



City of  
**Peterborough**

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**To:** **Members of the General Committee**

**From:** **Cynthia Fletcher**  
**Commissioner of Infrastructure and Planning Services**

**Meeting Date:** **May 6, 2019**

**Subject:** **Report IPSPL19-019**  
**Zoning By-law Amendment for 356 London Street**

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## **Purpose**

A report to evaluate the planning merits of amending the zoning of the lands known as 356 London Street from R.1 – Residential District to R.2-327 – Residential District to permit the use of the lands for a two unit dwelling and associated driveway and parking areas.

## **Recommendations**

That Council approve the recommendations outlined in Report IPSPL19-019 dated May 6, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That Section 3.9, Exceptions of Zoning By-law 1997-123 be amended to add Exception .327 which identifies site specific regulations, including setbacks from Downie Street and London Street, in accordance with Exhibit 'C' attached to Report IPSPL19-019; and
- b) That the zoning of the lands known as 356 London Street be amended from R.1 – Residential District to R.2-327 – Residential District in the City of Peterborough Zoning By-law #97-123 in accordance with Exhibit 'D' attached to Report IPSPL19-019.

## **Budget and Financial Implications**

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

## **Background**

The property is located on the northwest corner of the intersection of London Street and Downie Street, just north of the boundary of the Central Area in a mature residential neighbourhood with a mix of housing styles and densities. The property currently supports a single unit 1.5 storey bungalow situated very close to the existing lot lines abutting the London Street and Downie Street road allowance with two driveways, connected to both Downie Street and London Street.

The applicant proposes to amend the zoning of the property to facilitate the construction of a semi-detached residential dwelling, with driveway and parking provided on a widened driveway (6 m) along the northerly side lot line with access to Downie Street. It is intended that the applicant demolish the existing dwelling and garage and replace it with a semi-detached dwelling, fronting onto London Street, divided vertically along a common party wall. Each half would be accessed by a front door facing London Street, with a modest covered concrete step wrapping the corners of the proposed dwelling units at the entrance. The applicant further proposes to create defined walkways from the parking area, along the side of the dwelling to the front covered step areas. In addition, the owner seeks to introduce two new walkway connections to the sidewalk along London Street for pedestrian access.

The new semi-detached dwelling is proposed to be a brick raised bungalow style dwelling, set back and pulled away from the corner of the property, increasing the setback from both London Street and Downie Street as compared to the existing dwelling.

In response to the comments received from agencies and departments as a result of the circulation of the application, the applicant has revised the concept site plan to shift the proposed dwelling further north on the property to facilitate the ability to convey land at the corner of the lot to the City for purpose of a daylighting triangle and to ensure that the proposed dwelling is located beyond the minimum 21.3 m setback distance from the intersection of the centreline of London and Downie Street.

The application was accompanied by a Concept Site Plan, Plan of Survey illustrating the footprint of the existing building and garage, and a Planning Justification Letter prepared by the applicant. The revised Concept Site Plan is attached as Exhibit 'B' to Report IPSPD19-019.

## **Analysis**

### **a) Official Plan**

The lands are designated 'Residential' on Schedule 'A' –Land Use. The Low Density Residential policies apply to the subject lands and contemplate residential dwelling units consisting primarily of single detached, semi-detached and duplex dwellings. Multiple unit buildings are also contemplated with similar height and provided the maximum density is less than 25 units per hectare.

The Zoning By-law Amendment has the effect of permitting the proposed semi-detached dwelling that is serviced by municipal servicing, in close proximity to schools, trails and public transit, conforms to the Residential policies of the Official Plan and is compatible with the neighbouring uses.

### **b) Zoning By-law**

The current R.1– Residential Zoning District restricts the use of the land to a single unit dwelling, subject to specific regulations requiring minimum lot width and minimum setback from a dwelling unit to a side lot line. The applicant proposes the R.2 – Residential District to permit a two unit dwelling. Exceptions are required to facilitate a slight reduction in the setbacks from both London Street and Downie Street.

The supplementary regulations of the Zoning By-law also protects from potential visual obstructions at the intersection of streets. Section 6.19 of the Zoning By-law limits the height of trees, shrubs, plants, earth embankment, fences, walls or any other obstruction within a radius of 21.3m of the intersection of the streets. This is intended to ensure that sight lines are preserved for a motorist approaching the intersection. An exception, therefore, to allow the proposed pillar/post and roof structure for the covered step to be located within the 21.3m radius is required. Planning Staff are satisfied that the visual obstruction is limited and that the exception is acceptable.

The Concept Site Plan submitted with the application and refined by the applicant, illustrates the ability of the property to support the minimum two parking spaces per unit for the proposed semi-detached dwellings. In addition, walkways are intended to be provided from the parking area to the main entrance of the units. The applicant further agrees to convey the 5.0m by 5.0m daylighting triangle from the corner of the property to facilitate future road reconfiguration at the intersection.

Exception 327 is proposed to facilitate the following regulations for the construction of a new dwelling on the property:

Regulation	Existing	Proposed
Minimum Setback from Streetline	6m	4.4m along London St. 2.8m along Downie St. 1.3m to a covered step
Obstructions within 21.3m of the point of intersection of the centre lines of two streets	Max. Height 76cm above elevation of the point of intersection	Permission for a pillar and roof over the covered step within 21.3m from the intersection

## Response to Notice

### a) Significant Agency Responses:

Agency circulation was issued on February 7, 2019.

The City's Infrastructure Management Division request a 5.0 m by 5.0 m daylighting triangle be provided at the southeast corner of the lands and cash in lieu of parkland is recommended, where required.

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:

No written comments have been received as of April 5, 2019.

Submitted by,

Cynthia Fletcher  
Commissioner of Infrastructure and Planning Services

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**Attachments:**

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

Exhibit A, Land Use Map, Page 1 of 1

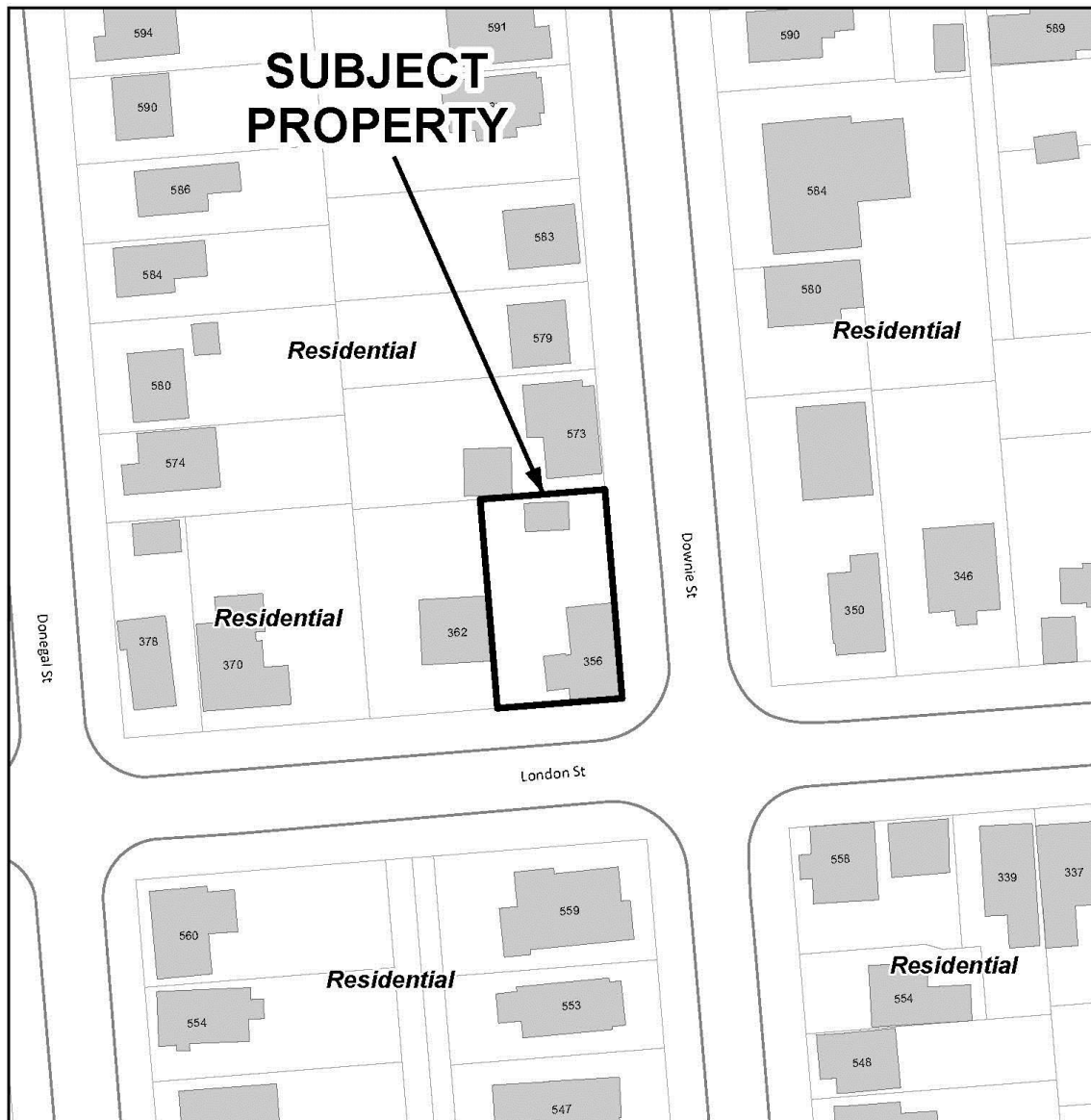
# Land Use Map

File: Z1905

Property Location: 356 London St

EXHIBIT

SHEET OF



The City of Peterborough Planning Division

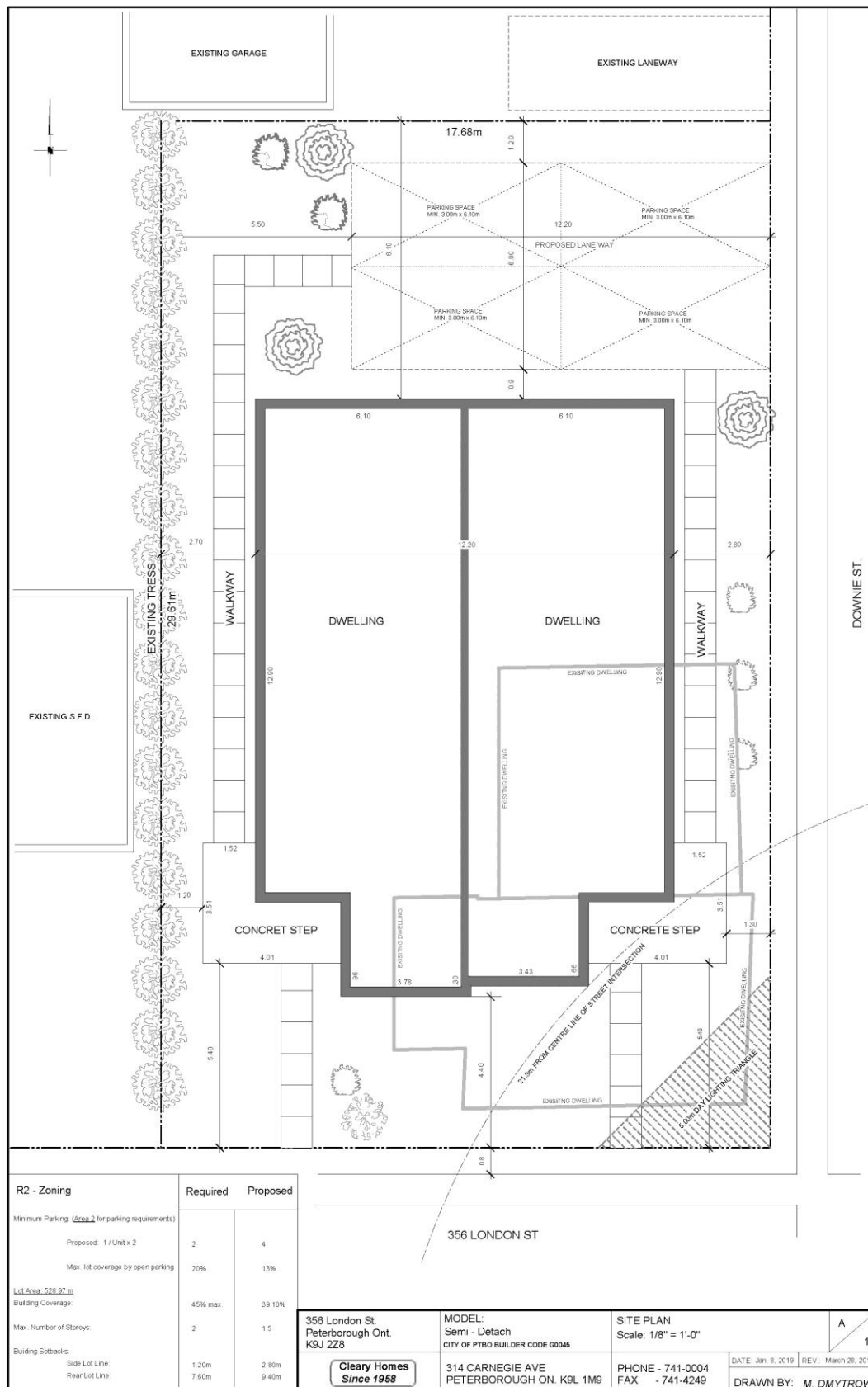
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Date: February 7, 2019  
Map by: jellis

0 5 10 20 30 Metres

Exhibit B, Site Plan, Page 1 of 1



**Exhibit C, Draft Zoning By-law Amendment, Page 1 of 3**



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**The Corporation of the City of Peterborough**

**By-Law Number 19-**

Being a By-law to amend the Zoning By-law for the lands known as 356 London Street

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The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Section 3.9 – Exceptions, be amended to add the following:

“**.327** Notwithstanding the provisions of this By-law to the contrary, the following shall apply:

Regulation	Requirement
Minimum Setback from Street Line	i. 4.4m along London St. ii. 2.8m along Downie St. iii. 1.3m to a covered step along Downie St.
Notwithstanding the provisions of Section 6.19e) a pillar and roof structure for a covered concrete step is permitted to be located within 21.3m from the intersection of the centre line of London St and Downie St.	

2. That 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 – Residential District to R.2-327 – Residential District.



**Exhibit C, Draft Zoning By-law Amendment, Page 2 of 3**

By-law read a first, second and third time this day of , 2019.

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Diane Therrien, Mayor

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John Kennedy, City Clerk

**Exhibit C, Draft Zoning By-law Amendment, Page 3 of 3**

