



City of  
**Peterborough**

Committee of Adjustment  
Hearing Date: November 17, 2015

---

**Staff Comments Regarding: File B10/15, A42/15 and A43/15**

**B10/15 & A43/15 – 1600 Sherbrooke Street – The Christian Missionary Alliance**

Referring to the Plan attached to the Staff report as Exhibit A, the owner is requesting a consent to convey the south-easterly, 0.651 hectare (1.6 acre) parcel of land into separate ownership, together with an easement to accommodate sewer and water services. Because there are no sewer and water services along Sherbrooke Street, a proposed easement to the parcel from the east end of Odette Road to the rear of the parcel to be severed is required to facilitate its potential development.

A portion of the subject property with access from Sherbrooke Street, was recently rezoned to SP. 293, 3m Special District Residential, to be developed as a three storey, 29 unit, residential apartment building. The parcel to be severed would conform to the regulations of the zoning district to exist separately from the retained parcel.

By way of this application, it was noted that variances are necessary to address the regulations of SP.167 Special District including the development of the retained portion of the property in relation to the proposed line of severance (see Exhibit B).

Notwithstanding the Schedule X to the SP.167 Special District zoning, the property is developed as it is has been since the church was constructed in 1984. To facilitate the severance, a variance is necessary to acknowledge the established location of the church and parking area on the property, more particularly, the location of the church building in relation to the proposed line of severance, and to reduce the minimum lot width of the retained parcel from 150 metres to 90 metres considering the regulations of the SP.167 Special District (see Exhibit B).

Staff reviewed the proposal in relation to the development potential of the two parcels and would suggest that the parcel to be severed could support the development of a multi-unit residential dwelling in compliance with the zoning and would be subject to site plan control. Further, the variances described would address the established circumstances considering the zoning regulations that pertain to the retained parcel.

Staff is therefore recommending that the proposed severance as described be approved provided that the following variances to the retained property are also approved:

- i) reduce the minimum lot width of the retained parcel to 90 metres.
- ii) reduce the minimum setback of the existing building from the east side lot line to 22 metres.

## **A42/15 – 555 Water Street – Cameron Green & Rejean Miranda**

The subject property is zoned R.1, R.2, R.3, R.4 Residential District and conforms to the regulations for use as a single unit dwelling. It is an older building, established in 1880 on an arterial road with a right of way over the neighbour's property to access parking for two motor vehicles in the rear yard as illustrated on the Plan attached as Exhibit C.

The owner would like to convert the internal space of the building for use as a two unit dwelling. The following variances to the R.2 zoning District are therefore requested:

- i) reduce the minimum lot area required per unit from 360 square metres to 180 square metres, and
- ii) reduce the minimum required lot width per dwelling unit from 9 metres to 4.9 metres.

The subject property is located on the fringe of the inner city. Official Plan Schedule A-1 identifies properties along this section of Water Street as an "Intensification Corridor" where higher density residential uses may be expected. Part of the justification for intensification of its use is its proximity to the inner city and its location on a transportation corridor that accommodates public transit and bicycle routes. Reliance on a motor vehicle for transportation is therefore not regarded as significant an issue and transit supportive density is appropriate.

Staff received comment from the Architectural Heritage Office regarding the historical significance of the building and buildings in the vicinity. While the building on the subject property it is not designated, it has some historical value and it is located in the context of other buildings with historical significance such as the building immediately to the south and the Red Cross Society building to the north that are designated. Because the proponent is not proposing any expansion or alteration to the exterior of the building, Staff is inclined to support the variances that would allow a reasonable degree of intensification without any external impact.

Considering one parking space is required per unit, the owner has removed a garage that was established in the rear yard accessed by a laneway from Water Street, so the entire rear yard is available to accommodate two parking spaces. While two small vehicles may be accommodated in the rear yard, Staff would suggest that relief be granted to require only one motor vehicle parking space to support the two units with the impact being negligible considering alternative transportation opportunities available in the area.

Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting the variances as described provided that:

- i) there is no addition or modification to the exterior building envelope.
- ii) any fire escape that would be required would not be permitted within the front or side yards.
- iii) internal modifications to the building to create the second unit would be accomplished in accordance with the Ontario Building Code and Fire Code and
- iv) payment of a parks levy is received for the additional unit, the amount of which would be determined by the Parks Levy Review Committee.

(Sgd.) Richard Straka, Planner Policy & Research

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