



City of
Peterborough

To: **Members of the General Committee**

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

Meeting Date: **April 14, 2020**

Subject: **Report IPSPL20-006**
Zoning By-law Amendment – 880 Parkhill Road West

Purpose

A report to recommend a Zoning By-Law Amendment for the property municipally known as 880 Parkhill Road West.

Recommendations

That Council approve the recommendations outlined in Report IPSPL20-006 dated April 14, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Zoning By-law be amended to add Exception .314 in accordance with Exhibit 'A' attached to Report IPSPL20-006; and
- b) That the subject property be rezoned from R.1, 1e, 2j, 4d – Residential District to R.2-314 – Residential District in accordance with Exhibit 'A' attached to Report IPSPL20-006.

Budget and Financial Implications

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

Background

The subject property is located on the north side of Parkhill Road West, west of Crowley Crescent and supports two large rental dwelling units. The property owner applied for a Zoning By-law Amendment in May 2017, to recognize the existing use of the lands for a duplex, consisting of two 6-bedroom units, in accordance with site specific regulations.

The owner purchased the property in 2004 and was using it as a single rental dwelling unit. In 2017, the owner submitted an application to the City to permit the use of the lands for two separate units. The applicant sought to rezone the lands to permit the conversion of the 12-bedroom residential dwelling into a duplex with 6 bedrooms in each, with the intent of enhancing life safety and egress. A duplex containing 6 bedrooms in each unit and utilized by the occupants as two single housekeeping units, is treated under the Business Licensing By-law as two Large Rental Dwelling Units. Planning staff supported the re-zoning of the subject property as two 6-bedroom dwellings.

The City's Planning Committee held a Public Meeting related to the application on August 28, 2017. The Committee heard from several area residents in addition to the applicant and staff. Council deferred consideration of the rezoning until November 20, 2017. A further report, PLPD17-040A – Zoning by-law Amendment–880 Parkhill Road West was considered by Planning Committee and the following resolution was adopted by Council on December 11, 2017:

“That Report PLPD17-040A be deferred for up to one year, and that staff examine the possibility of inspecting the property quarterly to determine how it is operating, and that a report come back to Council on this matter.”

Inspection of the Property

The requirements from a Business License perspective, related to the Large Rental Dwelling Units, have been satisfied and there is currently no evidence to suggest other than that the property has been functioning as two single house-keeping units in accordance with the City's Licensed Rental Premises By-law 17-067.

Public Meeting

The Public Meeting associated with the application was held in August 2017 and the statutory requirement for public input relating to this application is complete. No further Public Notice is required with respect to Council's disposition of the matter. However, in early March 2020, additional notice was provided to inform those who provided written comment and / or requested further information as part of the 2017 application and public meeting.

Summary

The Zoning By-Law Amendment proposes to recognize the existing use of the property as a duplex and is supported by Planning Staff, based on good planning merits and the fact that the property has been functioning as two single house-keeping units since 2017. The rezoning would recognize and legalize the two units in the Zoning By-law rather than a non-conforming residential property.

The owner intends to maintain the duplex as two single housekeeping units. City staff are satisfied that the property presently functions as two single housekeeping units and should not be considered a Lodging House. Planning Staff recommends that Council enact the attached draft Zoning By-law Amendment to reflect the current use of the property.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Previous consideration:

Report PLPD17-040A – Zoning By-law Amendment – 880 Parkhill Road West

Attachment:

Exhibit A – Draft Zoning By-law Amendment

Exhibit A – Draft Zoning By-law – Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 20-xxx

Being a By-law to amend the Zoning By-law for the property known as 880 Parkhill Road West

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:

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

Regulation	Requirement
Minimum Lot Area per Unit	205 m ²
Minimum Lot Width per Unit	4 m
Maximum Parking Lot Coverage	33% of Lot Area
Minimum Landscaped Open Space Strip	0.6 m along one side lot line
Minimum Parking	1.6 spaces/unit

”

2. That Map 10 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 the R.1, 1e, 2j, 4d – Residential District to the R.2-314 – Residential District.

By-law read a first, second and third time this day of April, 2020.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit A – Draft Zoning By-law – Page 2 of 2

