



City of
Peterborough

COMMITTEE OF ADJUSTMENT

HEARING DATE: May 4, 2010

Staff Comments Regarding Files: B1//10, A2/10 & A3/10 B2/10, A3/10& A4/10

B04/10 - 235 King Street & 250 Sherbrooke Street – Aon Inc.

The two properties known municipally as 235 King Street and 250 Sherbrooke Street have merged in title. The owner would like to separate the ownership of the two properties so each of the properties may be dealt with independently from a mortgaging and financing perspective.

Staff have examined the two properties and noted only a minor departure from the SP.45 zoning district. Staff noted a small paved parking area has replaced what was formally soft landscaping at the northwest corner of Bethune Street and King Street. Aside from this minor issue, the two properties would conform to the zoning.

Staff considered the increasing challenge in accommodating services and utilities within the right of ways as the plan is for intensification in the central area. Staff is therefore requesting conveyance of a day light radius of 7.62 metres at the south east corner of Bethune Street and King Street, the south west corner of Aylmer Street and King Street and the north east corner of Sherbrooke Street and Bethune Street.

Staff would not object to the Committee granting consent to the separation of the two properties provided the landscaping at the corner of the property was restored in order to conform to Schedule "X" to Section 71 (page 2) of the SP.45 zoning district and on the condition that the day light radii at each of the intersections described above be conveyed to the City free of encumbrances and at no cost to the City.

B05/10 – 695 Spillsbury Drive - Todd & Ross Farquhar

The subject property is a 45.39 (148.95 ft) wide by 63.7 metre (209 ft) deep property with a single unit dwelling on it located to the north side of the lot. The property is zoned R.1, 1m, 2m Residential that would permit a lot with a minimum width of 15 metres (50 ft). Referring to the plan attached as Exhibit B, the applicant would like to convey ownership of the southerly 15 metres (50 ft) of the subject property to create a new building lot for a single unit dwelling.

Staff considered the potential development of the property in the context of the standard of development of other properties in the neighbourhood and would not object to the Committee granting the consent subject to the following conditions:

- 1) That the owner enter into an agreement with the City to require that building plans

be provided for approval by the Planner of Urban Design to ensure compatibility of building design with other buildings in the neighbourhood prior to issuance of a building permit,

- 2) That the owner reimburses the City for the cost of sanitary sewer services installed relative to the proposed lot to be created.
- 3) That the owner pay a parks levy in the amount to be determined by the City's Parks Levy Review Committee, and
- 4) That the owner pay a tree levy in the amount of \$191.00.

A06/10 – 275 Lee Street - John & Debbie Keating

The owner would like to construct a 7.9 metre (26 ft) wide addition that would extend 4.8 metres (16 ft) to the rear and wrap around the south west corner of the existing dwelling established on the property. A variance is therefore requested to reduce the minimum building setback from the westerly rear lot line from 7.6 metres (25 ft) to 4.8 metres (16 ft) to permit a proposed addition to the rear of the dwelling on the property.

Referring to the plan attached as Exhibit C, the subject property is irregular in shape because it had to fit in as a part of a subdivision that was established later than the adjacent property to the rear known as 678 Sunset Boulevard. The irregular shape results in a portion of the rear yard being closer to the proposed building therefore requiring the variance.

Staff visited the property and considered the proposal in relation to the standard of development in the vicinity. Staff also noted the garage established on the adjacent property that would serve as a buffer screening the proposed addition from view from the neighbour to the northwest.

Staff are of the opinion that irregular shaped property is an anomaly and the impact of the variance requested would be minor. Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting a variance to 5.18 metres calculated based on the 1965 survey provided.

A07/10 – 97 Crescent Street - John Warner

The owner would like to remove the frame garage attached to the rear of the dwelling and construct a one storey addition to the rear of the dwelling that would wrap around to the west side of the building as illustrated on the plan attached as Exhibit D. The proposal would require the following variances:

- i. reduce the minimum building setback from the Winch Street street line from 2.7 metres (9 ft) to 1.84 metres (6 ft); and
- ii. reduce the minimum building setback from Crescent Street from 6 metres (20 ft) to 3.8 metres (12.7 ft) regarding a proposed extension to the open veranda across the front of the dwelling.

The subject property is located at the southwest corner of the intersection of Crescent Street and Winch Street. Winch Street is a narrow, substandard street with a road

allowance width of approximately 12 metres. Buildings along Winch Street, including the building on the subject property have historically been established very close to the road allowance. The building on the adjacent lot to the south is located approximately 2.7 metres from the street line. The existing dwelling is established 0.76 metres (2.5 ft) from the road allowance and the attached garage to be removed actually encroaches on the road allowance.

Staff have visited the site and considered the proposal to be an improvement to the current circumstances in relation to Winch Street and is of the opinion that the impact of the variance to permit the verandah in relation to Crescent Street to be minor.

Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting the variance as described.

A08/10 – 150 Jameson Drive - City Initiated

The City is in the process of selling the subject property to the Engineering firm D.M. Wills and Associates who would like to construct a new industrial office building as the first part of a plan for development of the property. The second part of the plan would involve a second building of the same size on the property that may be required in the future. There is also the possibility of accommodating a third building of the same size on the property as well.

The property is designated and zoned Prestige Industrial. The zoning permits the propose use of the building as an engineering and technical services establishment. The variance is requested to a regulation of the M.2.1 Industrial District zoning of the property to reduce the minimum required building area from 1500 sq metres (16,145 sq ft) to 743 sq metres (8000 sq ft) to permit the construction of the one 743 sq m stand-alone building on the property.

While the intention of the zoning regulation regarding building coverage is to offer a scale of building that would be anticipated in the prestige office setting, it does not exclude the possibility of more than one smaller building being constructed on the property to achieve the same end. For that reason the impression or impact of a smaller building on the property would not be significant. With the possibility of a future building on the property of a similar size, the property could eventually be developed to conform to the regulations of the zoning district.

Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting the variance as described.

Respectfully submitted,

Richard Straka
Planner Policy & Research

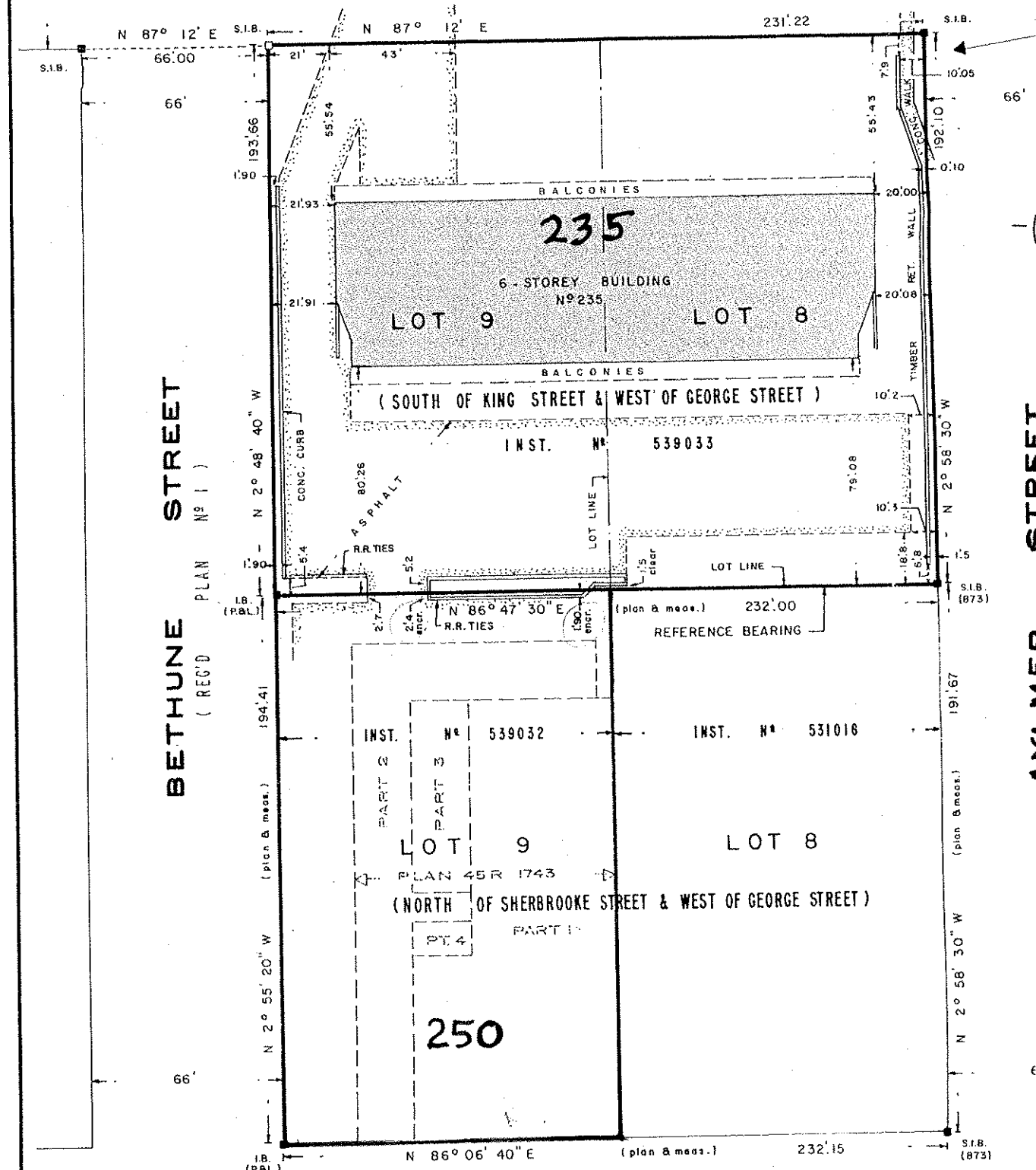
R. Waldron, C.E.T., CBCO
Manager, Building Division

KING STREET
(REG'D PLAN N° 1)

BETHUNE STREET
(REG'D PLAN N° 1)

AYLMER STREET

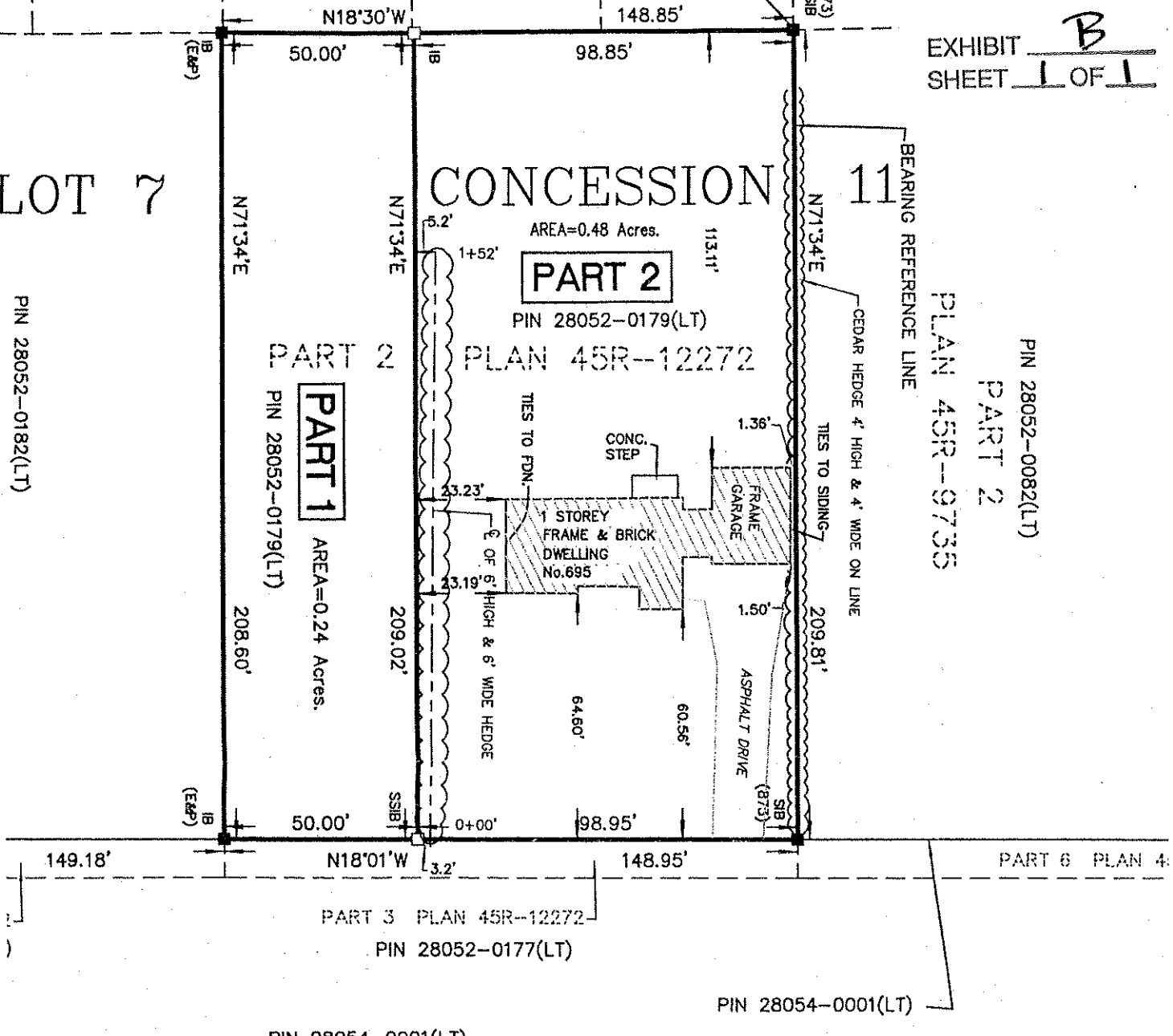
SHERBROOKE STREET
(REG'D PLAN N° 1)



PIN 28052-0082(LT)
PART 2
PLAN 45R-9735

LOT 7

PIN 28052-0182(LT)



SPILLSBURY DRIVE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CO
WITH THE SURVEYS ACT AND T
SURVEYORS ACT AND THE REGI
2. THE SURVEY WAS COMPLETED O
OF JULY, 2008

PIN 28054-0001(LT)

PLAN OF SURVEY OF
PART OF LOT 7, CONCESS
FORMERLY TOWNSHIP OF NOR
CITY OF PETE
COUNTY OF PETE
SCALE: 1 INCH EQUALS 40 FEI

ELLIOTT AND PARR (PETERBOROUGH) L
2008

Plan

Showing location of dwellings on
LOTS 11 & 12

REGISTERED PLAN No 250

CITY of PETERBOROUGH

■ - denotes surveyors post fixed

SCALE - 1 inch equals 50 feet.

PETERBOROUGH, ONTARIO

27TH OCTOBER, 1965

P. J. Mc

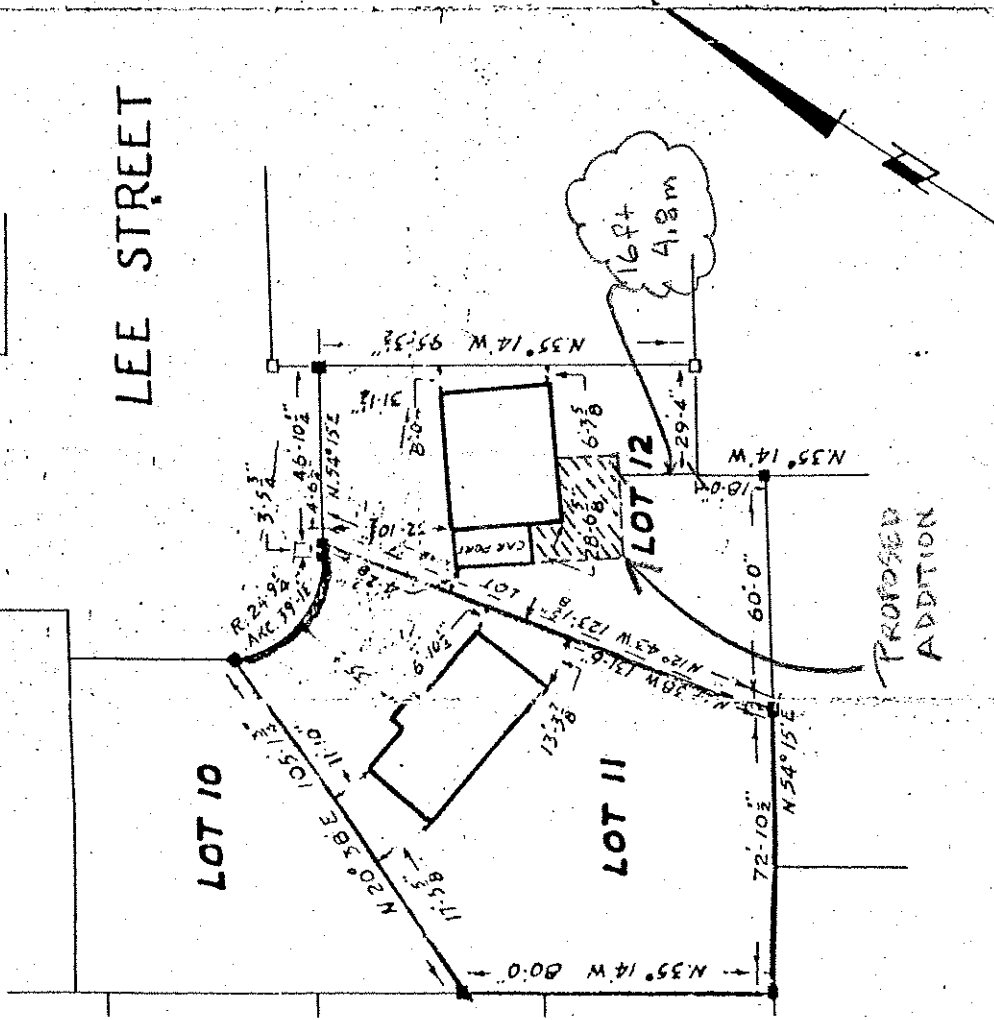
PIERCE & PIERCE

Ontario L

EXHIBIT SHEET 1 OF 1

C

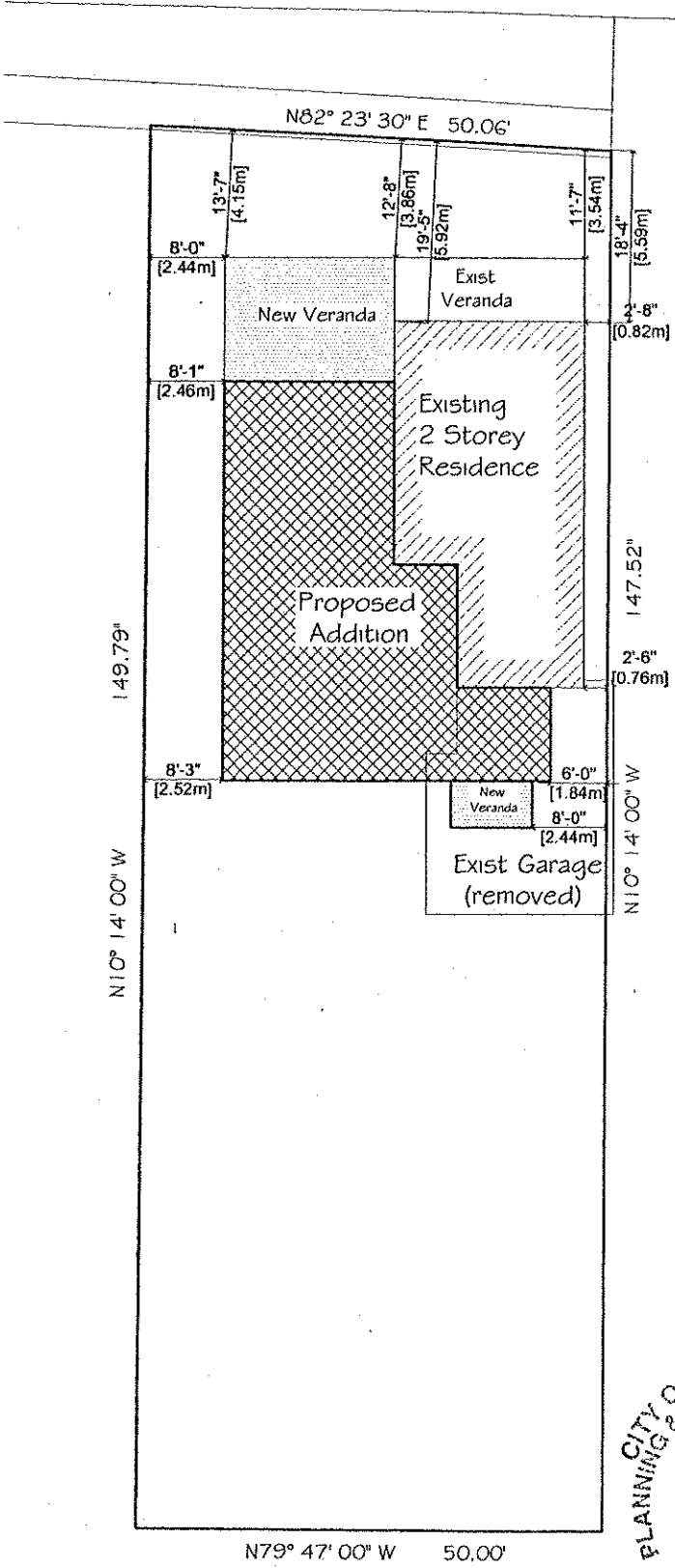
NOTE -
MEASUREMENTS
OF THE DWELLINGS



A07/10-97 Crescent St.

CRESCENT STREET

EXHIBIT D
SHEET 1 OF 1



N

Part of Lots 7 & 8
Registered Plan # 31
City of Peterborough
County of Peterborough

Scale 1" = 20'-0"

Exist Residence	723 SF
Exist Veranda	143 SF
Exist Garage	476 SF
Total	1,342 SF

New Addition	1,047 SF
New Veranda	289 SF
Total	2,678 SF
Demolish Garage	476 SF

Total Footprint 2,202 SF

Lot Area 7,434 SF
Lot Coverage 29.6%

CITY OF PETERBOROUGH
PLANNING & DEVELOPMENT SERVICES
RECEIVED
APR 15 2011

KAVAN
building design & drafting
208 Charlotte Street Peterborough Ontario K9J2T8
705-742-5171 Fax (705) 742-2432

FILE: _____

