



City of
Peterborough

To: Members of the General Committee

From: Michael Papadacos, Commissioner, Infrastructure and Planning Services (Acting)

Meeting Date: August 8, 2023

Subject: Zoning By-law Amendment for 418 Raymond Street, Report IPSPL23-025

Purpose

A report to evaluate the planning merits of amending the zoning of 418 Raymond Street from D.1 – Development District to R.1 – Residential District to permit a single-detached residential dwelling on the subject property.

Recommendation

That Council approve the recommendation outlined in Report IPSPL23-025, dated August 8, 2023, of the Commissioner of Infrastructure and Planning Services (Acting) as follows:

That the subject property be rezoned from D.1 – Development District to R.1 – Residential District, in accordance with the draft amendment attached as Exhibit ‘C’ to Report IPSPL23-025.

Budget and Financial Implications

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

Using the 2023 rate for development charges, the proposed development would generate \$42,194 in City Development Charges and \$1,260 in Education Development Charges.

Background

The subject property is located on the north side of Raymond Street, at the end of the cul-de-sac adjacent to the Parkway Trail. The property is currently undeveloped. The applicant proposes to amend the zoning of the property to facilitate construction of a single-detached dwelling supported by two vehicle parking spaces.

The subject property was created as part of the Plan of Subdivision to extend Raymond Street in 2011-2012 and was originally zoned D.1 – Development District to respect a provision in the Zoning By-law that required an enhanced building setback adjacent to a controlled access arterial road corridor (i.e. The Parkway). At the time of the subdivision approval, the subject property was located entirely within the building setback. With the approval of the new Official Plan in April 2023, the proposed arterial road corridor adjacent to the subject property is no longer identified in the Official Plan. The corridor is also not identified in the recently approved Transportation Master Plan. As such, the building setback from a controlled access arterial road no longer applies.

The proposal was subject to a Pre-Consultation meeting on May 18, 2023 and the Zoning By-law Amendment application was deemed complete on June 21, 2023.

A 'Community Notice' was sent to property owners within 120 metres of the subject property, the two ward councillors and the Mayor on May 19, 2023. The notice provided a written description of the proposal along with a copy of the concept plan. Comments received by the applicant from the public related to the design of the proposed building and details around construction activities (e.g. mitigation measures to protect the stormwater management pond and whether access to the trail will be maintained).

Notice from the applicant was also sent to local First Nations via email on May 30, 2023, with follow up correspondence to additional contacts at Curve Lake First Nation occurring on June 16, 2023. The applicant received correspondence from Hiawatha First Nation that they had no questions or concerns regarding the proposed development.

The application was supported by the following documents:

- Planning Justification Report prepared by Ron Davidson Land Use Planning Consultant Inc., dated June 19, 2023.
- Concept Site Plan prepared by Michael Davenport, dated April 2023.
- Summary of Community Feedback prepared by Michael Davenport, dated June 8, 2023.

The concept site plan is attached as Exhibit B to Report IPSPL23-010.

Analysis

a) **Provincial Policy Statement, 2020 (PPS)**

Any decision on the proposed Zoning By-law Amendment must be consistent with the PPS which came into effect on May 1, 2020. The PPS provides general direction to municipalities with respect to addressing matters of provincial interest in land use planning.

Section 1.1.1 of the PPS states that healthy, livable and safe communities are sustained by, among others, accommodating an appropriate affordable and market-based range and mix of residential unit types, employment, institutional, recreation, parks and open space, and other uses to meet long term needs.

Section 1.1.3 states that “settlement areas shall be the focus of growth and development” and Section 1.1.3.2 states “land use patterns within settlement areas shall be based on densities and a mix of land uses which: b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.”

Section 1.4.3 of the PPS requires municipalities to provide for an appropriate range and mix of housing including all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

The subject property is located within the City’s settlement area boundary and is serviced with full municipal services and represents an efficient use of existing building stock without the need for expansion or extension of infrastructure consistent with the directives of the PPS. Allowing the property to be used for a single-detached dwelling will provide additional housing opportunity for the private market in the neighbourhood while utilizing the use of existing infrastructure. The dwelling is located outside of areas of flooding and natural hazard.

It is the opinion of staff that the proposed Zoning By-law Amendment is consistent with the policy direction of the PPS.

b) Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)

Any decision on the proposed Zoning By-law Amendment must conform with the policies of the Growth Plan. The Growth Plan builds upon the policy foundation of the PPS by providing land use planning policies to address specific issues in the Greater Golden Horseshoe. The subject property is located within the Delineated Built-Up Area as defined in the Growth Plan.

Lands within the Delineated Built-Up Area are expected to accommodate a minimum of 50% of all residential development in the City. Growth within the Delineated Built-Up Area is expected to occur on full municipal services and contribute to a complete community, designed to support healthy and active living and meet the needs of residents throughout a full life cycle.

It is the opinion of staff that the proposed Zoning By-law Amendment conforms with the policy direction of the Growth Plan.

c) Official Plan

The subject property is designated 'Neighbourhoods' on Schedule 'A' – Urban Structure and 'Residential' on Schedule 'B' – Land Use to the Official Plan.

Objectives of the Neighbourhood designation are to encourage a broad range of housing types with respect to location, size, cost, tenure, design and accessibility. Additionally, the designation encourages residential infill and intensification in residential areas where impacts can be minimized and development can efficiently utilize municipal services and facilities.

Low-rise residential development is a permitted use in the Residential designation. Low-rise residential uses shall generally be located within the interior of neighbourhoods on local and collector roads. Low-rise residential development is considered to have a maximum height of three storeys. The subject property is located at the end of a local street on a cul-de-sac.

The Zoning By-law Amendment has the effect of permitting the proposed single-detached dwelling on a property that is municipally serviced, near schools and trails. The proposed amendment conforms to the Residential policies of the Official Plan and is compatible with neighbouring uses.

d) Zoning By-law

The current D.1 – Development District permits an established use, and several rural and agricultural type uses subject to large lot area regulations. This zoning district has typically been placed on lands that may have development potential in the future but conditions at the time did not permit urban development. The applicant is proposing to change the zoning of the property to the R.1 – Residential District to permit a single-detached dwelling on the subject property.

No alternative regulations or exceptions to the zoning district are proposed. It has been determined by staff that Section 6.6 of the Zoning By-law, which regulates development on lands adjacent to controlled access arterial roads by requiring a minimum building setback of 45 metres from the centreline of the right-of-way, is no longer applicable. Since the corridor is no longer identified in the Official Plan, nor is it identified for corridor protection in the Transportation Master Plan, development on this property will be subject to the typical building setbacks in the R.1 zoning district.

Response to Notice

a) Agency Responses

Agency circulation was issued together with the Notice of Public Meeting on July 10, 2023.

No significant concerns or comments from agencies or departments have been received as of the writing of this report.

b) Summary of Public Responses

Notice of Public Meeting was issued by mail to property owners within 120 metres of the subject property and published in the Peterborough Examiner on July 10, 2023.

No written comments have been received from the public as of the writing of this report.

Submitted by,

Michael Papadacos, M.A., P.Eng.
Commissioner, Infrastructure and Planning Services (Acting)

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Exhibits:

Exhibit A: Land Use Map
Exhibit B: Concept Plan
Exhibit C: Draft Zoning By-law Amendment

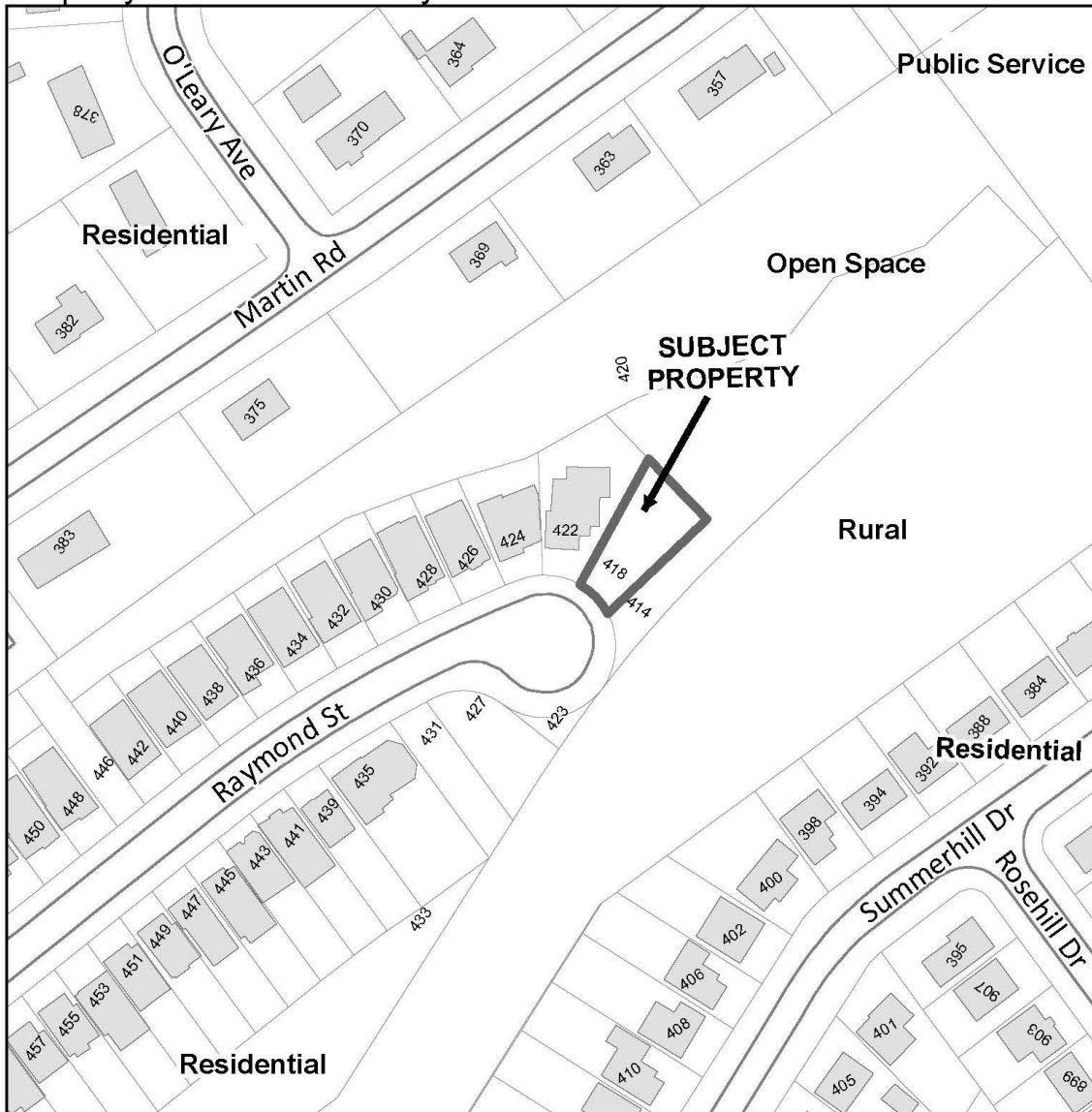
Exhibit A – Land Use Map

Land Use Map

File: Z2307

Property Location: 418 Raymond St

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: June 22, 2023

Map by: BGautam

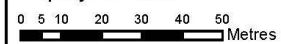
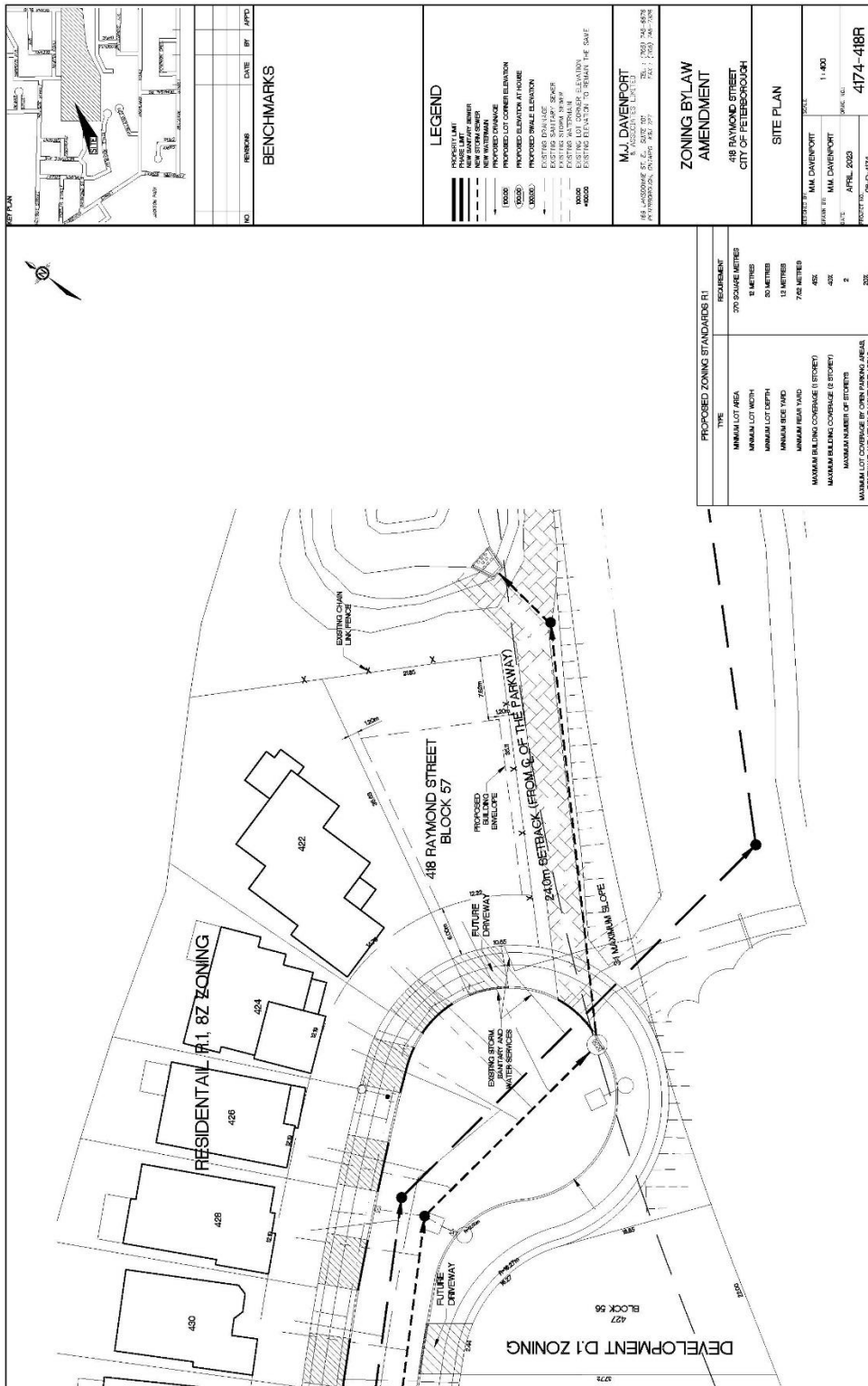


Exhibit B – Concept Plan



| NO. | REVISIONS | DATE | BY | APP'D |
|------------|-----------|------|----|-------|
| BENCHMARKS | | | | |

LEGEND

- PROPERTY LIMIT
- NEW DRAINAGE DITCH
- NEW SANITARY SEWER
- NEW WATER MAIN
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY ENVELOPE
- PROPOSED DRIVEWAY SETBACK
- PROPOSED SIDEWALK ELEVATION
- PROPOSED DRIVEWAY ELEVATION
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
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M. J. DAVENPORT
 PROJECT NO. 418-0418
 DATE: 2023-04-18
 SCALE: 1:1000
 CITY OF PETERBOROUGH

ZONING BY-LAW AMENDMENT
 418 RAYMOND STREET
 CITY OF PETERBOROUGH

SITE PLAN

DATE: APRIL 2023
 SHEET NO. 11-000
 PROJECT NO. 418-0418

| TYPE | PROPOSED ZONING STANDARDS R1 | REQUIREMENT |
|---|------------------------------|-------------|
| MINIMUM LOT AREA | 270 SQUARE METRES | |
| MINIMUM LOT WIDTH | 8 METRES | |
| MINIMUM LOT DEPTH | 10 METRES | |
| MINIMUM REAR YARD | 13 METRES | |
| MINIMUM FRONT YARD | 7.62 METRES | |
| MAXIMUM BUILDING COVERAGE (5 STOREY) | 40% | |
| MAXIMUM BUILDING COVERAGE (6 STOREY) | 40% | |
| MAXIMUM NUMBER OF STOREYS | 2 | |
| MAXIMUM LOT COVERAGE BY OPEN PARKING AREAS, DRIVEWAYS AND TRIPLE MOBILITY AREAS | 20% | |

Exhibit C – Draft Zoning By-law Amendment



The Corporation of the City of Peterborough

By-Law Number 23-[Clerk's Office will assign the number]

Being a By-law to amend the Zoning By-law for the lands known as 418 Raymond Street

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

1. Map 6 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 D.1 to R.1.**

By-law passed this 28th day of August, 2023.

Jeff Leal, Mayor

John Kennedy, City Clerk

