



City of  
**Peterborough**

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**To:** **Members of the Planning Committee**

**From:** **Ken Hetherington, Manager, Planning Division**

**Meeting Date:** **August 24, 2015**

**Subject:** **Report PLPD15-046**  
**Part of 1600 Sherbrooke Street**

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## **Purpose**

A report to evaluate the planning merits of amending Schedule 'E' – Residential Density of the Official Plan to designate a portion of the property known as 1600 Sherbrooke Street as 'Medium Density Residential' and to amend the Zoning By-law from the SP.167 – Special Public Service District to the SP.293,3m – Special Residential District, to permit the redevelopment of the lands to support a 29 unit, 3 storey apartment building with associated parking and landscaping.

## **Recommendations**

That Council approve the recommendations outlined in Report PLPD15-046 dated August 24, 2015, of the Manager, Planning Division, as follows:

- a) That Schedule 'E' – Residential Density of the Official Plan be amended to include the lands known as Part of 1600 Sherbrooke Street in the 'Medium Density Residential' designation in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-046;
- b) That the subject property be rezoned from SP.167 – Special Public Service District to SP.293,3m – Special Residential District in accordance with Exhibit 'E' attached to Report PLPD15-046.

## Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of this application. The City is able to collect a park levy and any applicable development charges for the proposed units.

If it is determined that downstream sewer capacity is an issue and the property owner is required to contribute a proportionate cost of a sanitary sewer upgrade, the sewer upgrade will need to be included in the City's Capital Budget.

## Rationale

Approval of this Zoning By-law Amendment is based upon the following:

The subject property is designated 'Residential' on Schedule 'A' – Land Use. The 'Residential' policies of the Official Plan contemplate housing and other land uses that are integral to a residential environment. The infill housing policies of the Residential designation encourage residential intensification "to increase the supply of housing through better use of existing resources, buildings and under-utilized sites." The impacts of the intensification of the subject lands can be minimized and the development can efficiently utilize existing municipal servicing and facilities. The application demonstrates the ability of the site to maintain the character of the area with up to 53 parking spaces on site (1.8 spaces per unit).

The proposed building respects the scale and physical characteristics of existing development in the surrounding neighbourhood.

## Background

The subject applications were received on May 19, 2015, deemed to be complete as of June 4, 2015, and were processed in accordance with department procedures. The *Planning Act* allows applicants to appeal Zoning By-law Amendment Applications after the expiry of 120 days of the application being deemed complete. The applicant is in a position to file an appeal to the Ontario Municipal Board any time after October 2, 2015 if Council has not made a decision.

The subject property is a vacant parcel, approximately 0.6 ha. (1.6 ac.) in size, located on the north side of Sherbrooke Street, between Hywood Road and Denure Drive, on the easterly portion of the property currently owned and occupied by The Christian and Missionary Alliance Church. The lands about the property supporting the water tower owned by Peterborough Utilities along Sherbrooke Street and approximately two properties that front onto Hywood Road.

The applicant intends to purchase the property from the Christian and Missionary Alliance Church and develop the property with a 3 storey apartment building with a maximum of 29 dwelling units and associated parking, storage/garage structures and landscaping. A site specific zoning category is proposed to accommodate the proposed use.

The application also proposes to provide 53 on-site parking spaces, including a minimum of 3 accessible spaces.

The applicant hosted a neighbourhood meeting at the Sherbrooke Heights Alliance Church on Thursday, July 23, 2015 to introduce the project to the neighbours. Approximately 20 neighbours attended the meeting. Concerns were expressed regarding the compatibility of the building form of the proposed building, together with traffic, buffering, lighting and garbage storage. There was a combination of neighbours who were supportive and whom did not support the proposal. Details regarding the target market, unit sizes, construction standards, site plan issues and future plans for the balance of the lands were provided by the applicant. The applicant expressed a willingness to work with the abutting neighbours at the Site Plan Approval stage to address details of the proposed development including lighting, buffering and landscaping.

The application is supported by Traffic Impact Study prepared by Tranplan Associates, dated June 22, 2015 and reviewed by the City's Transportation Division of the Utility Services Department. The Manager of Transportation agrees with the conclusions of the report regarding sufficient stopping sight distance under existing and future conditions. According to the study, the proposed development does not warrant the creation of a turning lane, however, based on the comments of the Manager of Transportation, the City intends to construct a two way left turn lane on this section of Sherbrooke Street as part of the planned reconstruction, approved by Council in July 2014. In addition, the hill to the east of the site will be lowered to improve stopping sight distances. The Manager of Transportation has requested that the site plan incorporate measures to maximize the visibility of the driveway entrance for vehicles approaching from the east, which may include clearing vegetation and avoid signage that will impede entrance visibility.

A Functional Servicing Report was also submitted with the application, prepared by M.J. Davenport & Associates Ltd., dated June 3, 2015 assessing the sanitary sewer capacity downstream, and concludes that the proposed 29 unit apartment building can be serviced by the existing sanitary sewer on O'Dette Road with sufficient capacity downstream. The report has been reviewed by the City's Utility Services Department and will be refined to ensure accuracy with regards to existing and future conditions.

The application is supported by a Concept Site Plan, prepared by M.J. Davenport & Associates Limited.

## Analysis

### a) Official Plan

The lands are currently designated “Residential” on Schedule ‘A’ – Land Use of the City of Peterborough Official Plan. The proposed density of the multi-unit residential development is within the range of a medium density residential development. The application is assessed with the intensification and infill housing evaluation criteria of Section 4.2.5.7 of the City of Peterborough Official Plan.

The proposal to develop the lands for a 29 unit residential apartment building with associated parking and landscaped area, respects the objectives of the infill and intensification policies, as described by the City's Official Plan.

Based on the size of the subject property, the density of the subject lands is proposed to be approximately 44.5 units per hectare (18 units per acre). The Official Plan policies support infill housing, up to a maximum of 75 units per hectare in a suburban location (27 units per acre) through an amendment to the Zoning By-law, provided the development respects the scale and physical characteristics of existing development in the surrounding neighbourhood. The amendment proposes to permit the use of the site for a multi unit residential building with a total of 53 parking spaces, providing a ratio of 1.8 parking spaces per unit.

The property is located in an area well served by parks and schools. The use of the side and rear yards of the property for parking and the ratio of hard surface and green space is consistent with the other medium density developments and appropriate within the neighbourhood. Municipal services are available to service the site. Downstream capacity must be confirmed to ensure adequacy of the municipal services for the proposed development. It is anticipated that the servicing from O'Dette Road is a viable option and capacity is available.

### b) Zoning By-law

The subject property is currently zoned SP.167 – Special Public Service District, permitting a private school and a church only. The proposed SP.293 - Residential District will permit the use of the property for a multi-unit residential apartment building with a maximum of 29 units.

The subject property requires site specific regulations to limit the total number of proposed units. The proposed zoning permits up to 40% of the property to be used for parking and driveway areas. This is slightly more than the 34% proposed on the concept site plan. The applicant has demonstrated the ability of the site to accommodate more parking than required at a ratio of 1.8 spaces per unit versus 1.75 spaces per unit.

The standard lot area per unit, setbacks and landscape requirements of the SP.293, similar to the R.4 – Residential District, will be adhered to, ensuring compatibility with adjacent lower density residential uses. An alternative regulation (3m) is proposed to permit a maximum of 29 units at a ratio of a minimum 205m<sup>2</sup> of lot area per unit. In addition, all other general provisions of the City's Zoning By-law will be adhered to.

Planning Staff is satisfied that the provision for minimum lot area per unit of 205 square metres per dwelling unit will limit the total number of units for the property to 29. The lot area per unit exceeds the established regulation of the typical R.4 – Residential District which is 185 square metres per dwelling unit. Permission to exceed the lot coverage for parking and driveway areas facilitates the applicant's desire to provide in excess of 1.75 spaces per unit required by the Zoning By-law. A cap of 40% of the lot area to be used for driveways and parking will ensure a sufficient balance of landscaped and hard surface for compatibility with the neighbourhood. The applicant has demonstrated with the Concept Site Plan, that there is sufficient space on the subject lands to provide adequate landscaping and buffering to ensure compatibility with surrounding land uses.

### **c) Site Development**

The applicant has provided a Concept Site Plan illustrating the proposed development, including parking and driveway areas and landscape space. The proposed development for 29 units will be subject to Site Plan Approval, in accordance with the City's Site Plan Control By-law. The authority for approval, in this instance, rests with the Director of Planning and Development Services. Circulation of the site plan will be provided to adjacent landowners for comment and consideration.

The Site Plan will formalize the proposed development and address landscaping and buffer requirements and ensure adequate stormwater management of the site. In addition, a Site Plan Agreement will ensure long term maintenance of the property, registered on title, and binding for future owners.

## **Response to Notice**

### **a) Significant Agency Responses:**

Agency circulation was issued on June 11, 2015.

The City's Utility Services Department indicated no objection to the rezoning request subject to resubmission of sanitary sewer calculations and pending the payment of a proportionate share of the cost of any sanitary sewer upgrade in accordance with the revised report. Cash in lieu of parkland is recommended.

The applicant has also been advised of the requirement for details of servicing, grading, and stormwater management during the future Site Plan Approval process. The Site Plan will also address measures to implement the recommendation of the traffic study.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

**b) Summary of Public Responses:**

Notice of Complete Application and Public Meeting was issued on June 25, 2015 by direct mail and by newspaper advertisement (Peterborough Examiner) on June 29, 2015. The notice complies with the requirements of the *Planning Act*.

Several phone calls and one written submission were received from residents of Hywood Road. Concerns expressed include additional traffic on a “dangerous” section of Sherbrooke Street, increased noise, lighting, parking and proposed garage locations. As previously discussed, the Transportation Division is satisfied that, with the conclusion of the Traffic Study, in particular, that the proposed entrance location will provide sufficient stopping site distance under existing and future conditions.

No further written comments have been received as of June 25, 2015.

Submitted by,

Ken Hetherington  
Manager, Planning Division

Prepared by,

Caroline Kimble  
Land Use Planner

Concurred with,

Malcolm Hunt, Director  
Planning and Development Services

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**Attachments:**

Exhibit A - Land Use Map  
Exhibit B - Concept Plan  
Exhibit C - Concept Elevation  
Exhibit D - Draft Official Plan Amendment  
Exhibit E - Draft Zoning By-law

## Exhibit A, Page 1 of 1

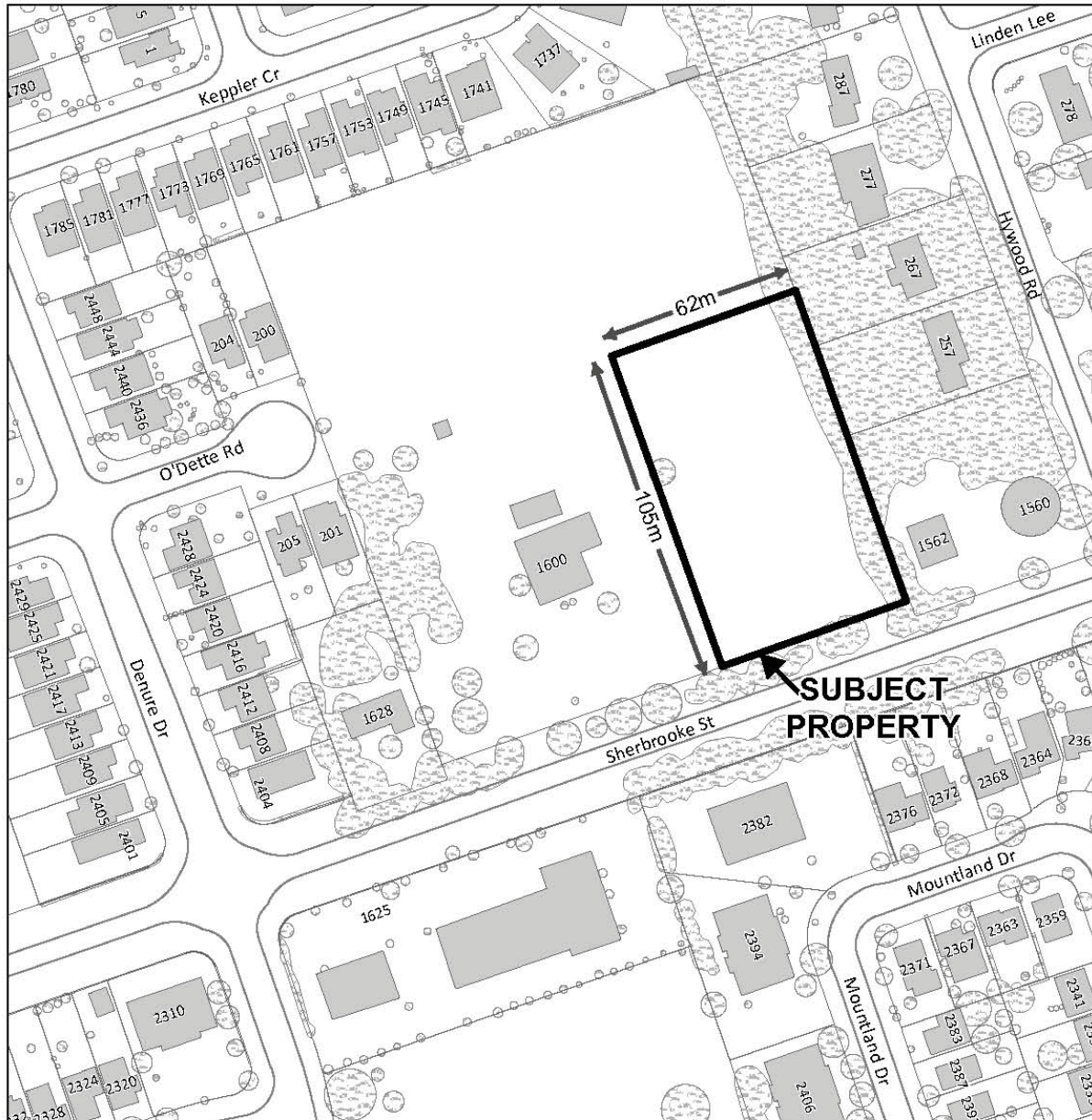
# Land Use Map

File: O1504 &amp; Z1509

Property Location: Pt. of 1600 Sherbrooke St

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 handcopy 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: June 11, 2015

Map by: CSandanayake

0 5 10 20 30 40 50 60 70 Metres







**Exhibit C, Page 1 of 1**



## Exhibit D, Page 1 of 2



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### The Corporation of the City of Peterborough

#### By-Law Number 15-

#### Draft Official Plan Amendment

Being a By-law to Adopt Amendment Number      to the Official Plan of the City of Peterborough for the property known as Part of 1600 Sherbrooke Street

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

**Schedule 'E' Residential Density** of the Official Plan of the City of Peterborough is hereby amended by adding the '**Medium Density Residential**' designation to the subject lands in accordance with Schedule 'A' attached hereto.

By-law read a first, second and third time this      day of      , 2015.

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Daryl Bennett, Mayor

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John Kennedy, City Clerk

**Exhibit D, Page 2 of 2**

Schedule A



## Exhibit E, Page 1 of 2



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### The Corporation of the City of Peterborough

#### By-Law Number 15-

Being a By-law to amend the Zoning By-law for the property known as Part of 1600 Sherbrooke Street

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

Map 9 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 SP.167 to SP.293, 3m.**

By-law read a first, second and third time this                      day of                      , 2015.

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Daryl Bennett, Mayor

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John Kennedy, City Clerk

**Exhibit E, Page 2 of 2**