



City of
Peterborough

Committee of Adjustment

Hearing Date: June 7, 2016

Staff Comments Regarding: Files A16/16, A17/16, B08/16, A22/16, B09 & B10/16, and A23/16

A16/16 – 135 Rubidge Street – CB Rubidge Inc.

This application was before the Committee on May 3, 2016 with revisions to the plan for development of fourplex on what is to be the smaller, south portion of 135 Rubidge Street, an arterial street located in the Central Area of the City.

The applicant has proposed to sever the subject property and construct a fourplex on each of the parcels. The Committee addressed the severance and a number of variances in relation to the proposed fourplex on the north parcel on April 5, 2016.

On May 3 the Committee reviewed the plan attached as Exhibit A, and referred it back to the applicant to meet with Staff in order to address further revisions vaguely described by the applicant to the Committee at the hearing. Staff met with the applicant on May 18 and offered recommendations to the applicant and his consultant and subsequently contacted them on May 26, asking about the revisions. As of the writing of this report, no revisions to the plan have been provided by the applicant.

Staff is recommending that the Committee adjourn this application sine die to allow the applicant time to develop a plan that will demonstrate how the proposed development will fit, within reason, on the property and function considering access to parking on the site.

A17/16 – 1300 Chemong Road – Mason Homes Limited

The applicant is requesting the following minor variances to the Zoning By-law applied to plans for multiple townhouse units located at the northeast edge of the plan of subdivision:

- i) Regulation 379.3 c) i), Special District 349 – reduce the minimum building setback from the east side lot line from 6 metres to no less than 5 metres for the townhouse units and to 3 metres for the elevated decks within Blocks 5 and 6, and
- ii) Regulation 379.3 c) ii), Special District 349 – reduce the minimum building setback from generally the north and northeast, rear lot lines from 6 metres to no less than 5 metres for the townhouse units and to no less than 3 metres for the elevated decks within Blocks 7 to 13 inclusive.

This application was adjourned in anticipation of the registration of the plan of subdivision by this date. Since the plan is still not registered, Staff are still of the opinion that it would be premature to address this application in that the decision would apply to land that cannot be legally identified.

Uncertain as to when the plan will be registered, Staff would recommend the application be adjourned sine die and re-notification will be required at the applicant's expense.

B08/16 – 631 Otonabee Drive – Ronald D. McCoy

Referring to the plan attached as Exhibit B, the applicant owns the subject property at 631 Otonabee Drive and is co-owner of the abutting property known as 656 Cloverleaf Street. The applicant would like to convey ownership of a triangular piece of property that is the northerly 17 metres located at the rear of the subject property to be added to the rear yard of the adjacent property known municipally as 656 Cloverleaf Street. Both properties are zoned the same, being R.1,1m,2m Residential.

Staff considered the configuration of lots in the vicinity and noted that while conveyance of the parcel would result in two irregular shaped parcels, Staff is of the opinion that the reconfiguration of both parcels would be an improvement considering the development and use of the two properties and would have no impact on adjacent properties. Staff noted that Otonabee Drive is an undersized, High Capacity Collector Street that should be 26 metres rather than 20 metres wide.

Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting the consent as described on the condition that the applicant convey to the City, free of encumbrances and at no cost to the city, a 3 metre wide parcel of land relative to Otonabee Drive for road widening purposes.

A22/16 – 375 Daniel Street – Anthony & Kimberly Paglialunga

The applicants are to be new owners of the subject property that is a 40 by 55 metre corner lot located on Daniel Street in the Simon's Subdivision. The property is zoned Residential under the Old Smith Township By-law.

The applicants are proposing to construct a new bungalow and detached garage on the property that has no municipal services. Considering the R Residential (Smith) zoning applied to the property, a variance is requested to increase the maximum lot area coverage by buildings from 12% to 15% as illustrated on the concept plan attached as Exhibit C.

Considering the size of the property, Staff is of the opinion that the variance as requested is minor provided that the applicant can provide a letter from the County City Health Unit, satisfactorily to the City Planner, indicating that there is adequate space on the property to accommodate the proposed structures together with the spatial separation required to accommodate a septic system and well as a source of water for the property.

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

B09/16 and B10/16 – 153 & 161 Park Place – Keith Payne

Referring to the plan attached as Exhibit D, the applicant would like to sever the westerly 18.29 metres of each property and merge them together to create a new lot for future development of a two unit dwelling with frontage on Paterson Street. The two lots are zoned R.1, R.2 Residential District, and each parcel resulting from the severance would comply with the dimensions for potential use and development of two residential units.

Considering the intention of the Growth Plan regarding intensification and zoning of the subject properties, Staff would recommend the Committee grant the proposed severances to facilitate a more efficient use and the development potential of zoned, serviced land. The Decision should be on the condition that the owner convey to the City free of encumbrances and at no cost to the city, a 3 metre wide strip of land relative to the conveyed parcel, to widen Paterson Street from 12 metres to 15 metres.

A23/16 – 1140 Barnardo Avenue – Lynn Moore

The proponent would like to construct a freestanding garage to the west side of the property. A variance is therefore requested to reduce the minimum building setback from the west side lot line from 1.2 metres (4 ft) to 0.6 metres (2 ft) to allow room for a 4.8 m (16 ft) x 7.4 m (24 ft) car and one half garage.

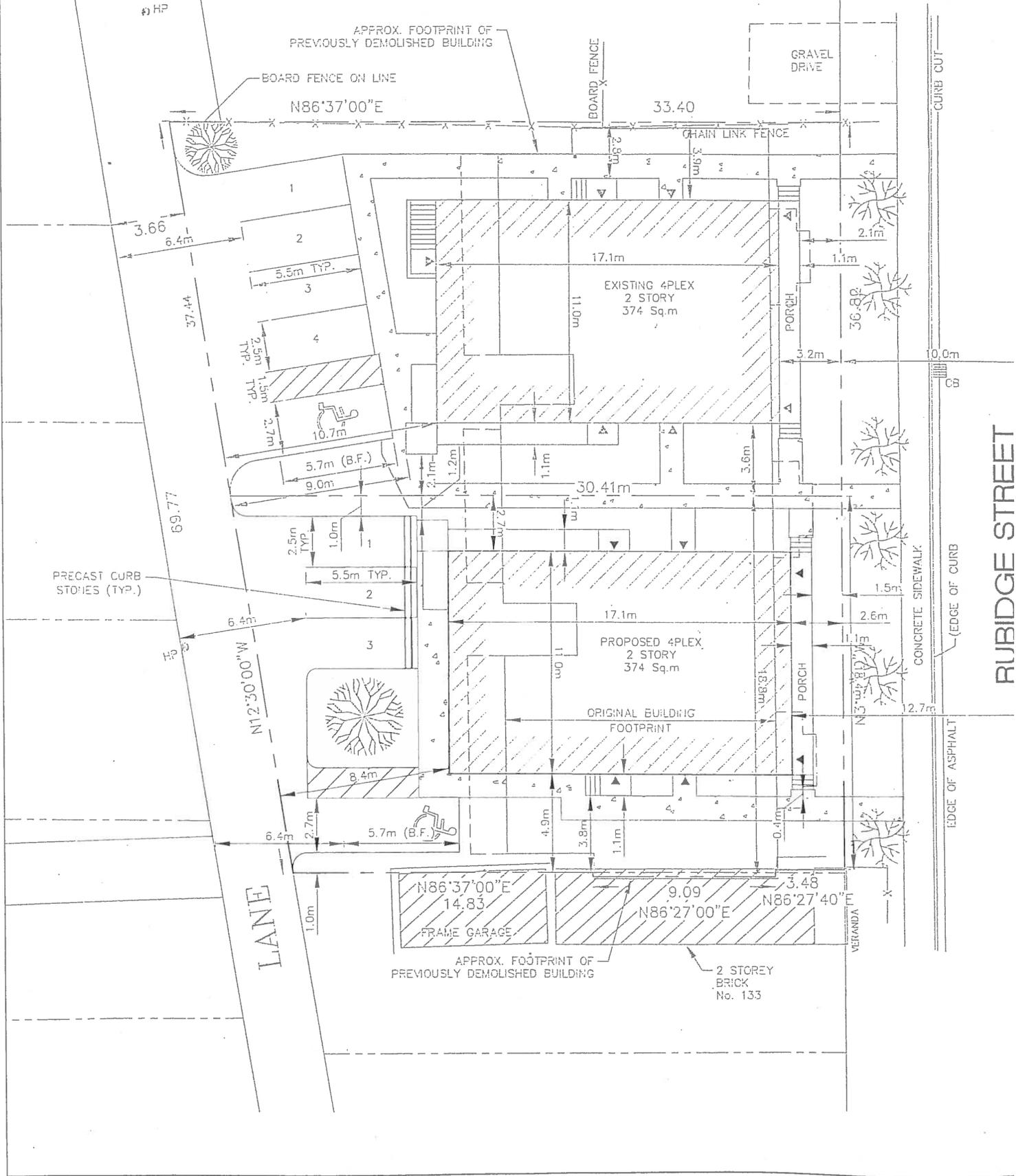
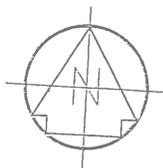
Referring to the Plan attached as Exhibit E, the subject property may be described as a wedged shaped parcel that flares in width across the frontage as the street bends. For that reason the orientation of the dwellings on the subject property and that of the adjacent property radiate in different directions. The proposal is to construct a detached garage located to the west side of the dwelling. The garage would comply with the setback from the street line, but to accommodate a wider garage, the application is seeking a variance to reduce the minimum side yard setback to 0.6 metres for a corner of the garage.

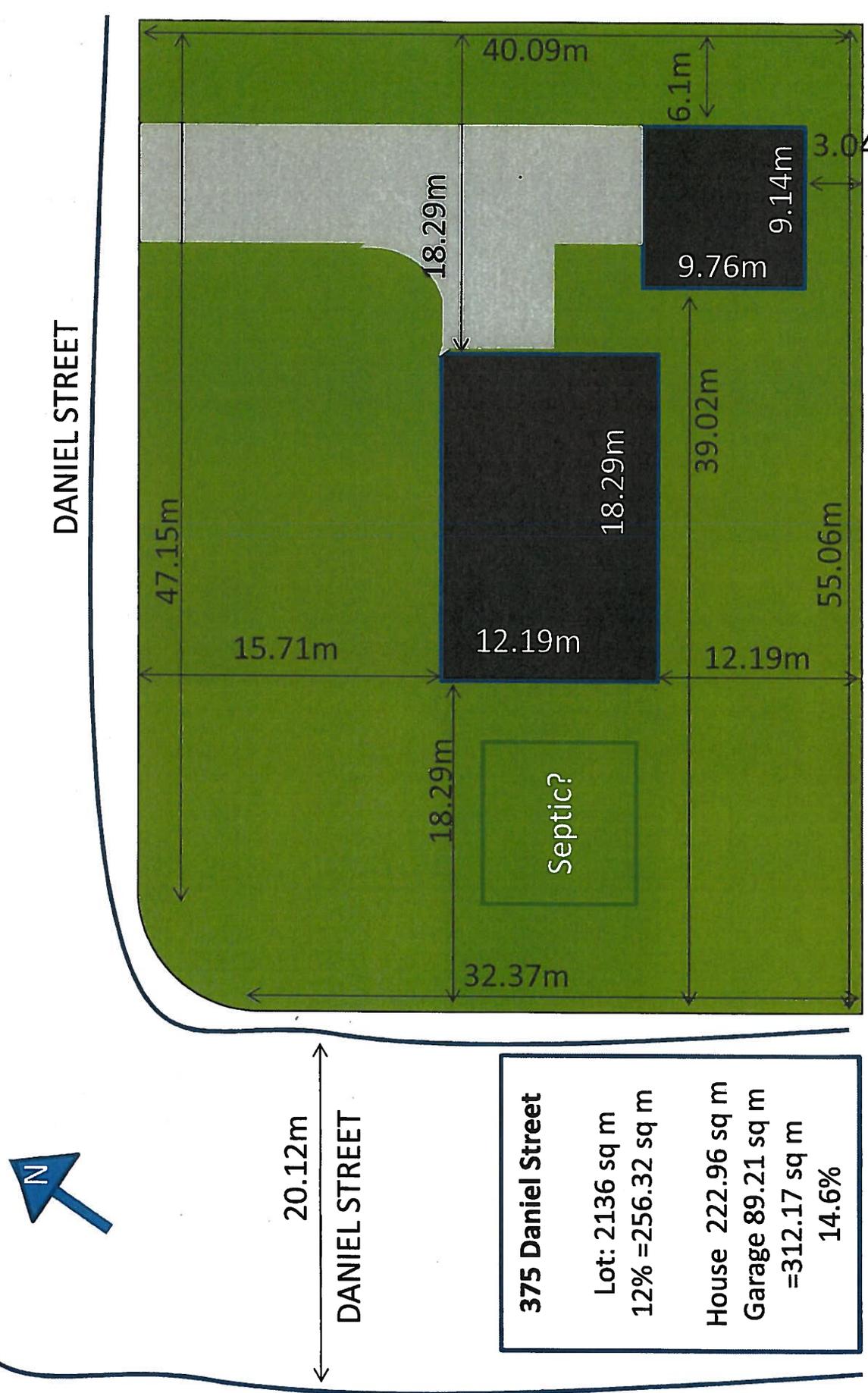
Because of the unique, flared configuration of the side lot lines and the orientation of the dwellings, Staff is of the opinion that the impact of the variance would be minor. Subject to concerns raised by neighbouring property owners Staff would not object to the Committee granting the variance as described.

(Sgd.) Richard Straka, Planner Policy & Research

(Sgd.) Dean Findlay, C.Tech., CBCO, Chief Building Official

EXHIBIT A
SHEET 1 OF 1





375 Daniel Street
Lot: 2136 sq m
12% = 256.32 sq m
House 222.96 sq m
Garage 89.21 sq m
= 312.17 sq m
14.6%

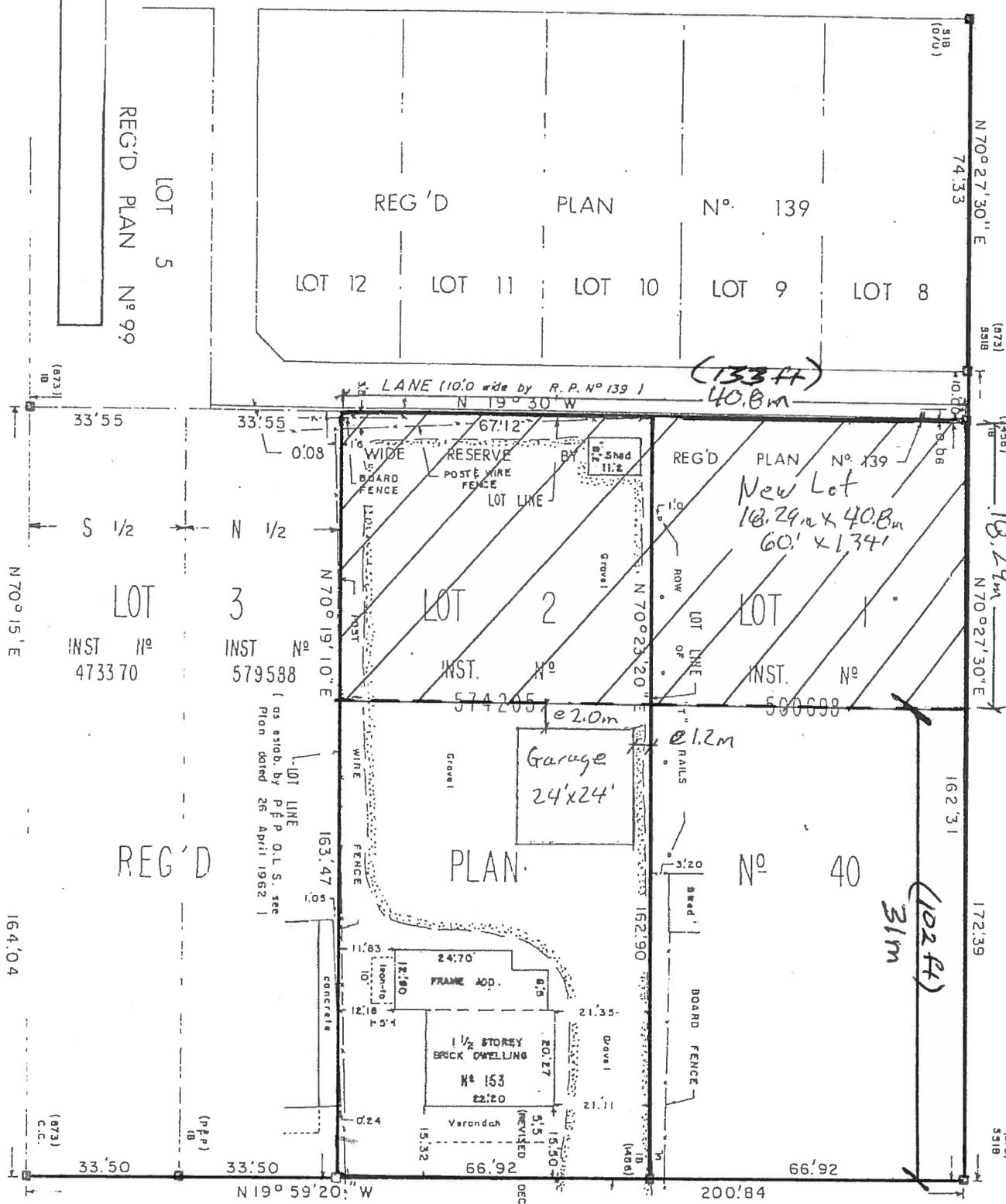
SCALE 6.1m 12.2m 18.3m

A22/16
 375 Daniel Street

... DENOTES SURVEY MONUMENT, FOUND.
... DENOTES SURVEY MONUMENT, PLANTED.

HART AVENUE

PLS CERTIFICATE
IFY THAT:
OLD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
IE 3RD, 1993.



PATERSON

STREET

B09/16 and B10/16
153 and 161 Park Place

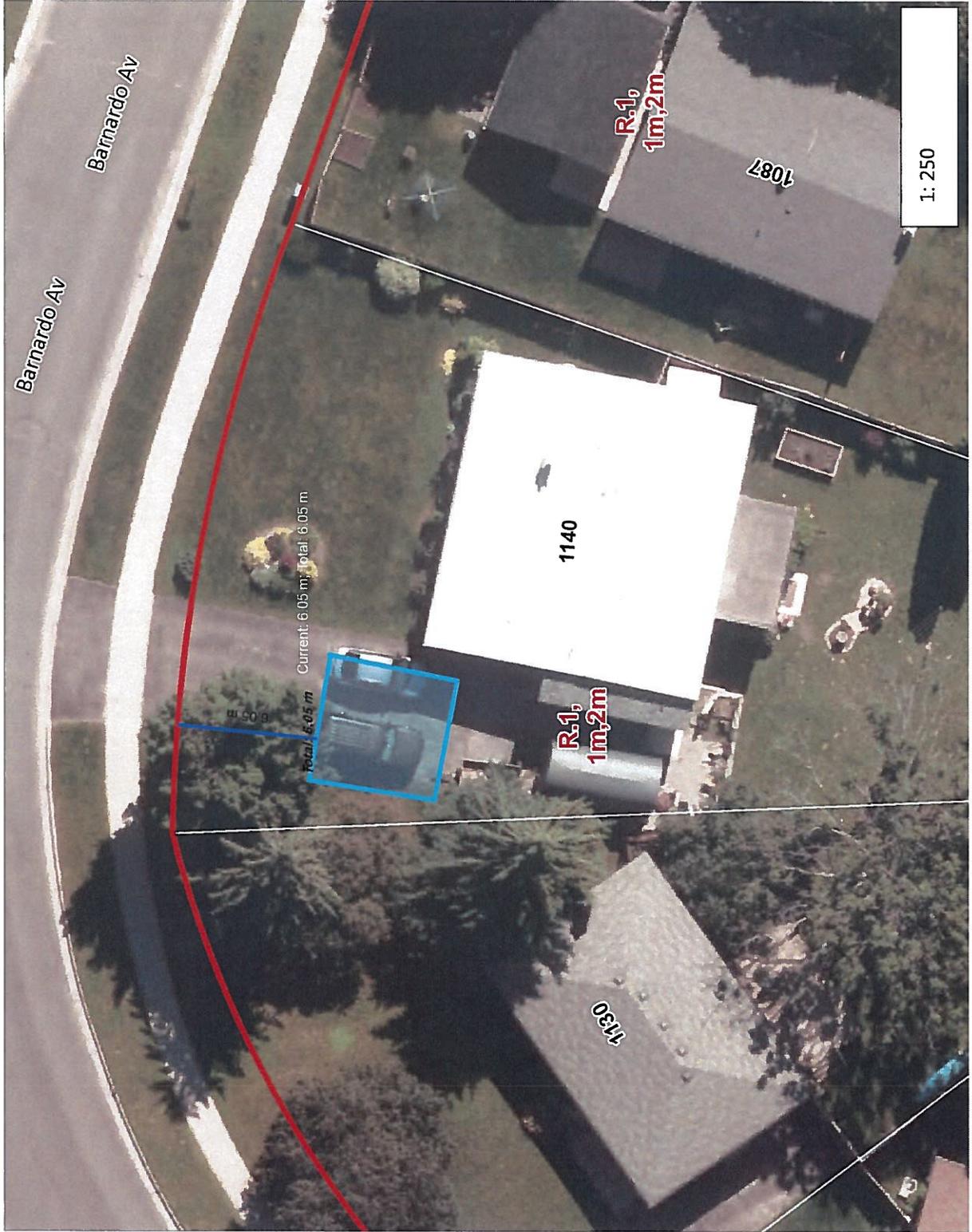
PARK PLACE
(FORMERLY PARK STREET)

WOLFE

STREET



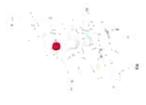
City of Peterborough Map



1: 250

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Legend

- Zoning
- Parcel Overlay
- Parcel Overlay

EXHIBIT
 SHEET 1 OF 1

