



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

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

**MEETING DATE:** April 15, 2013

**SUBJECT:** Report PLPD13-031  
Application For Site Plan Approval  
65 Unit Four Storey Apartment Building  
1802 Cherryhill Road

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## **PURPOSE**

A report to recommend the approval of a Site Plan Application for the property at 1802 Cherryhill Road.

## **RECOMMENDATIONS**

That Council approve the recommendations outlined in Report PLPD13-031 dated April 15, 2013, of the Manager, Planning Division, as follows:

That the Site Plan Application submitted by AON Inc. for the construction of a four storey, sixty five unit apartment building for the property at 1802 Cherryhill Road 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 five metre by eight metre day-lighting triangle at the corner of Cherryhill Road and Foxfarm Road.
- c) The acquisition of an easement over the property at 1818 Cherryhill Road for access to a private fire hydrant.

- d) The deposit of site work performance security in the amount of \$100,000.00.

## **BUDGET AND FINANCIAL IMPLICATIONS**

A Parks Levy has been assessed by the Parks Levy Committee in the amount of \$39,000.00 and is due before the issuance of a building permit. At the current rates, City Development Charges will total \$565,110.00.

## **BACKGROUND**

The subject property is vacant and is situated at the north-west corner of the intersection of Cherryhill Road and Foxfarm Road. It abuts the property at 1818 Cherryhill Road, otherwise known as “Summit Place” condominiums.

During the review of the plans submitted for approval, it was discovered that the proposed site plan was deficient in parking. Subsequently, the applicant requested relief from the provisions of the Zoning By-law with respect to parking. As a result, staff requested the submission of a parking study to assist in justifying a recommendation to the Committee of Adjustment to vary the parking regulations. A minor variance application was submitted to obtain relief from the parking by-law requirement of 1.75 parking spaces per unit to 1.5 spaces per unit.

The Committee considered review of the Parking Study and comments offered by City Staff regarding the study as well as other similar developments within the City of Peterborough. The Committee reviewed the application, considered the use and development of the proposed complex to be built in the context of the neighbourhood as well as and its relationship to adjacent properties. The Committee determined that the impact of the variance would be minor and would facilitate appropriate development in the context of what would be expected in the neighbourhood in accordance with the Official Plan and Zoning By-law.

The Committee of Adjustment granted a reduction to the required motor vehicle parking spaces to 1.5 per unit provided that:

- i) a communal kitchen and dining hall be established and maintained as an operational entity of this building that would be available exclusively for occupants of the building and their guests, and
- ii) no less than 15% of the surface parking spaces would be allocated for visitor parking.

The review of the site plan application also included a review of the sanitary sewer capacity downstream from the subject property. A section of the sewer is presently over capacity, and based on projections, a longer section of pipe will be pushed over capacity with the proposed development. The subject property is zoned for the proposed residential density. As a result, the City will have to deal with the capacity issue in upcoming Capital Budget deliberations.

### **Highlights of the Site Plan Application**

The proposal calls for the construction of a four story, sixty-five unit residential building with a sloped roof and an exterior with a proportionate mix of stone veneer and acrylic stucco with transparent railings for the balconies. The mechanical equipment is on the roof, but is situated on a flat-roofed channel, screened on all sides by the sloped roof that flanks it. The result is a building that fits in well with the neighbourhood and provides excellent sound attenuation for its mechanical equipment.

There are two driveway entrances proposed: one on Foxfarm Road, and one on Cherryhill Road. Both are well away from the intersection. The Cherryhill Road driveway exists and will be shared with the Summit Place condominium residents. The condominium has a right-of-way over the subject property for its driveway entrance.

There are 98 parking spaces shown on the site plan drawings, which is in compliance with the Committee of Adjustment decision to reduce the required amount of parking from 1.75 spaces per unit to 1.5 spaces per unit. 67 of the parking spaces will be accommodated underground, accessed most easily from the driveway entrance on Foxfarm Road. Three parking spaces for the disabled will be provided in the underground garage, and three will be provided on the surface parking lot.

The subject property is sloped, falling in grade from its north-west corner to its south-east corner by 7.5 metres or almost 25 feet. As a result, curvilinear retaining walls are a significant component of the property's development, necessary in order to construct a flat ground plain for the building. Although the grading is challenging for the site's development, the plans are in compliance with the Ontario Building Code with respect to access for persons with disabilities.

The applicant submitted a Tree Preservation Plan showing the extent of existing tree removals necessary to make way for the proposed development. Almost all of the trees will be removed. However, existing trees on abutting properties will not be affected by construction activities. The Landscape Plan was revised to include additional tree plantings and to include species indigenous to the region. The Landscape Plan shows a generous amount and variety of tree and shrub plantings including landscape specifications for a courtyard area, complete with decorative paving and a gazebo.

The Storm Water Management Plan and Report has been revised as requested by the Utility Services Department. The quantity and quality of storm water on the site are being treated with underground facilities before it is discharged into the City storm sewer system.

An Electrical Site Plan was requested and provided showing that the abutting property owners will not be detrimentally affected by the proposed site lighting.

### Site Statistics

Zoning Requirements		
Zoning:	Residential District 50 (R.50)	
Site Area:	9,156.94 sq.m. (.916 ha) (2.26 acres) (100%)	
Lot Coverage:	Area:	Percentage:
Building Area	2,443.58 sq.m.	26.68 %
Asphalt Area	1,809.76 sq.m.	19.76 %
Landscape Areas	4,584.88 sq.m.	50.07 %
Concrete Walkways	318.72 sq.m.	3.48 %
Setbacks:	Required:	Provided:
Front Yard	6.00 m	8.00 m
Rear Yard	6.00 m	8.00 m
Interior Side Yard	6.00 m	8.00 m
Exterior Side Yard	6.00 m	10.00 m
Parking Required: (stall size - 2.70 m x 5.70 m)	(1.5 x 65) = 97.5	
Underground Parking:		67 (inc. 3 h/c spaces)
Aboveground Parking:		<u>31</u> (inc. 3 h/c spaces)
Total Parking:		<u>98</u>
Loading Zone - 3.6 m x 6.0 m	2	2
Building Information		
Gross Floor Area: (includes garage flr. area)	11,831.85 sq.m.	
Building Classification:	Group C	
No. of Storeys:	4	
No. of Streets Faced:	2	
Sprinklered:	Yes	
Total Units:	65	
Unit Breakdown:	14 one bedroom 51 two bedroom	
Building Height:	16.10 m (to mid height of sloped roof)	

## NOTICE

Notice of the Site Plan Application was circulated to all the abutting property owners as well as all the concerned utilities and agencies. Some abutting property owners on the north side of the site requested solid board fencing and landscaping to assist in screening their rear yards from view. The Landscape Plan was revised to show a 1.8 metre high (six foot) pressure treated wood fence, with lattice across the top, on rear lot lines where there is not an existing wood fence.

## SUMMARY

The Site Plan Application has been fully reviewed and is in compliance with the applicable development regulations of the Zoning By-law. The drawings submitted for approval have been reviewed for compatibility with the neighbourhood and are recommended for approval.

Submitted by,

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Manager, Planning Division

Prepared by:

Concurred with:

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Attachments:

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