



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **March 21, 2016**

Subject: **Report PLPD16-022**
Application for Site Plan Approval, 1570 Sherbrooke Street

Purpose

A report to recommend the approval of a Site Plan Application for the property at 1570 Sherbrooke Street.

Recommendations

That Council approve the recommendations outlined in Report PLPD16-022 dated March 21, 2016, of the Manager, Planning Division, as follows:

That the Site Plan Application for the property at 1570 Sherbrooke Street be approved, subject to the following conditions:

- a) The deposit of site work performance security in the amount of \$80,000.00, and
- b) The deposit of a Parks Levy in the amount of \$17,400.00.

Budget and Financial Implications

The development of the subject property will generate a \$17,400.00 cash-in-lieu of parkland payment and City Development Charges in the amount of \$393,791.00.

Background

In 2015, the Official Plan and Zoning By-law were amended as follows: Schedule 'E' – Residential Density of the Official Plan was amended to designate the subject property as 'Medium Density Residential' and the Zoning By-law was amended from the SP.167 – Special Public Service District to SP.293, 3m – Special Residential District, to permit the development of a 29 unit, 3 storey apartment building with associated parking and landscaping (Report No. PLPD15-046).

Due to concerns expressed by some area residents, Planning Staff was directed to bring the Site Plan Application back for Council approval. Normally, an application for Site Plan Approval for a residential development with fifty dwelling units or less is delegated to Staff.

At the Planning Committee meeting, a request was made to reduce the mass of the building by reducing the pitch of the roof from 6:12 to 4:12. The Planning Committee was advised by the applicant that reducing the roof pitch to 4:12 would reduce the height of the building by 1.8 metres or six feet.

Site Plan Application Highlights

Similar to the concept site plan drawing attached to the report recommending the Official Plan and Zoning By-law Amendment, the Site Plan Application proposes the construction of a twenty nine unit, three storey apartment building (please see Exhibit "B").

A single driveway entrance is proposed from Sherbrooke Street and a 55 space parking lot, including three spaces for persons with disabilities, is shown on the site plan, in compliance with the applicable section in the Zoning By-law. The building and parking lot is set back 11 metres from the Sherbrooke Street road allowance, leaving a generous amount of open space across the front of the lot for landscaping.

A single storey accessory building is shown for garages and storage in the north-west area of the site and a refuse station is included in the plan for garbage and recycling, screened with a 1.8 metre high masonry wall on its west side. A snow storage area flanking the east side of the accessory building is also provided.

A mix of coniferous and deciduous trees are proposed in the 3.0 metre wide landscaped open space strip surrounding the parking area, with the greatest number of coniferous trees massed around the refuse, accessory building and snow storage areas. A mix of White Spruce, Colorado Spruce, Eastern White Cedar and White Pine, all installed at a minimum height of 1.8 metres, or six feet, are shown on the professionally prepared Landscape Plan.

A row of 70 mm caliper Autumn Blaze Maple trees are shown along the property line abutting the Immanuel Alliance Church property at 1600 Sherbrooke Street. Most of the existing mature trees in the Sherbrooke Street road allowance will remain and the existing hedgerow of mature trees on abutting properties to the east will not be affected by the development.

Masonry pillars with ornamental fencing are proposed across the Sherbrooke Street frontage of the subject property. A concrete walkway is shown extending from the principle entrances of the building to Sherbrooke Street. Similar to the building constructed by the applicant at the north-west corner of Hilliard Street and Towerhill Road, the building will include the construction of a covered canopy at the building's main entrance. Patios are shown for ground floor units and full balconies are provided for all upper floor units.

As requested at the 2015 Planning Committee meeting at the time the Official Plan and Zoning By-law Amendment applications were presented, the plans show a reduction in the building height by incorporating a 4:12 roof pitch. The reduced roof pitch lowers the roof peak by 1.7 metres, or just under six feet. The building height measured to the eave remains the same.

The building's proposed exterior finishes are composed of an attractive combination of cultured stone for the first storey with red brick above and the roof line is broken up with gables over the balconies and patios below.

Utilities and Storm Water Management

The sanitary and storm sewer connections for the development will extend through the Immanuel Alliance Church property to O'Dette Road. A 9.0 metre wide easement for these services has been approved by the Committee of Adjustment and the related Plan of Survey has been registered.

Comments received from the Utility Services Department have been incorporated in the revised submission, including a requirement to comply with City standards to provide storm water quantity control for the six hour storm event.

Electrical servicing will be achieved by buried cable from the pole line on Sherbrooke Street. A pad mounted transformer is shown on the plan adjacent to the secondary building entrance.

Archaeology

As the site is located at the top of a hill, it is designated as having medium archaeological potential. In accordance with City policy, the applicant was requested to provide a Stage 1 Archaeological Assessment. The City's Heritage Resources Coordinator has reviewed the report and is satisfied that its findings meet the requirements of the City's Archaeology Policy.

As per the City's policy, if archaeological resources are encountered during construction all work must cease until a complete investigation has been conducted by a licensed archaeologist.

Notice

Notice was circulated to all abutting property owners as well as all concerned utilities and agencies. A resident on Odette Road was concerned that his property may be flooded because the size of the existing swale adjacent to his property is proposed to be reduced in size. The Utility Services Department has advised that reducing the size of the drainage swale will not adversely impact his property because a catch basin is to be added at the terminus of the swale. Should the swale over-top, the storm water will spill on to the Odette Road cul-de-sac and enter the road's storm sewer.

Other residents to the north of the subject property expressed concern regarding the building massing, lighting and the amount and size of tree plantings around the site's perimeter.

The massing of the building was reduced marginally, by reducing the height of the peak of the roof.

The Landscape Plan was revised to the satisfaction of staff, to include more variety and numbers of trees. As well, the height of the trees at installation was increased to improve the screening of the parking areas and buildings.

With regard to lighting, the applicant has advised that the balconies will not be lit and a parking lot/walkway lighting plan was submitted to show that lighting will be contained on the property. As is customarily done, the performance security will not be returned to the developer if a light trespass issue has been identified.

The Utility Services Department requested minor revisions to the Servicing and Storm Water Management Plan, which has been completed prior to the Planning Committee meeting.

Summary

Although there was some opposition to the proposed development at the time of the Official Plan and Zoning By-law amendment, the applicant has responded well to reasonable requests made by area residents through the Site Plan Application process.

Staff chose to circulate the application to include property owners who have a view to the site, which goes beyond City policy to circulate to abutting property owners only.

The applicant has addressed all the comments vetted through Planning Staff and as a result, the Site Plan Application is recommended for approval.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

Brian Buchardt
Planner, Urban Design

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan Drawings

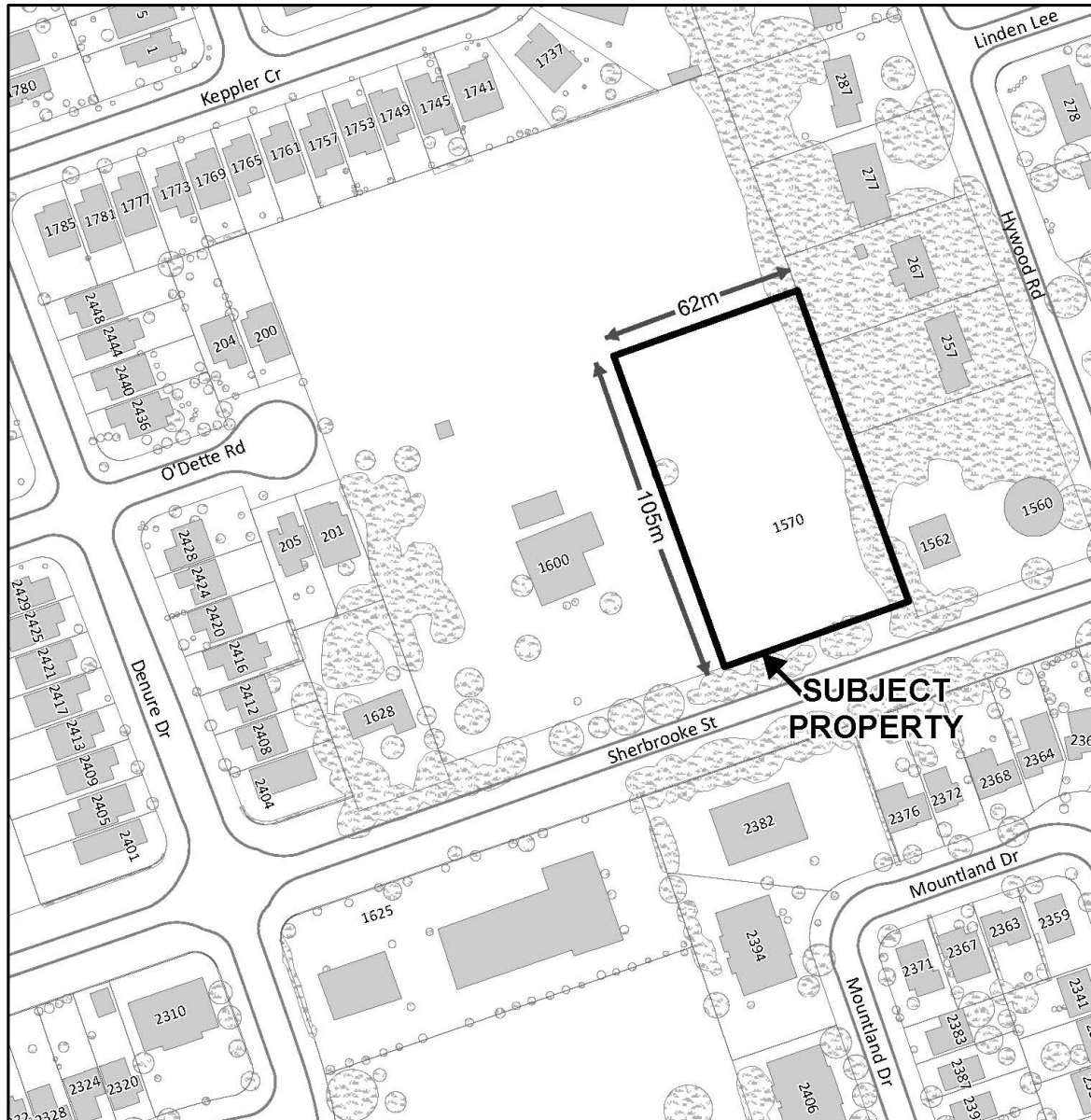
Exhibit A, Page 1 of 1

Land Use Map

File: SPC 906

Property Location: 1570 Sherbrooke St

EXHIBIT A
SHEET 1 OF 1



The City of Peterborough Planning Division

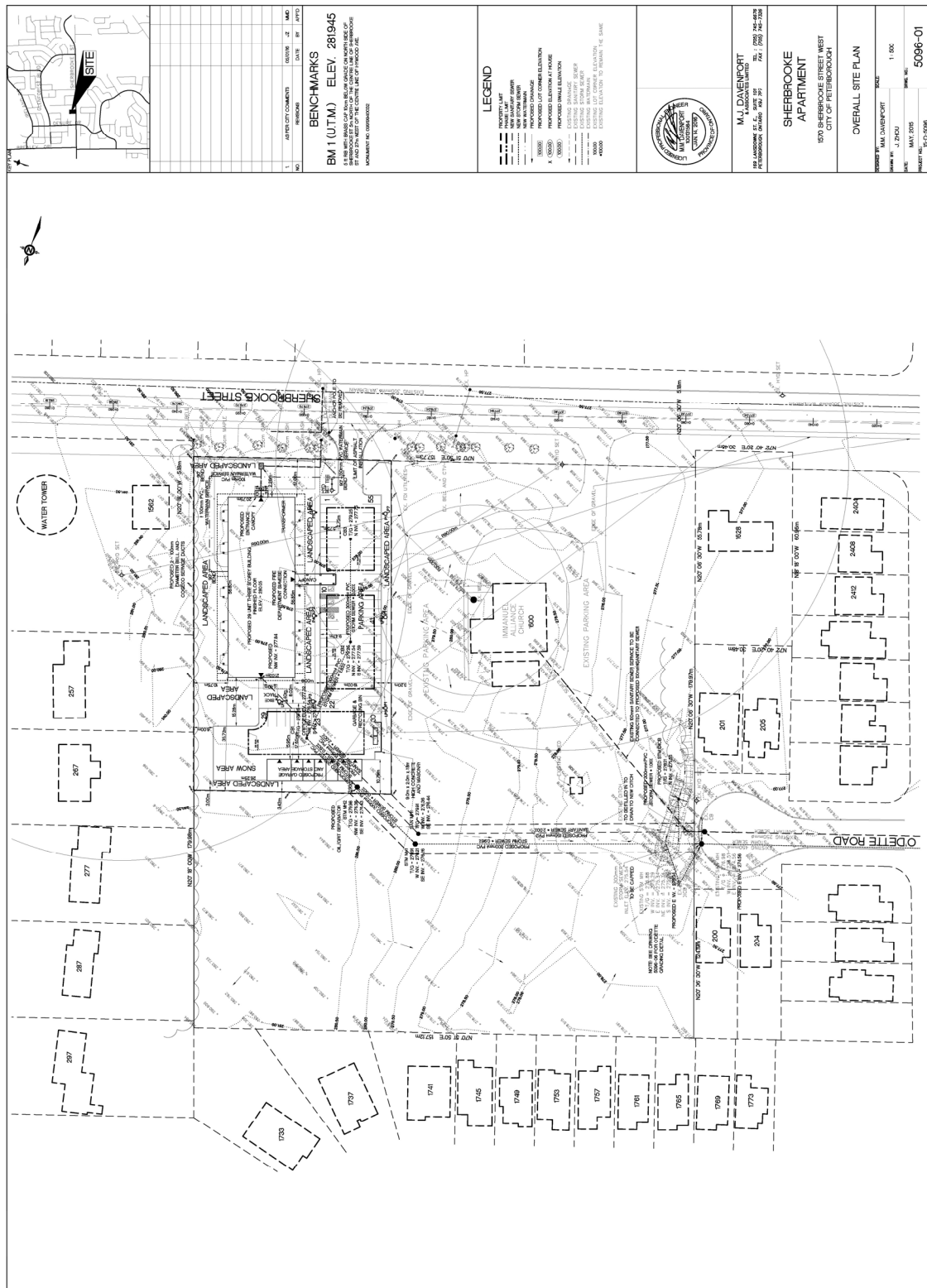
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Date: February 22, 2016
Map by: Jellis

0 5 10 20 30 40 50 60 70 Metres

Exhibit B, Page 1 of 7, Site Plan Drawings



BENCHMARK

BM	UTM	ELEV.	2019.45
BM 1	UTM	ELEV.	2019.45

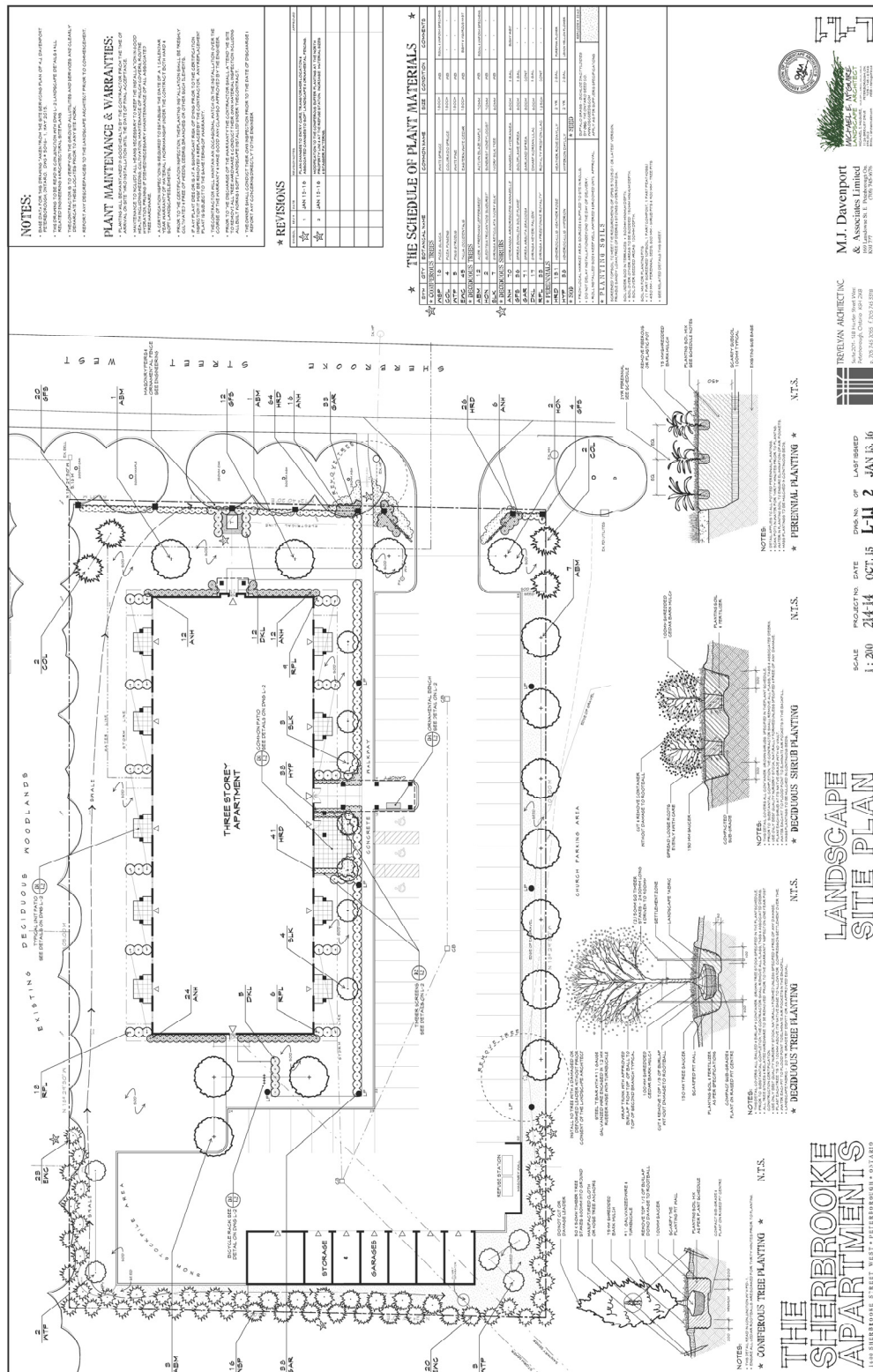
LEGEND

- PROPOSED LOT
- PROPOSED GARAGE
- PROPOSED LANDSCAPED AREA
- PROPOSED PARKING AREA
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GRASS
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED DRAINAGE
- PROPOSED UTILITY
- PROPOSED ELEVATION
- PROPOSED FINISH
- PROPOSED MATERIAL
- PROPOSED COLOR
- PROPOSED TEXTURE
- PROPOSED PATTERN
- PROPOSED SHADE
- PROPOSED HATCH
- PROPOSED LINE
- PROPOSED POINT
- PROPOSED ANGLE
- PROPOSED DISTANCE
- PROPOSED AREA
- PROPOSED VOLUME
- PROPOSED WEIGHT
- PROPOSED LENGTH
- PROPOSED WIDTH
- PROPOSED HEIGHT
- PROPOSED DEPTH
- PROPOSED TEMPERATURE
- PROPOSED PRESSURE
- PROPOSED FORCE
- PROPOSED ENERGY
- PROPOSED POWER
- PROPOSED RATE
- PROPOSED FLOW
- PROPOSED SPEED
- PROPOSED ACCELERATION
- PROPOSED DECELERATION
- PROPOSED VELOCITY
- PROPOSED DIRECTION
- PROPOSED ORIENTATION
- PROPOSED POSITION
- PROPOSED LOCATION
- PROPOSED COORDINATE
- PROPOSED REFERENCE
- PROPOSED SCALE
- PROPOSED UNIT
- PROPOSED SYSTEM
- PROPOSED METHOD
- PROPOSED TECHNIQUE
- PROPOSED EQUIPMENT
- PROPOSED MATERIALS
- PROPOSED SUPPLIES
- PROPOSED TOOLS
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Exhibit B, Page 3 of 7, Site Plan Drawings

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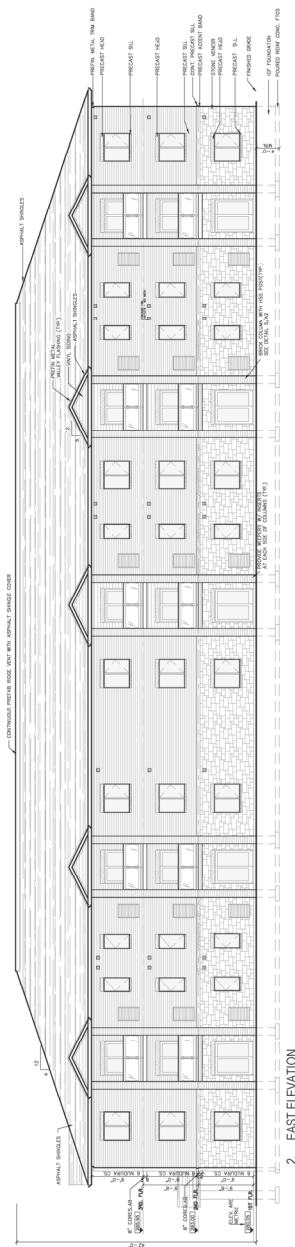
Exhibit B, Page 4 of 7, Site Plan Drawings



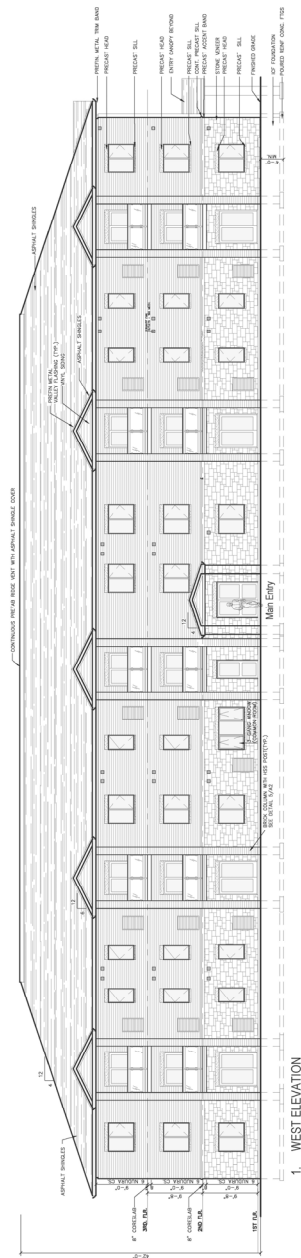
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4. SOUTH ELEVATION

3. NORTH ELEVATION



2. EAST ELEVATION



1. WEST ELEVATION


[illegible]

The architectural drawings for the Starbrooke Apartments include the following components:

- Main Floor Plan:** A detailed plan of the building's footprint, showing individual suites (e.g., Suite 102, Suite 204, Suite 306), common rooms, and a foyer. It includes room layouts, dimensions, and material callouts.
- Building Section:** A vertical cross-section of the building, showing the roof structure, multiple floors, and the foundation. It includes structural details and material specifications.
- Entry Canopy:** A detailed cross-section of the entrance area, showing the canopy structure, structural elements, and materials.

Exhibit B, Page 7 of 7, Site Plan Drawings

ISSUED FOR PERMIT
No. 1570-16-0001
Date: 12/17/16



TREVELYAN ARCHITECT INC.
1570 Sherbrooke Street West
Parsippany, Ontario M9W 2S6
P: 709-742-7001 F: 709-742-8818

Sherbrooke Apartments
1570 Sherbrooke Street West
Parsippany, Ontario

GARAGE ELEVATIONS

A12

As Noted
Date: 12/17/16
Sheet: 12 of 12
Project: 1570-16-0001
21554

