



City of
Peterborough

Committee of Adjustment

Hearing Date: September 15, 2015

Staff Comments re: Files A34/15, A35/15, A36/15, A37/15, and A38/15

A34/15 – 271 Brock Street – Entreco Corporation

This application has been withdrawn at the applicant's request.

A35/15 – 1200 Lansdowne Street West – Summit Plaza Inc.

The applicant is proposing to reconfigure the parking layout on the property to improve the vehicle movement on the site for large delivery trucks in relation to the Canadian Tire store on the property. The redesign of the parking layout will involve the removal of two parking spaces as illustrated on the plan attached the staff report as Exhibit A.

The concept for development of the site was before the Committee in 2005. The concept for development of the site as a whole included both the Sobeys and Canadian Tire stores and involved the establishment of 743 parking spaces as approved by Committee File Number A66/05. A recent investigation of the site by the consultant for the applicant revealed that the property was operating with 739 parking spaces on the site being four spaces fewer than what was approved by the variance in 2005. The Consultant is proposing to modify vehicle movement areas that would result in there being only 737 spaces on the site for the whole plaza.

The proposed modification would affect the dimensional design characteristics of an on site intersection that facilitates access egress to three of the tenants on the property that generate the highest demand for access on the plaza site. Staff is concerned about the proposed width of the entrance approaching the intersection from Canadian Tire. While the wider entrance would accommodate transport trucks, it would add confusion of patrons using the intersection and the inefficiency of the intersection as it is currently used. While staff is somewhat concerned about the reduction of parking spaces with there being no alternatives for parking other than on the plaza site, Staff is more concerned about the redesign of the intersection contributing to the inefficiency in conducting traffic on the site.

Should the Committee choose to grant the variance regarding parking to allow the proposed modifications to the intersection, Staff would recommend the decision be subject to concerns received in response to the public notice of this application, and the following conditions:

-
- i) The design of the intersection be reviewed and approved by a traffic engineer and any recommendations to the design, including line painting or traffic island locations, be reflected in an amended site plan agreement.
 - ii) An amendment to the site plan agreement illustrating the modifications to the intersection and the reduced parking on the property.

A36/15 – 647 Chester Street – Elizabeth O’Toole

The owner would like to construct an enclosed porch in place of the covered stoop attached to the front of the dwelling. A variance is therefore requested to reduce the minimum building setback from the street line from 6 metres (20 ft) to 5.4 metres (18 ft) as illustrated on Exhibit B.

Staff visited the site and considered the proposed extension in relation to the established standard of property development in the vicinity. Staff noted that there was one other property with a similar extension in the vicinity and other properties did have unenclosed verandas. Considering the modest extension of the porch, Staff would not object to the Committee granting the variance provided that the structure is extended no closer than 5.4 metres from the street line.

A37/15 – 338 Hywood Road – Raj and Saroj Kashyap

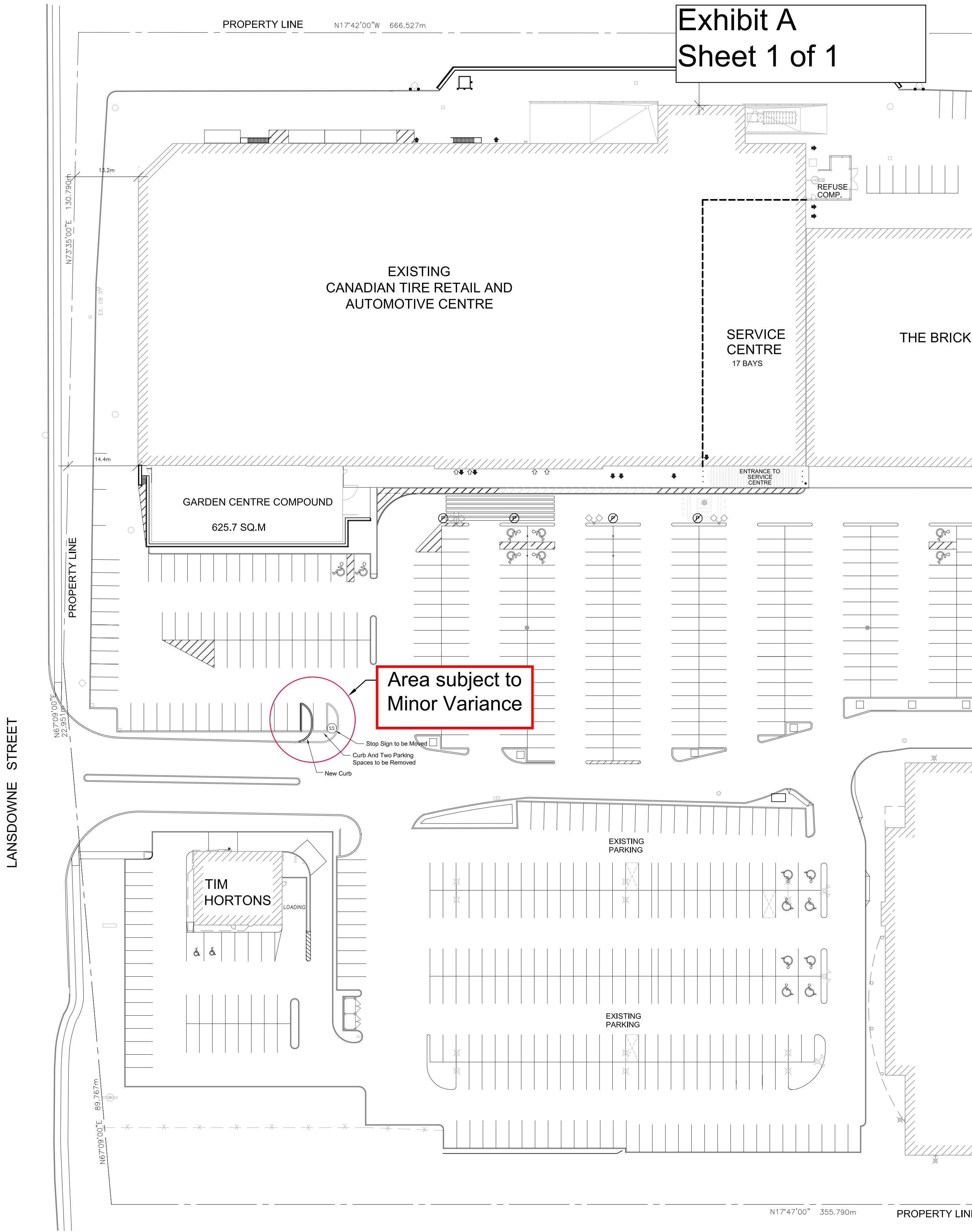
This application has been withdrawn at the owner’s request.

A38/15 – 978 Lansdowne Street West – McDonald’s Restaurants of Canada Limited

The proponent has requested an adjournment of this application to the next meeting of the Committee of Adjustment.

Richard Straka, Planner Policy & Research

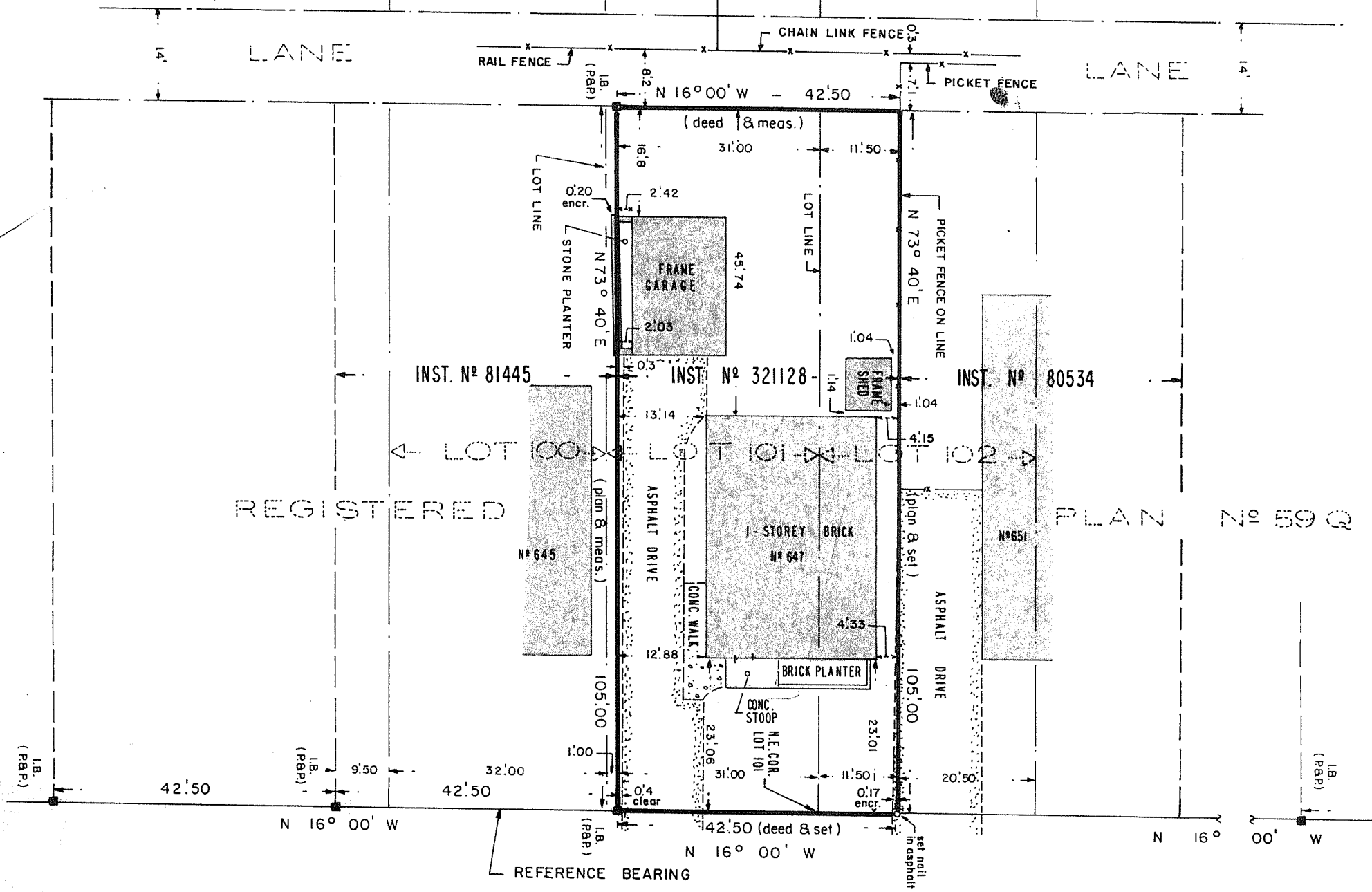
Dean Findlay, C.Tech., CBCO, Chief Building Official



A35/15
1200 Lansdowne Street West

A36/15
647 Chester Street

Exhibit B
Sheet 1 of 1



REGISTERED

PLAN N° 59 Q

REFERENCE BEARING

© COPYRIGHT 1995 - DISRAC & LYMAN INC.