



City of
Peterborough

To: Members of the General Committee

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: February 26, 2018

Subject: Report PLPD18-007
Application for Site Plan Approval and Removal of “H” –
Holding Symbol from the zoning of the property at
340 Florence Drive

Purpose

A report to recommend the approval of a Site Plan Application for the construction of one three-storey apartment building and one four-storey apartment building with a total of 62 dwelling units and the removal of the “H” – Holding Symbol from the zoning of the property at 340 Florence Drive.

Recommendations

That Council approve the recommendations outlined in Report PLPD18-007 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

- a) That the Site Plan Application submitted by Kevin M. Duguay for 935976 Ontario Inc. for the construction of one three-storey apartment building and one four-storey apartment building with a total of 62 dwelling units at 340 Florence Drive be approved subject to the following conditions:
 - i) The deposit of site work performance security in the amount of \$120,000.00;
 - ii) The deposit of external work performance security in the amount of \$62,000.00 plus 15% contingency, plus HST;
 - iii) The submission of revised drawings and additional technical information to the satisfaction of the Director of the Utility Services; and

- b) That the property at 340 Florence Drive be rezoned from R.5, 7g, 11j – “H” - Residential District to R.5, 7g, 11j – Residential District in accordance with Exhibit “C” attached to Report PLPD18-007.

Budget and Financial Implications

With respect to the development charge calculation, the property lies within the Jackson Planning Area. As a result, an Area Specific Development Charge and a City-wide Development Charge applies. Applying rates established for this year, the development of the property will generate \$110,608 in Area Specific Development Charges and \$800,420 in City-wide Development Charges for the City.

Background

The property at 340 Florence Drive is also identified as Block 367 in the Jackson Creek Meadows Plan of Subdivision. The site is separated from the property at 110 Chandler Crescent by a 6.0 metre wide emergency Right-of-Way stretching from Parkhill Road West to Florence Drive. The subject property has frontage on Parkhill Road West and Florence Drive, but as is the case for 110 Chandler Crescent, access is not possible directly from Parkhill Road West.

At the time the lot was created and the R.5, 7g, 11j – Residential District zoning was applied, an “H” – Holding Symbol was also imposed, which may only be removed when Site Plan Approval has been granted.

Site Plan Application Features

The subject Site Plan Application proposes to construct one three-storey apartment building with 29 dwelling units (Building “A”) and one four-storey apartment building with 33 units (Building “B”) at 340 Florence Drive. Ten of the dwelling units will be made fully accessible. Twenty five of the one hundred and three parking spaces on the lot will be provided under Building “B”.

The development will only have one driveway from Florence Drive providing access to a parking lot separating the two buildings. Pedestrian access can be achieved from the emergency right-of-way linking Parkhill Road West to Florence Drive, or from the sidewalk on Florence Drive. Barrier-free walkway connections from the City sidewalk on Florence Drive are provided to each building on the Site Plan.

The positioning of the proposed apartment buildings on the lot provides a reasonable setback distance from the existing single unit dwellings on Florence Drive. The Site Plan

was revised as requested to achieve more distance from Florence Drive for transformers and the garbage enclosure.

Several minor variances from Zoning By-law regulations were applied for and granted by the Committee of Adjustment. The variances granted were as follows:

- A decrease to the minimum lot area per dwelling unit to 138 square metres per dwelling unit;
- A reduction to the minimum number of parking spaces to 1.65 spaces per unit;
- An increase in the maximum building height of the easterly building to 4 storeys;
- A reduction to the minimum number of loading spaces to 1 space for the easterly building (Building B);
- A reduction to the setback for driveways or parking spaces from a window of a habitable room to 5 metres;
- A reduction to the minimum building setback from the westerly side lot line to 6.8 metres for the main building and to 5 metres for a deck or balcony of the main building; and
- A reduction to the minimum building setback from the north side lot line to 10.55 metres for the easterly building (Building B).
- A reduction to the minimum building setback from the east side lot line to 10 metres for balconies on the easterly building.

The following highlights some key site statistics associated with the proposed Site Plan Application:

Site Area: 8,560.4 square metres

Building Coverage: 2146.0 square metres (25% of the lot)

Site Coverage of Vehicle Movement and Parking: 2940 square metres (34.5% of the lot)

Landscaped Open Space: 3474.2 square metres (40.6% of the lot)

Parking Required: 1.65 per unit.

Parking Provided: 1.65 per unit, totaling 103 spaces

Accessible Parking Spaces Required: 14

Accessible Parking Provided: 14

In compliance with the Zoning By-law, a loading space 3.6 metres by 6.0 metres has been provided for each building.

The Landscape Plan was professionally prepared and shows the installation of trees, shrubs and perennials around the perimeter of the site, across front and back building facades and includes a planted median bisecting the parking lot.

The Storm Water Management Report, Site Grading and Site Servicing Plans have been reviewed and approved by the Utility Services Department. As the existing grades are significant, retaining walls are required on all four sides of the lot. Along Parkhill Road West and along the east side of the lot, two retaining walls are proposed with the east side elevation difference being as much as 7.5 metres (25 feet).

Until such time as Parkhill Road West is re-constructed across the frontage of the property, traffic barriers will be installed along a portion of the north shoulder of the road. The future re-construction of this section of Parkhill Road will result in a lower road elevation, negating the need for the barriers.

Notice

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies and utilities. All comments have been considered and addressed. The additional technical information and revision work requested by the Utility Services Department are not of a magnitude to prevent the application going forward for conditional approval. The comments mostly relate to grading and servicing details, which can be addressed by the applicant.

Summary

The Site Plan Application for the construction of two-five storey apartment buildings with a total of 62 dwelling units and the removal of the “H” – Holding Symbol from the zoning of the property at 340 Florence Drive is recommended for approval by City Council in accordance with By-law 11-081, Section 3(b), requiring Site Plan Applications to be approved by Council where a residential development contains more than fifty dwelling units. The Site Plan Application is deemed to comply with applicable Zoning By-law regulations, as well as the variances that were granted by the Committee of Adjustment and is in keeping with the policy directives of the Official Plan.

Submitted by,

Jeffrey Humble, MCIP, RPP
Director, Planning and Development Services

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Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan Drawings
Exhibit C: Draft By-law – Removal of "H" – Holding Symbol

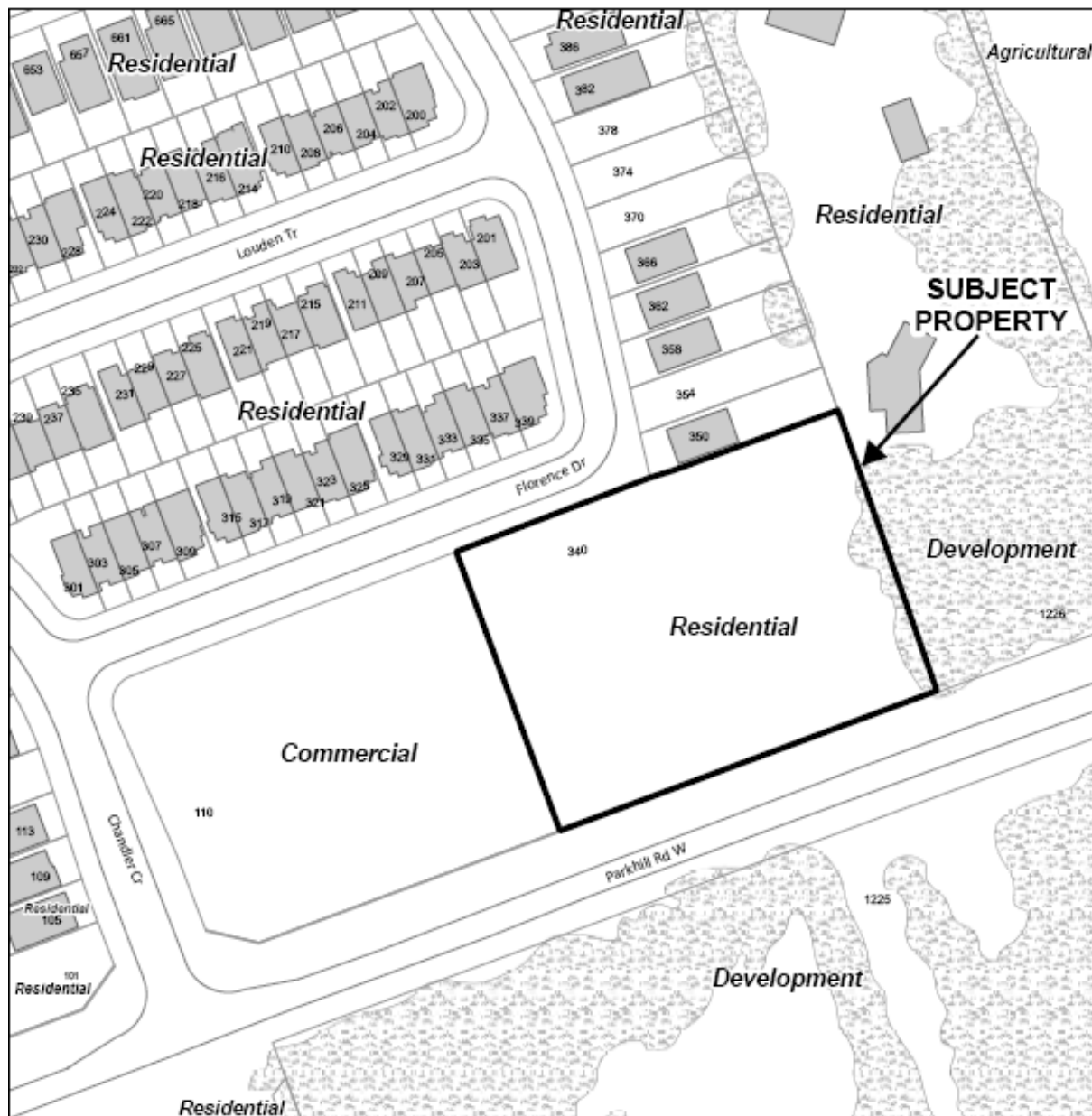
Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

File: Z1005 SB

Property Location: 340 Florence Dr

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 hardcopy 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: January 26, 2018

Map by: JEllis

0 10 20 40 60 Metres

Exhibit B – Site Plan Drawings, Site Plan, Page 1 of 6

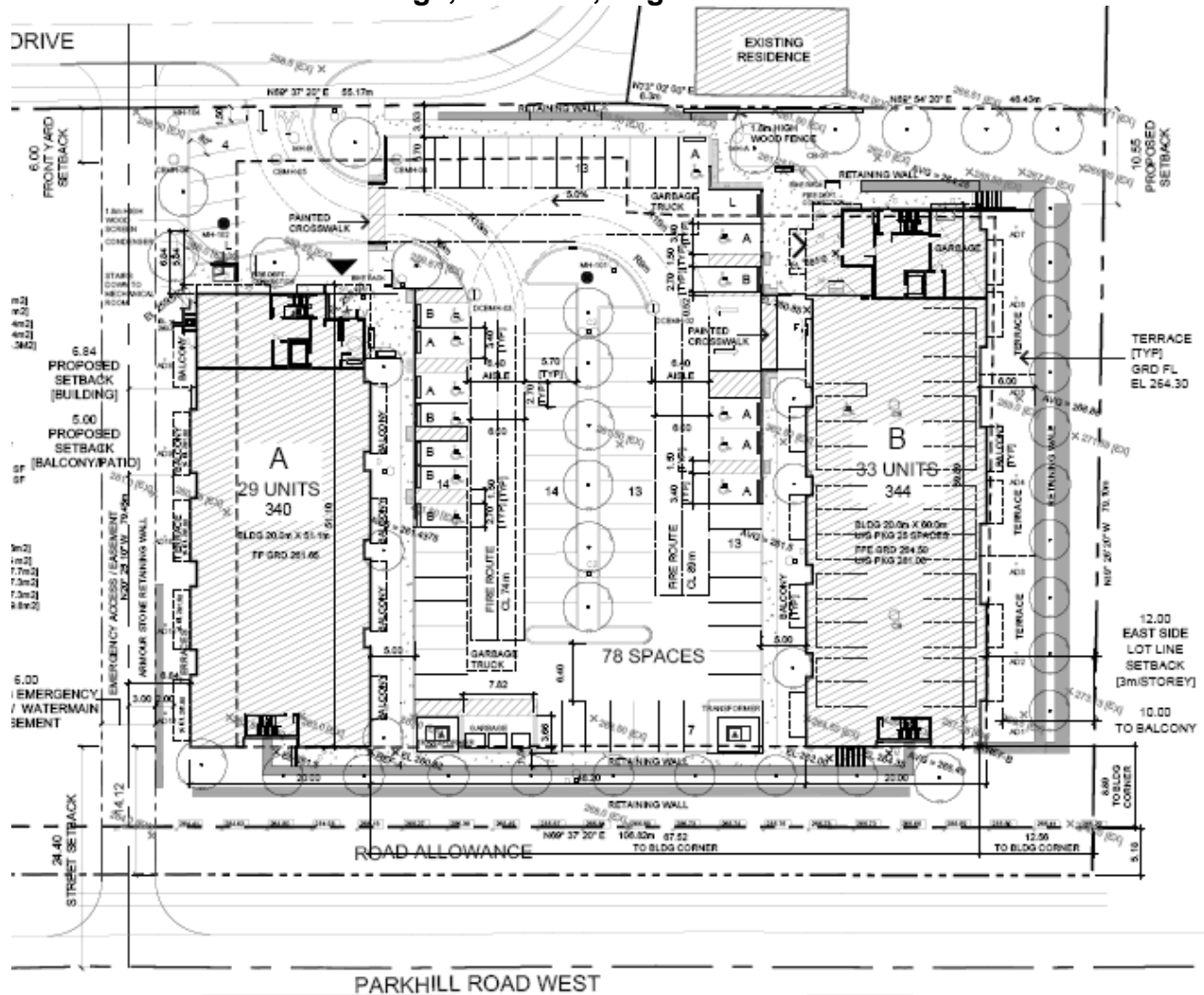


Exhibit B – Site Plan Drawings, Landscape Plan, Page 2 of 6

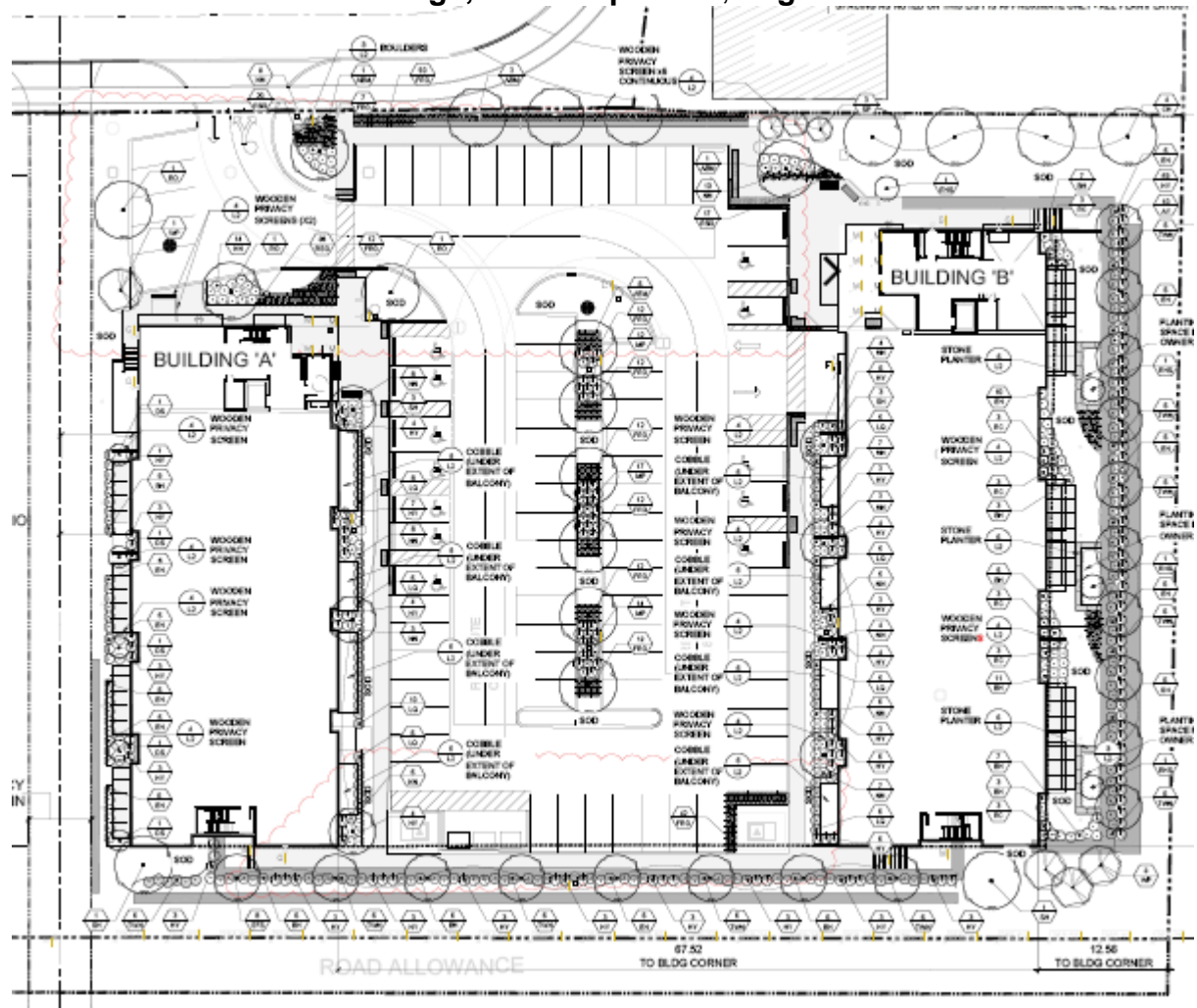


Exhibit B – Site Plan Drawings, Grading Plan, Page 3 of 6

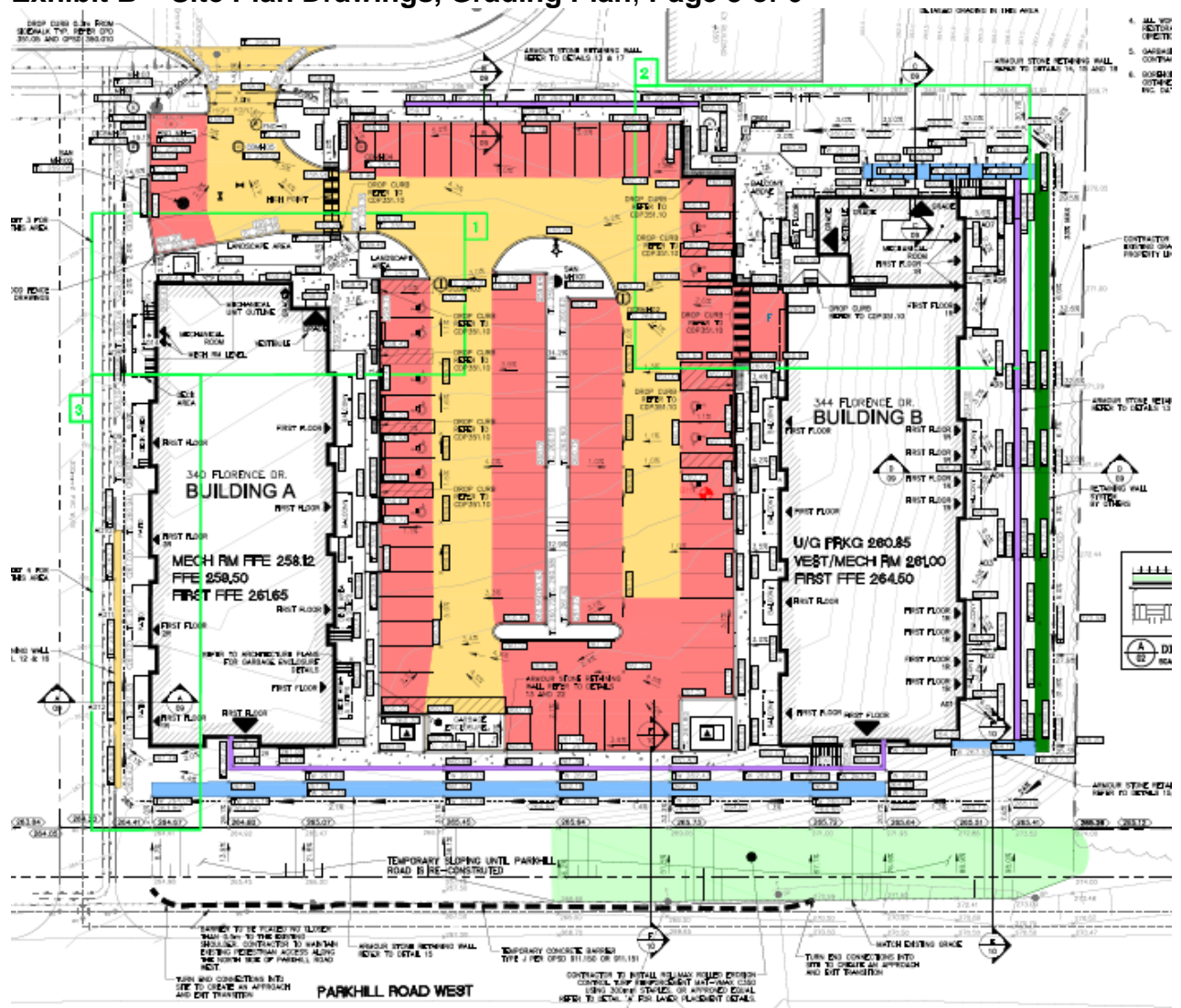


Exhibit B – Site Plan Drawings, Servicing Plan, Page 4 of 6

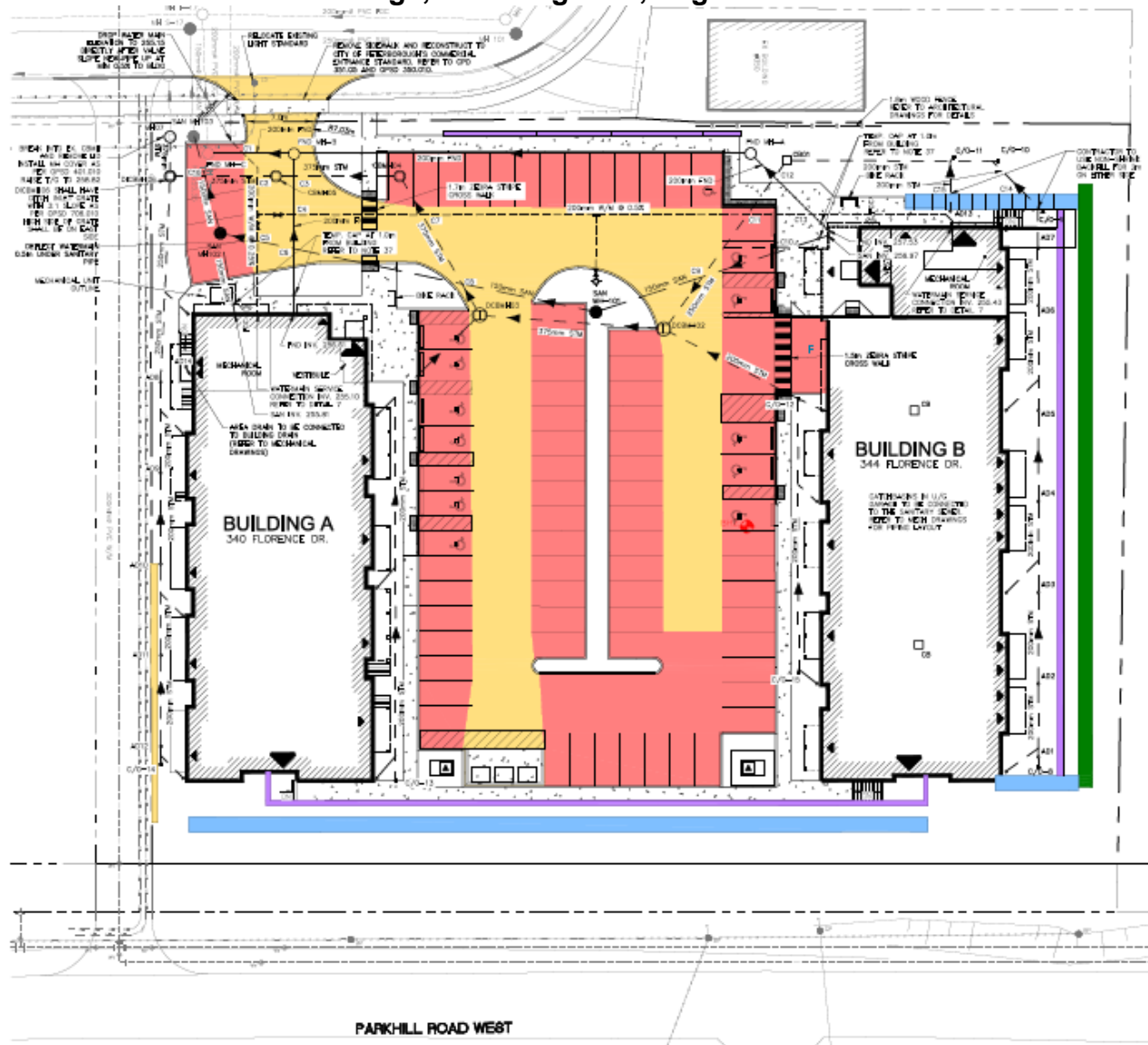


Exhibit B – Site Plan Drawings, East and West Building Elevations, Page 5 of 6



Exhibit B – Site Plan Drawings, South and North Building Elevations, Page 6 of 6

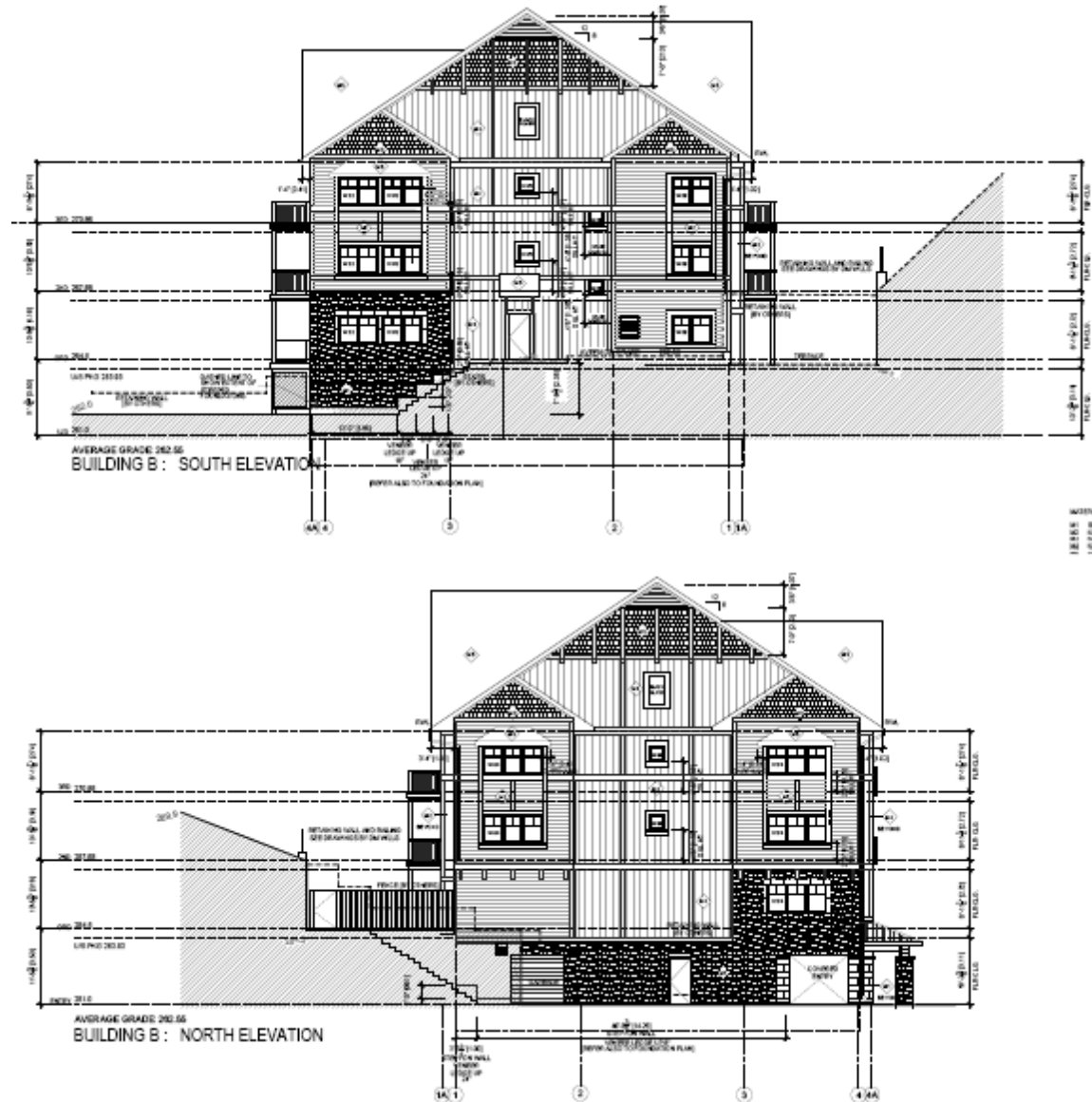


Exhibit C – Draft By-law, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 18-_____

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at
340 Florence Drive

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

Map 28 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 R.5,7g,11j – "H" - Residential
District to R.5,7g,11j – Residential District.

By-law read a first, second and third time this day of, 2018.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2

