres from the western rear lot line and 5.6 metres from the eastern rear lot line.

Recommendation by Staff: No Comment Required

File: A19/19

Address: 643 Charlotte Street

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is proposing to construct a detached 8.54 metre by 7.32 metre two car garage with loft accessed from the rear laneway of the subject property. The applicant is seeking the following minor variances: an increase to the maximum accessory residential building coverage from 10% to 11.3% and an increase in the maximum building height of an accessory residential structure from 4.3 metres to 6 metres.

Recommendation by Staff: No Comment Required

File: B05/19, A20/19, A21/19

Address: 571 Hopkins Avenue

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is proposing to sever the westerly 9.6 metres from the subject property to create a new residential building lot. The applicant is seeking the following minor variances: reduction of the minimum lot width from 15 metres to 10.5 metres (retained east lot); and reduction of the minimum lot width from 15 metres to 9.6 metres (severed west lot).

Recommendation by Staff: No Comment Required

File: A22/19

Address: 591 Water Street

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is seeking a minor variance to bring the existing legal non-complying triplex into compliance with the Ontario Building Code and the Fire Code as follows: reduction of the minimum setback from the centreline of Water Street from 16 metres to 12 metres for a new fire escape; and increase the lot coverage by building area from 40% to 46% as a result of the construction of the new fire escape.

Recommendation by Staff: This property is adjacent to a designated heritage property (597 Water Street). The committee may wish to comment on the design of the proposed fire escape.

File: A23/19

Address: 197 George Street North

Notice of Hearing – Committee of Adjustment

Development Description: The applicant is seeking a reduction in the minimum building setback from the Dalhousie Street street line from 6 metres to 1.75 metres to facility the redevelopment of the property as a medical clinic.

Recommendation by Staff: No Comment Required

Submitted by,

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Heritage Researcher

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