



City of
Peterborough

To: **Members of the Planning Committee**

From: **Jeffrey Humble, Director, Planning and Development Services**

Meeting Date: **March 20, 2017**

Subject: **Report PLPD17-013**
Application for Site Plan Approval, 145 Langton Street, 92 Unit
Single Storey Duplex and Rowhouse Development

Purpose

A report to recommend the approval of a Site Plan Application for the construction of a 92 unit single storey duplex and rowhouse development at 145 Langton Street.

Recommendations

That Council approve the recommendations outlined in Report PLPD17-013 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the Site Plan Application submitted by Parkview Homes for the construction of a 92 unit single storey duplex and rowhouse development at 145 Langton Street be approved, subject to the following conditions:

- a) The submission of an acoustical study to determine the specifications required to abate noise for the rear yards of dwelling units adjacent to Langton Street;
- b) The submission of revised drawings and additional technical information to the satisfaction of the Director of the City's Utility Services Department;
- c) The construction of a driveway connection to the existing driveway on the Fairhaven property to be used for emergency access only;
- d) The approval by the Fairhaven Board of Directors for a storm sewer outlet on to the Fairhaven property for phase two of the subject property's development;

- e) The deposit of a parkland levy in accordance with the **Planning Act**, as amended and
- f) The deposit of site work performance security in the amount of \$100,000.00.

Budget and Financial Implications

Applying rates established for this year, the development of the property will generate \$1,662,232.00 in development charges for the City. A parkland levy will be assessed by the City's Parks Levy Committee at a rate of 5% of the value of the land in accordance with the **Planning Act**.

Background

The subject property is located on the south side of Langton Street abutting the north property line of Fairhaven LTC (see Exhibit "A"). Being the former Site of Fairhaven LTC, the property was rezoned from a Public Service District to SP.313 – Residential District, permitting the development of up to 150 dwelling units. Zoning regulations specific to this property include a requirement where dwellings may only have two units along Langton Street and a maximum of eight units elsewhere on the lot. A minimum distance of 2.4 metres between buildings along the street was also imposed. Two vehicle parking spaces are required for each dwelling unit and all the buildings on the property may not exceed one storey in height.

The property has remained vacant since the demolition of the original Fairhaven LTC many years ago.

Site Plan Application

The subject Site Plan Application proposes to construct 92 single storey dwellings, twenty of which are in ten – two unit dwellings adjacent to Langton Street. The remaining dwellings are in blocks of buildings varying from four to eight units per block.

One driveway is proposed to Langton Street, with an emergency access to the Fairhaven LTC property abutting to the south. An internal road, 6.5 metres in width, provides access to each of the units with two vehicle parking spaces, meeting Zoning By-law regulations, as shown on the Site Plan. Fifteen visitor parking spaces are also included in the plan.

The development is intended to be constructed in two phases. The first phase will be built on the west side of the site, where 53 dwelling units will be constructed. A storm water detention pond is shown at the north-west corner of the property. The storm water

outlet for phase two is into the City system along the east side of the Fairhaven property. Before exiting into the City system, the storm water flows through an infiltration basin located behind a seven unit dwelling shown as “Block 17” on the Site Plan.

At the time of re-zoning the property it was determined that the number of driveway entrances onto Langton Street should be limited. As a result, the units along Langton Street may only be accessed from an internal driveway and the rear yards face the street.

Applicable to residential rear yards adjacent to potential noise sources, Ministry of the Environment (MOE) noise guidelines require that sound levels should not exceed a certain threshold. Accordingly, the applicant is required to submit an acoustical report to determine if noise abatement measures should be included in the Site Plan along Langton Street, it being noted that trucks and City Transit use the street and must travel up a significant hill from Water Street to get to Hilliard Street.

The Landscape Plan has been professionally prepared, detailing rear yard patio areas, wood screens for privacy and a diverse mix of trees, shrubs and perennials. A Lighting engineering plan is also part of the Site Plan package showing how the driveway entrance and on site vehicle movement areas will be adequately lit without detrimentally affecting abutting properties.

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.

Summary

The Site Plan Application for the construction of 92 dwelling units at 145 Langton Street is conditionally recommended for approval by City Council in accordance with By-law 11-081, Section 3(b), which requires Site Plan Applications to be approved by Council where a residential development contains more than fifty dwelling units.

Submitted by,

Jeffrey Humble
Director, Planning and Development Services

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Attachments:

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

Exhibit A, Page 1 of 1

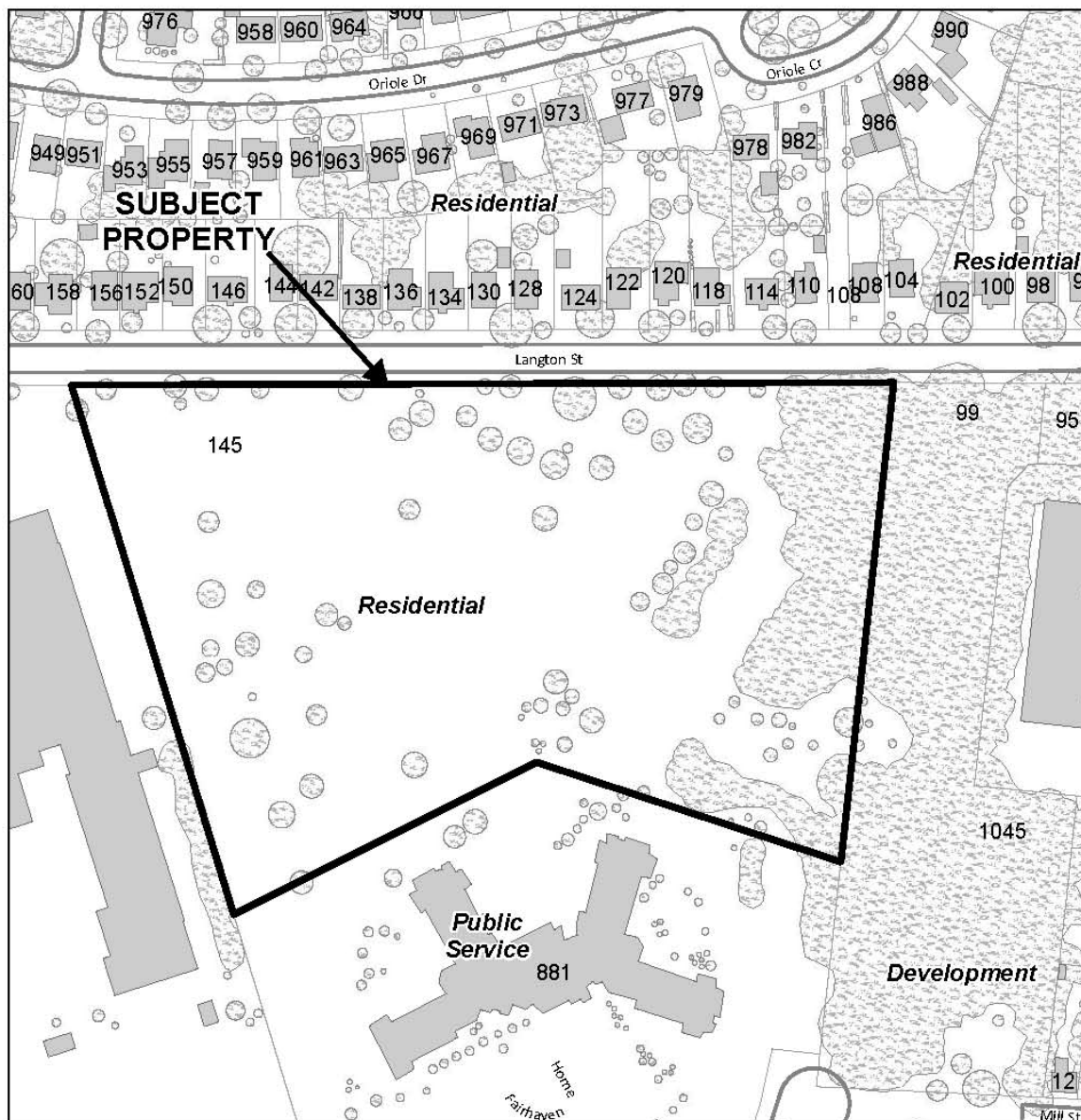
Land Use Map

File: Z0219

Property Location: 145 Langton St

EXHIBIT

SHEET OF



The City of Peterborough Planning Division

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Date: February 14, 2017

Map by: JEllis

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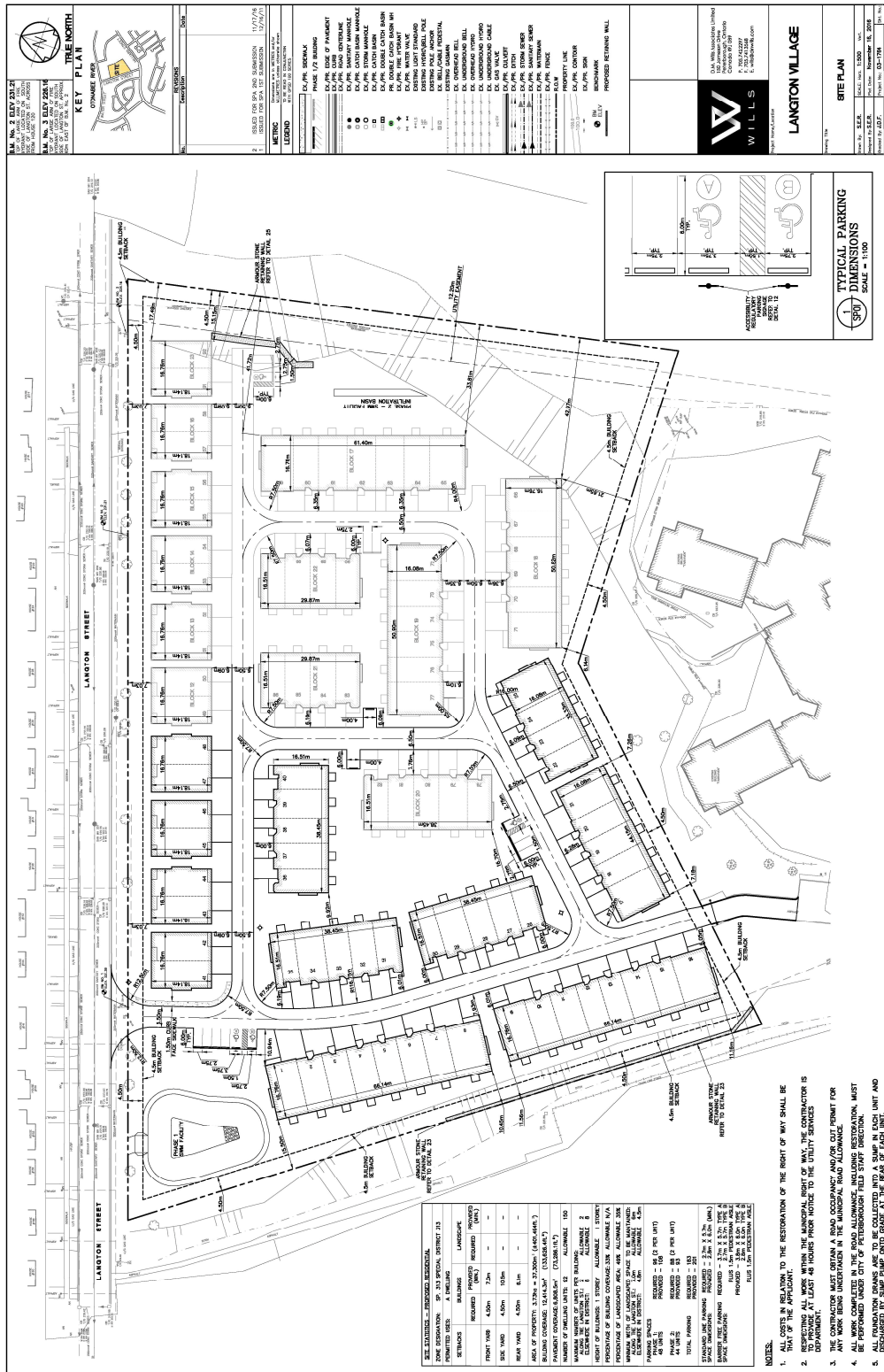


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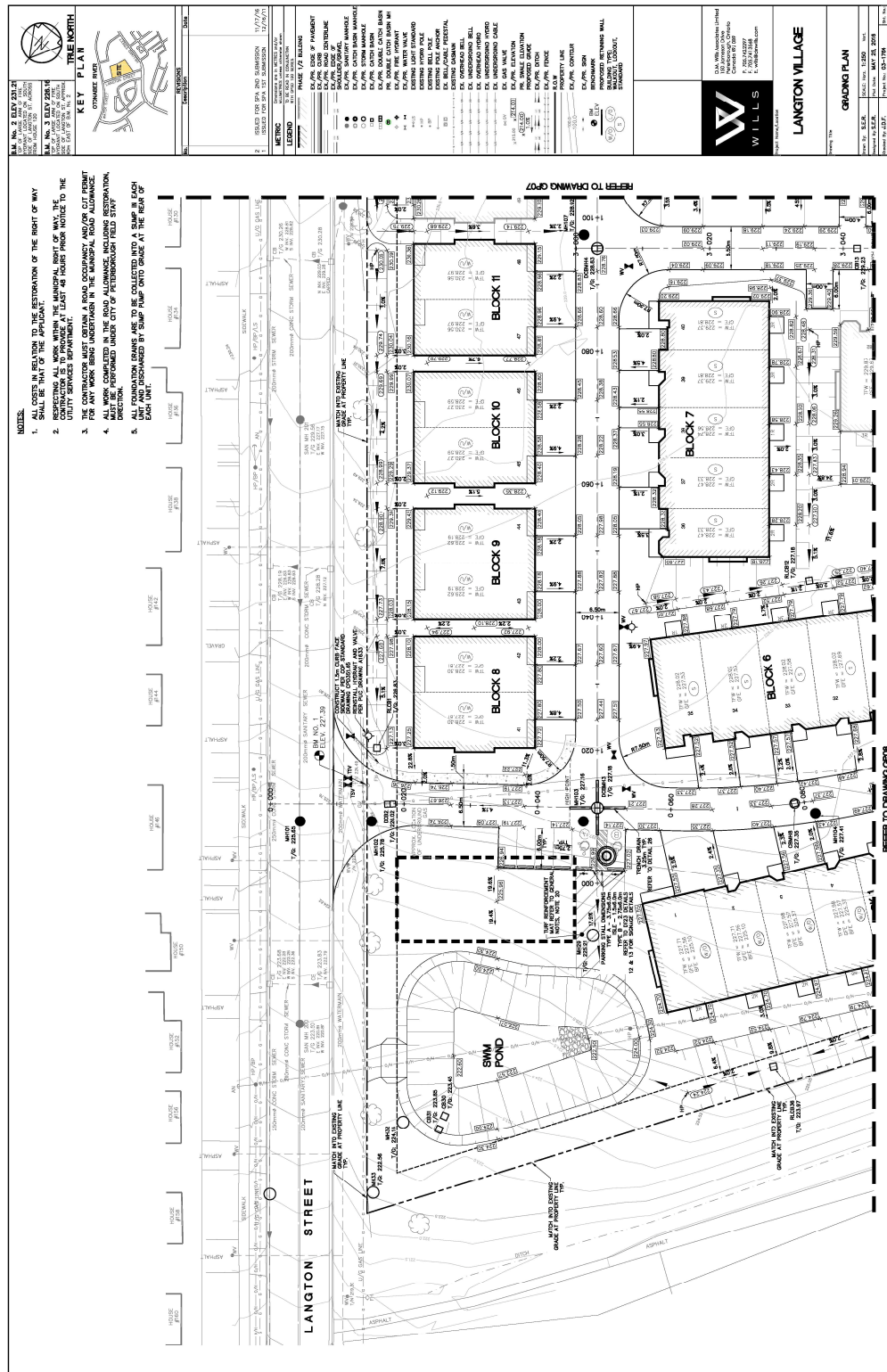
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KEY PLAN

TABLE

ITEM	DESCRIPTION	DATE
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2	PROPOSED GRADE	1/1/74
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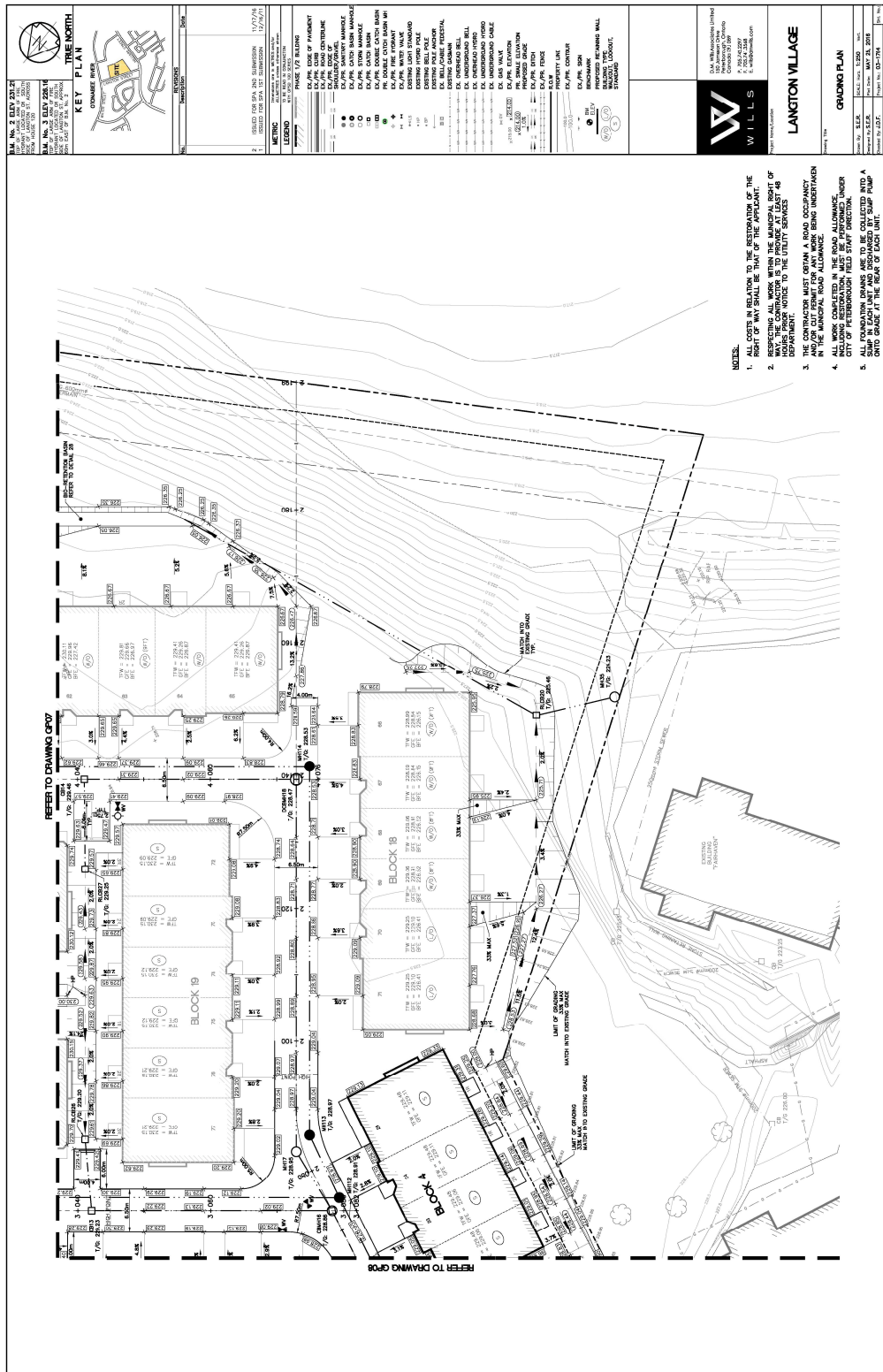
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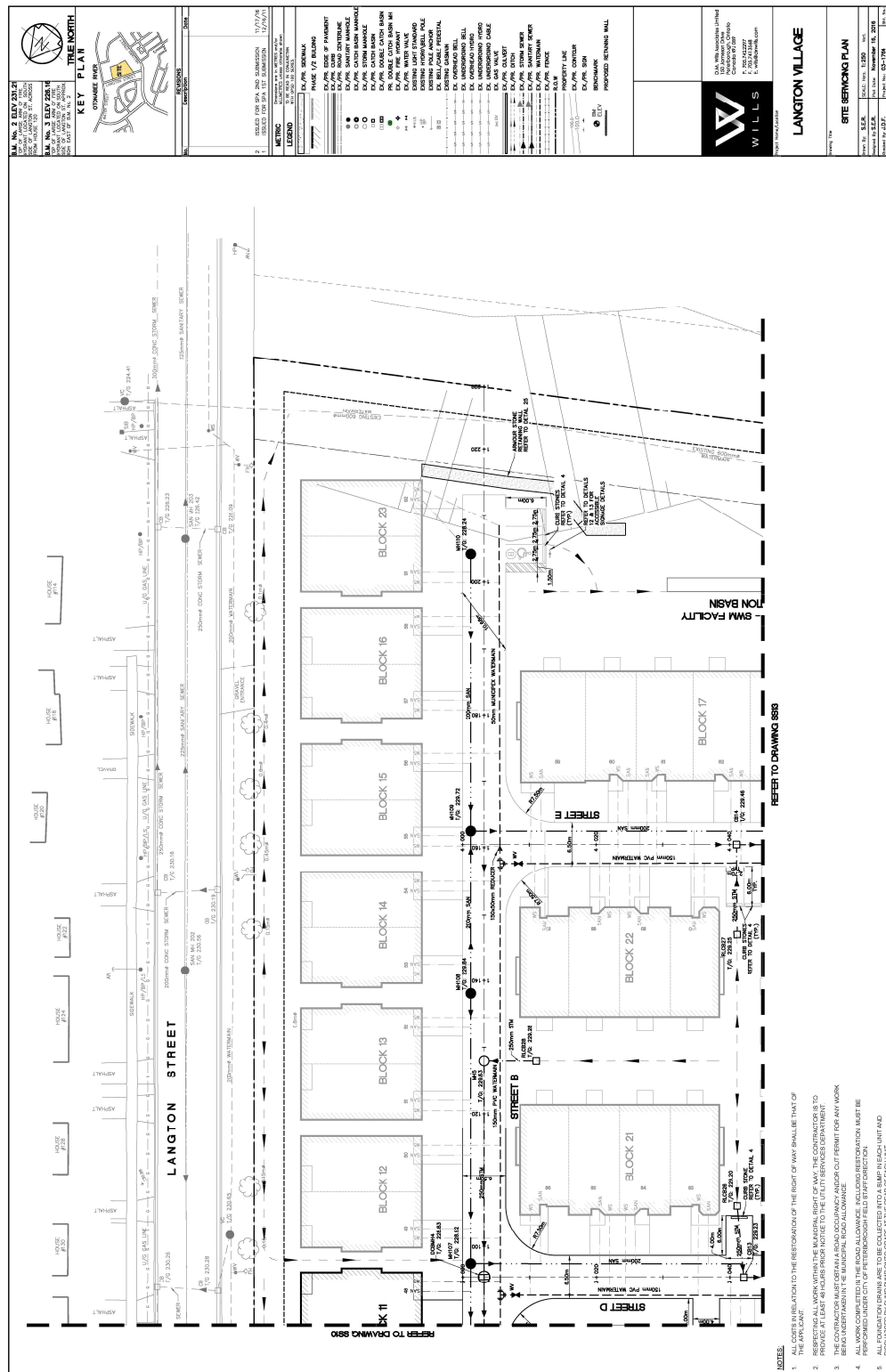


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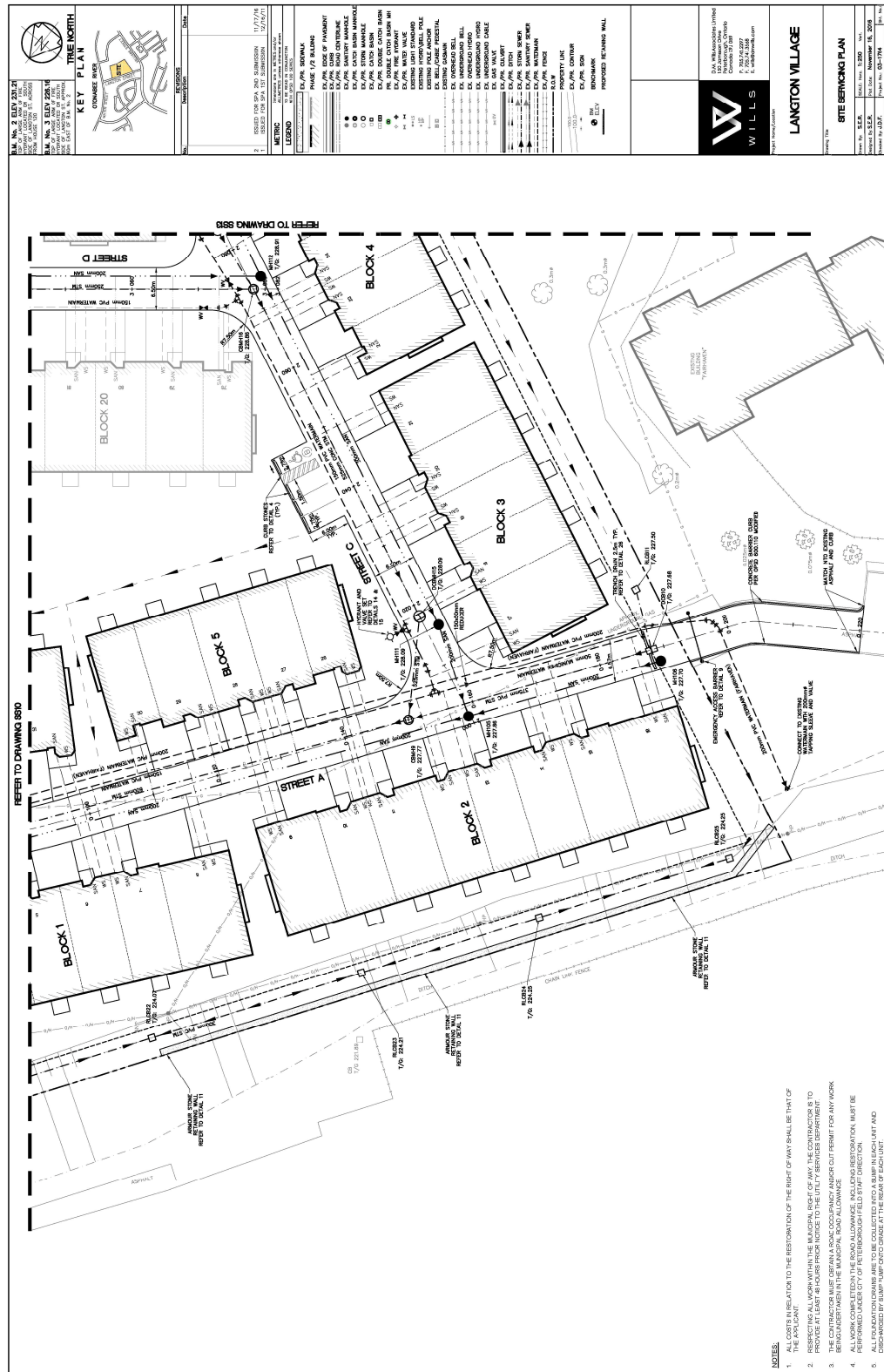


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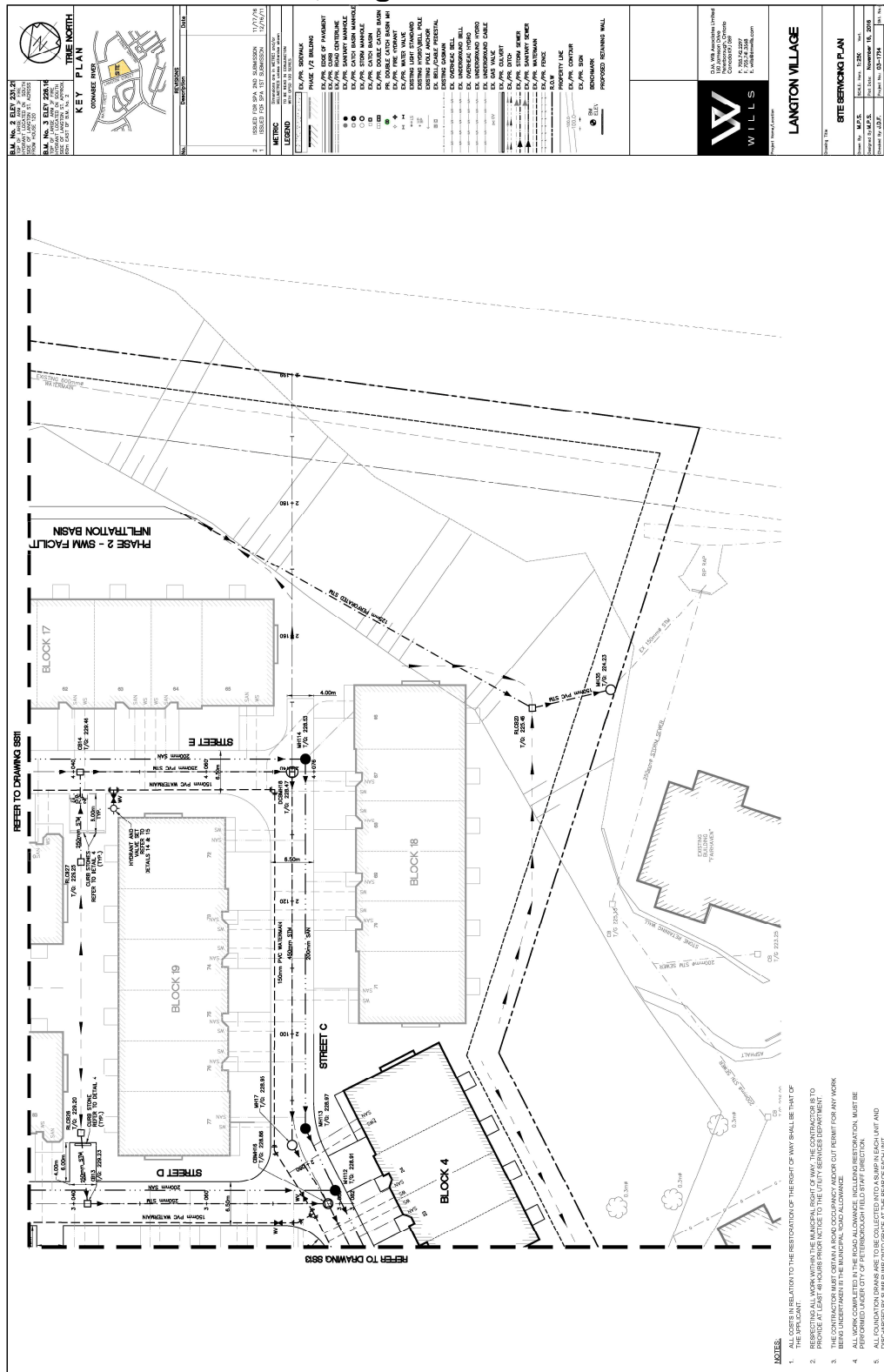


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