



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: March 29, 2010

SUBJECT: Report PLPD10-019
Application for Site Plan Approval
1875-1913 Lansdowne Street West
Three Commercial Buildings with a Total
Building Floor Area of 3,219 Square Metres

PURPOSE

A report to recommend the approval of a Site Plan Application for the property at 1875-1913 Lansdowne Street West, to permit the construction of three commercial buildings with a total building floor area of 3,219 square metres (34,650 square feet).

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD10-019 dated March 29, 2010, of the Manager, Planning Division, as follows:

That the Site Plan Application submitted by 1703582 Ontario Inc., for the construction of three commercial buildings with a total building floor area of 3,219 square metres (34,650 square feet) be approved, subject to the following conditions:

- a) The deposit of a parkland levy in accordance with The Planning Act, as amended.
- b) The conveyance of a road-widening strip to the City to attain an eighteen metre from centre-line road allowance width, across the entire Lansdowne Street frontage of the property, at no cost and free of encumbrances.

- c) The conveyance of a road widening strip to the City, 3.0 metres in width, across the entire Dobbin Road frontage of the property, at no cost and free of encumbrances.
- d) The conveyance of land at the corner of Dobbin Road and Lansdowne Street West, for day-lighting purposes, to the satisfaction of the Director of the Utility Services Department.
- e) The deposit of site work performance security in the amount of \$100,000.00

BUDGET AND FINANCIAL IMPLICATIONS

A Parkland Levy and Development Charges will apply to any new floor area over and above the existing floor area associated with the Rockhaven Motel and Convention Centre.

BACKGROUND

The subject property is known as the Rockhaven Motel and Convention Centre at the corner of Dobbin Road and Lansdowne Street West. In 2009 Schedule 'I' – Commercial Areas of the Official Plan, was amended to extend the Neighbourhood Centre designation to a portion of the lands known as 1875 Lansdowne Street West (the Rockhaven Motel site).

Also at that time, the C.4 – Commercial District zoning of the property was amended to add a 'large format drug store' as a permitted use, with a maximum floor area of 1732m² (18,650 sq. ft.).

Subsequent to the approval of the Official Plan and Zoning By-law amendment, Council's approval was appealed by the abutting property owner at 501 Dobbin Road, citing concerns regarding the preliminary site plan, Zoning By-law regulations, land use, and the Official Plan designation of Dobbin Road.

Through the site plan review process, staff were able to address the concerns of the abutting property owner, and the appeal to the Ontario Municipal Board was withdrawn.

FEATURES OF THE PLAN

Overview

The Site Plan shows a 1732 square metre drug store close to the corner of Lansdowne Street West and Dobbin Road. The building is denoted as Building “A” on Exhibit “A”. The required parking for this building is located entirely on the re-zoned portion of the property permitting the large format drug store use. Building “B” is identified as a 6,000 square foot fast food restaurant with a drive-thru, and building “C” is shown as a three-unit 10,000 square foot commercial building. Two full-movement driveways are proposed: one on Dobbin Road, and the other on Lansdowne Street West, directly across from one of the principle driveway entrances into Mapleridge Plaza.

The layout of the plan takes the future development of lands to the south into consideration.

a) Transportation

The production of the Site Plan drawings have been coordinated with the drawings for the widening of Lansdowne Street, and the planned intersection improvements at Dobbin Road and Lansdowne Street. It has been recommended to acquire road widening across the frontages of the subject property to facilitate the Lansdowne Street reconstruction project, as well as the construction of the intersection improvement of Dobbin Road and Lansdowne Street. Dobbin Road will be re-aligned at its intersection with Lansdowne Street to connect at a 90-degree angle, and the intersection will be signalized.

Concrete sidewalks in the standard location will be constructed across the frontages of the subject property on Lansdowne Street and Dobbin Road. Concrete walkway connections leading directly to the proposed buildings’ main entrances will be constructed on the site.

b) Parking

The Zoning By-law requires the provision of 162 parking spaces. 192 spaces are provided including three parking spaces for persons with disabilities at Building “A” and two parking spaces each for persons with disabilities at Building “B” and “C”. The location of the parking spaces for persons with disabilities, as well as the barrier-free paths of travel from these parking spaces to the buildings’ main entrances were reviewed and accepted by The Site Plan Sub-Committee for Persons with Disabilities.

c) Storm Water Management

Originally, the Storm Water Management Plan proposed the construction of a storm water detention pond in the southerly area of the site. This was one of the aspects of

the plan identified as a major concern to the abutting property owner at 501 Dobbin Road. As a result, Planning staff directed the applicant to work with the Utility Services Department to try and find a way to retrofit the existing City storm water detention facility abutting the west side of the subject property. This was successfully accomplished, and has been incorporated in the plans.

The engineering consultant was also asked to find a way to drain a low area adjacent to the property at 501 Dobbin Road caused by the filling of the subject property in the early 1990's. In response, a ditch that was created to drain the area more than 15 years ago will be cleaned out to convey water in a westerly direction, toward the existing storm water detention pond.

d) Landscape Development

The Landscape Plan was professionally prepared and was revised to incorporate additional trees and shrubs, especially around the perimeter of the property. The landscape across both street frontages, and at the intersection of Dobbin Road and Lansdowne Street will be attractive features of the development.

The applicant was directed not to clear any vegetation in the southern portion of the site, other than to clean out an existing ditch. As a result, the Tree Inventory Plan was revised to reflect that requirement. No other vegetation will be removed from the southerly portion of the site until there is an approved site plan amendment for the development of the southerly portion of the subject property.

The Landscape Plan was also revised to include a berm down the entire north property line of the abutting property at 501 Dobbin Road. A 2.4 metre high solid board fence will be constructed on top of the berm. Overall, the height of the top of the fence will be approximately 3.6 metres higher than the surrounding grade.

e) The Buildings

The elevations of the proposed buildings are similar to typical commercial buildings constructed on major arterial roads in this day and age. The proposed large format drug store is identical to the Shoppers Drug Mart at 741 Lansdowne Street West. The exterior walls of Buildings "B" and "C" are shown almost entirely constructed of brick, whereas the proposed drug store exterior (Building "A") is mostly stucco.

ZONING AND OFFICIAL PLAN

The Site Plan Application was reviewed and deemed to comply with the Official Plan and all applicable Zoning By-law regulations.

PERTINENT DATA

Portion of Site Zoned to Permit Drug Store:

Site Area	6,984 sq.m. (1.73 Acres)
Building Floor Area (Building "A")	1,732.59 sq. m. (18,650 sq. ft.)
Parking Required	87 Spaces
Parking Provided	90 Spaces

Remainder of Site:

Site Area	22,249 sq.m. (5.5 Acres)
Building Floor Area, Buildings "B" and "C"	1,486.4 sq. m. (16,000 sq. ft.)
Parking Required	75 Spaces
Parking Provided	102 Spaces

Overall:

Site Area	29,233 sq.m. (7.23 Acres)
Building Floor Area, Buildings "A", "B" and "C"	3218.99 sq. m. (34,650 sq. ft.)
Building Coverage	11.0%
Parking Required	162 Spaces
Parking Provided	192 Spaces

NOTICE

Notice of the application was circulated to all abutting property owners as well as all concerned utilities and agencies.

Planning Staff met on several occasions with the owners of the abutting property at 501 Dobbin Road (appellants to the Official Plan and Zoning By-law amendment), and were able to have the applicant successfully address their concerns. The significant changes to the plan are:

- The relocation of the driveway entrance on Dobbin Road 20 metres north of the abutting property,
- The incorporation of a berm with a solid board fence along the north property line of the abutting property,
- The drainage of a low area along their west lot line,
- The preservation of the vegetation in the southerly area of the subject property,
- The removal of the storm water detention pond in the southerly area of the subject property,
- Designated areas for snow storage, and
- Lighting specifications

The Utility Services Department has advised that although Lansdowne Street West will be reconstructed across the property's frontage, as is the usual case, the owner of the subject property will be responsible for the cost of the servicing connections.

SUMMARY

The Site Plan Approval process has taken some time to conclude. However, the applicant has been cooperative and the outcome of the process has resulted in much improved plan. The applicant has provided all the additional information requested, and

has submitted revised plans to the satisfaction of the Site Plan Committee. Accordingly, the Site Plan Application is recommended for approval.

Submitted by,

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Attachments:

Exhibit A - Site Location Map

Exhibit B - Site Plan and Site Details

Exhibit C - Site Servicing Plan

Exhibit D - Site Grading Plan and Storm Water Management Plan

Exhibit E - Landscape Plan, North and South Plan

Exhibit F - Tree Inventory Plan

Exhibit G - Erosion and Sedimentation Control Plan

Exhibit H - Electrical Site Plan and Photometric Site Plan

Exhibit I - Building Elevation Drawings