



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

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

**MEETING DATE:** November 18, 2013

**SUBJECT:** Report PLPD13-086  
Application For Site Plan Approval  
135 Suite, Four Storey Apartment Building at 2300 Denure Drive

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## **PURPOSE**

A report to recommend the approval of a Site Plan Application for the property at 2300 Denure Drive.

## **RECOMMENDATIONS**

That Council approve the recommendations outlined in Report PLPD13-086 dated November 18, 2013, of the Manager, Planning Division, as follows:

That the Site Plan Application submitted by 2305105 Ontario Inc. for the construction of a four storey, 135 suite apartment building for the property at 2300 Denure Drive be approved subject to the following conditions:

- a) The deposit of site work performance security in the amount of \$100,000.00.
- b) The submission of technical information to the satisfaction of the Utility Services Department.

## **BUDGET AND FINANCIAL IMPLICATIONS**

At the current rates, City Development Charges will total \$586,845.00.

## **BACKGROUND**

The subject property is vacant and is situated on the east side of Denure Drive, one property south of Sherbrooke Street. The property is a block of land in a Plan of Subdivision. Since the parkland dedication was taken at the time of subdivision approval, the development of the subject property is not subject to a parks levy. Although there have been two site plan applications previously approved for the development of the property, they did not come to fruition.

At the time of the writing of this report, the site plan application required further revision work with respect to the proposed development's storm water over-land flow route. The Utility Services Department has advised that the requested modifications to the storm water over-land flow route can be practically achieved. As a result, the approval of the site plan application has been made conditional on the applicant addressing the technical requirements to the satisfaction of the Utility Services Department. A site plan agreement will not be offered for execution until the technical requirements of the Utility Services Department are satisfied.

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

The proposal calls for the construction of a four story, 135 suite residential building with a sloped roof and brick exterior. Ground floor suites will have access to outdoor patios and the suites on floors above will have 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.

The waste and recycling enclosure is located at the back of the building, set back more than 13 metres from the subject property's rear lot line.

There are 101 parking spaces shown on the site plan drawings, which complies with the Zoning By-law requirement of .75 spaces per suite. Of the required parking spaces, seven are designated for disabled persons with proximity to the main entrance of the building. The plans have been deemed to comply with the Ontario Building Code with respect to access for persons with disabilities.

There is one driveway entrance for vehicular access to the site. There is a concrete walkway into the site along its north side. It connects to an existing sidewalk on Denure



Drive. There are concrete walkway connections to all the principle building entrances. The walkways provide barrier-free paths of travel from all the parking areas to the these building entrances.

Car drivers can pick up or drop off people directly in front of the main entrance by way of a circular driveway layout adjacent to the building.

The site is adequately lit at night with the use of pole mounted fixtures. A Lighting Plan was submitted for review and approval and will be one of the schedules to the Site Plan Agreement.

As mentioned earlier in this report, the over-land flow aspect of the storm water management plan is to be revised. Although there is an easement for storm water flow through a residential property fronting on Inglewood Road, staff have directed the developer's engineering consultant not to direct over-land flows for large storm events through the property. Instead, the proposed development's storm water over-land flows will be conveyed to Denure Drive.

A communal patio and resident's garden is located on the east side of the building with ornamental brick paving, planting beds, a trellis and benches. The Landscape Plan shows a wide variety of plants with a good quantity of deciduous trees, coniferous trees and shrubs.

#### **Site Statistics:**

Zoning Requirements		
Zoning:	R.5, 3w, 11p, Residential District	
Site Area:	1.19 Hectares (2.93 Acres)	
Lot Coverages:	Area:	Percentage:
Building Area	3052 sq.m. (32,848 sq. ft.)	25 % Maximum Permitted: 25%
Paved Area	3553 sq.m. (38,241 sq.ft.)	29% Maximum Permitted: 30%
Gross Building Floor Area	11,568 sq. m. (124,516 sq.ft.)	

Parking Required: 0.75 X 135 Suites = 101 Spaces

**Site Statistics continued:**

Alternative Zoning By-law Regulation “3w”: Minimum Lot Area per Dwelling Unit: 169 square metres.

Site Plan Application proposes 176 square metres (two suites = one dwelling unit)

Alternative Zoning By-law Regulation “11p”: Maximum Building Height: 8 Storeys.

Building Height proposed in Site Plan Application: 4 Storeys.

**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 east side of site requested the installation of fencing to screen activities planned to take place at the back of the proposed building. The Landscape Plans show a 1.8 metre high wood fence with horizontal and vertical lattice across its top along the entire east lot line of the subject property.

**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,

Ken Hetherington  
Manager, Planning Division

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Planner, Urban Planner

Concurred with:

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Planning and Development Services

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Attachments:

Exhibit A - Land Use (Site Location) Map

Exhibit B - Site Plan

Exhibit C - Landscape Plan and Landscape Details

Exhibit D - Site Grading/Siltation and Erosion Control Plan

Exhibit E - Servicing Plan

Exhibit F - Building Elevation Drawings

Exhibit G - Lighting Plan

# Land Use Map

Property Location: 2300 Denure Dr.



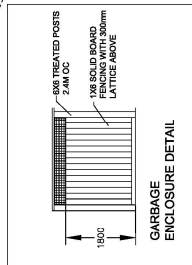
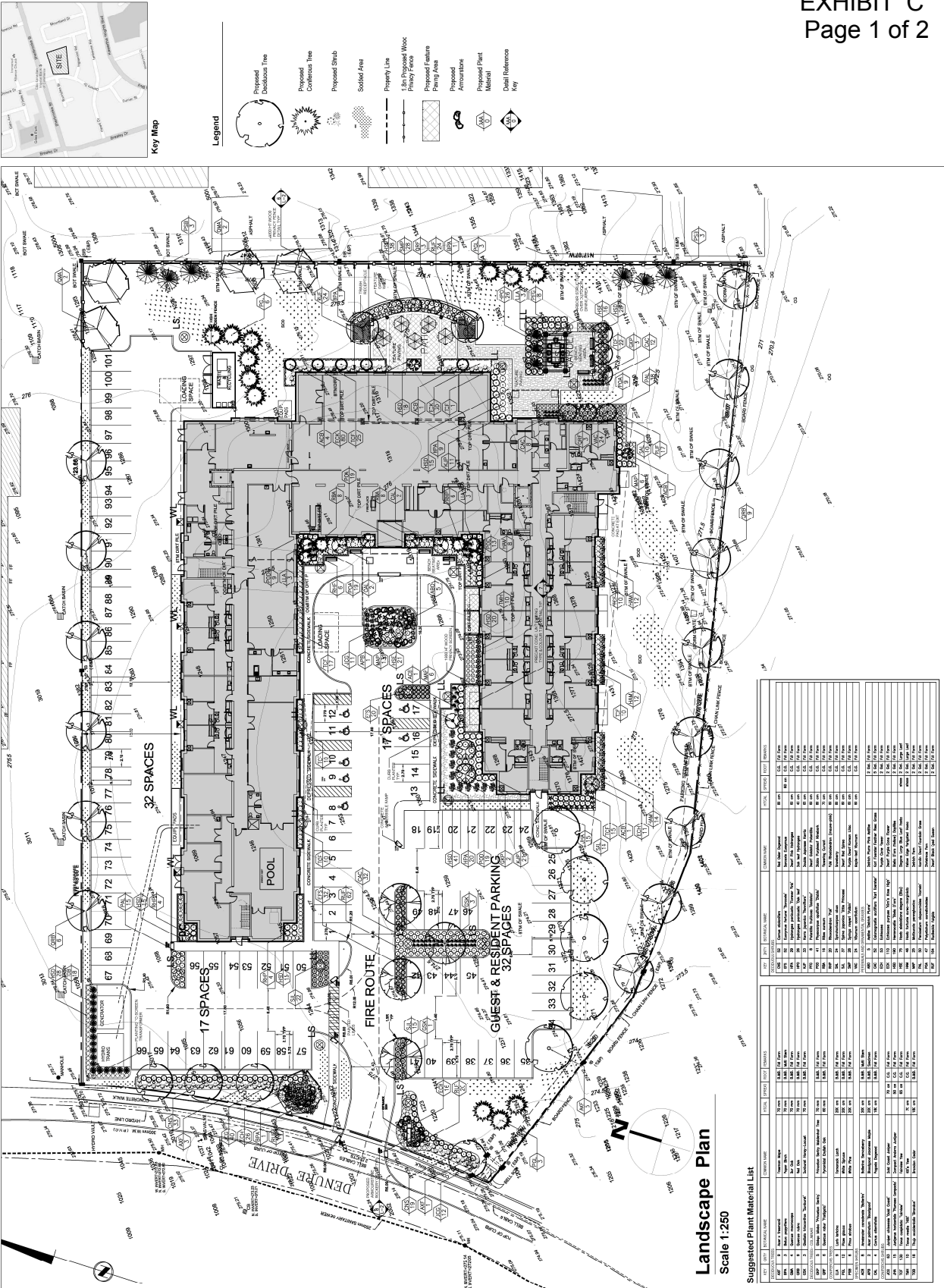


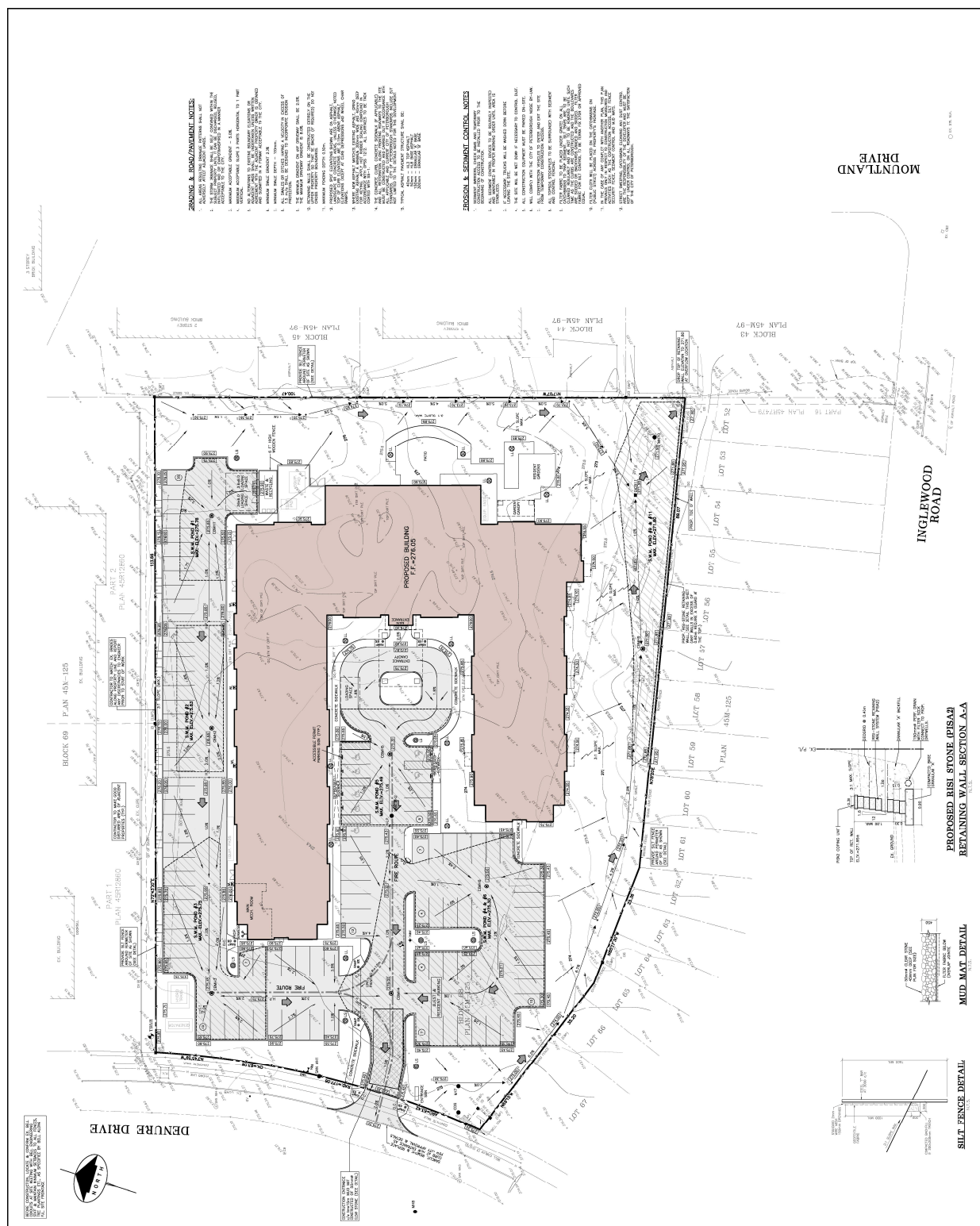
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## STANDARD DECIDUOUS TREE DETAIL

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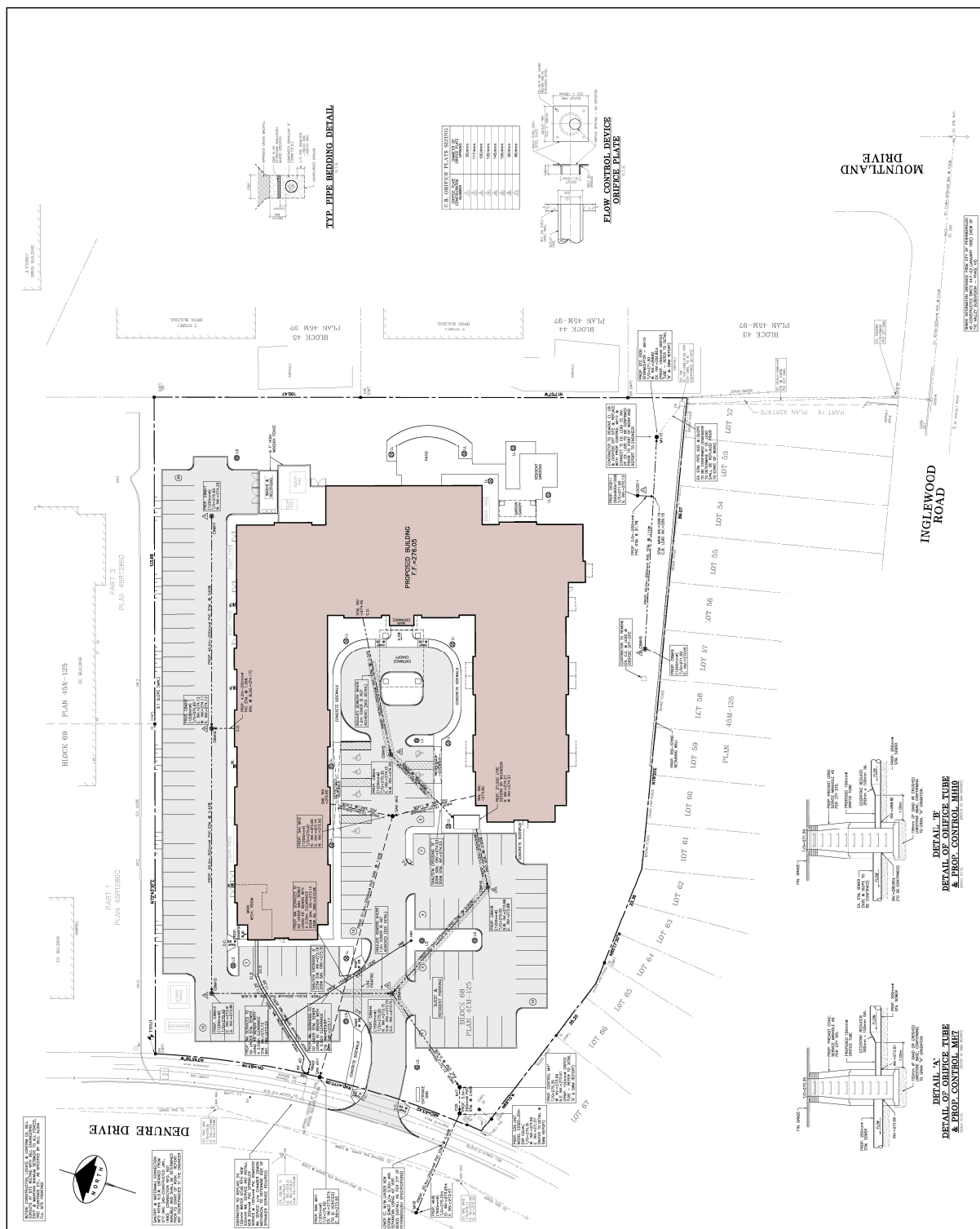
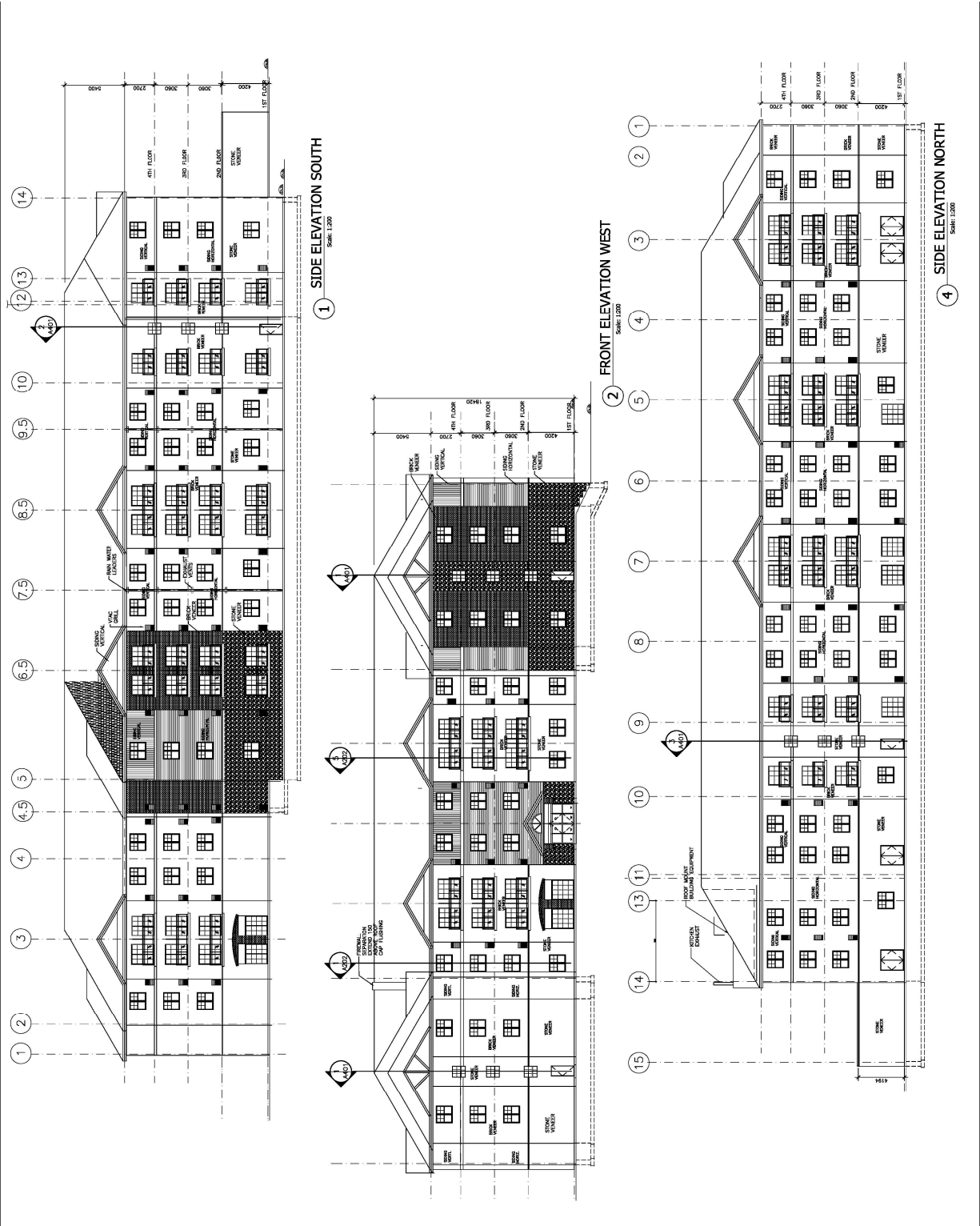


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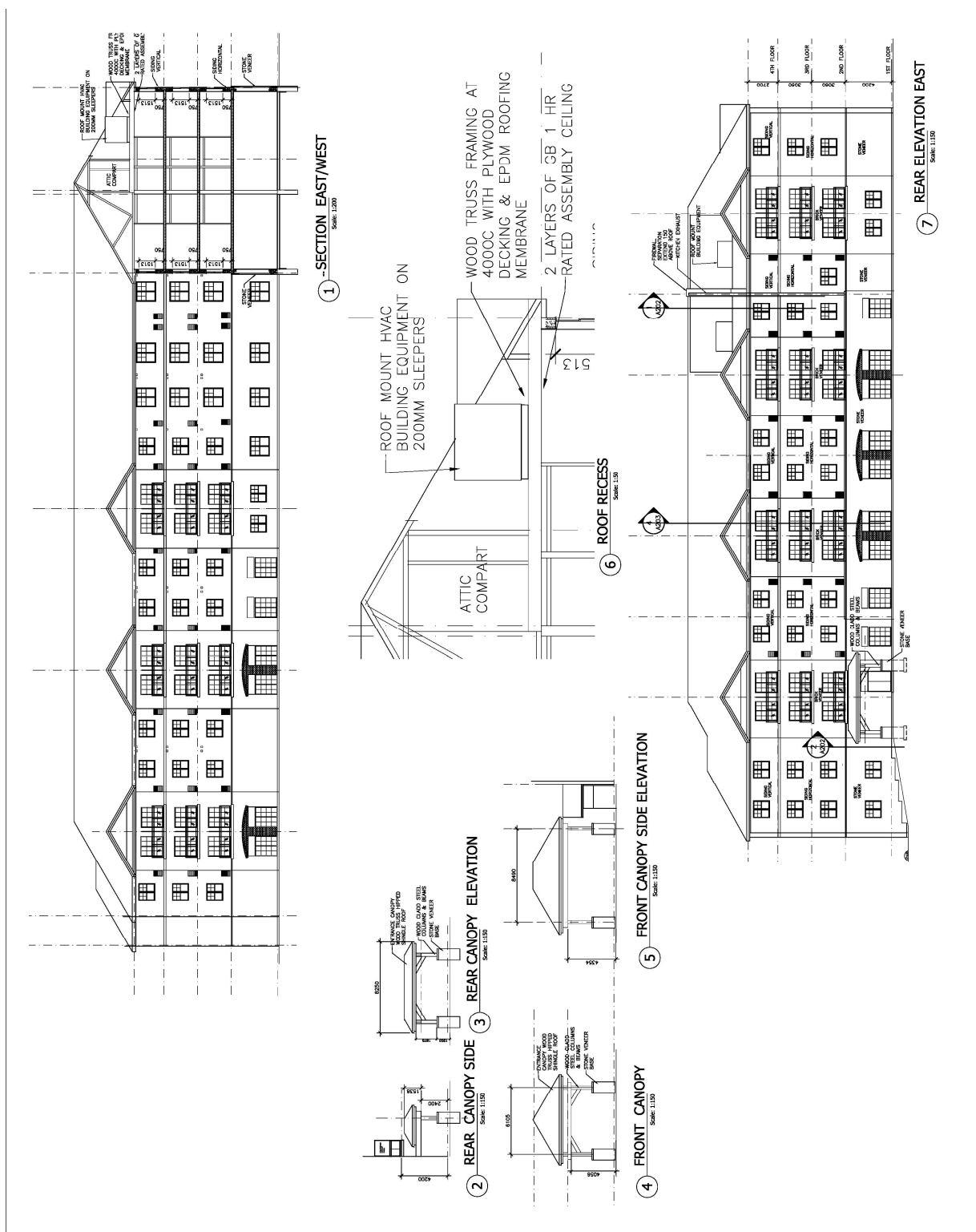
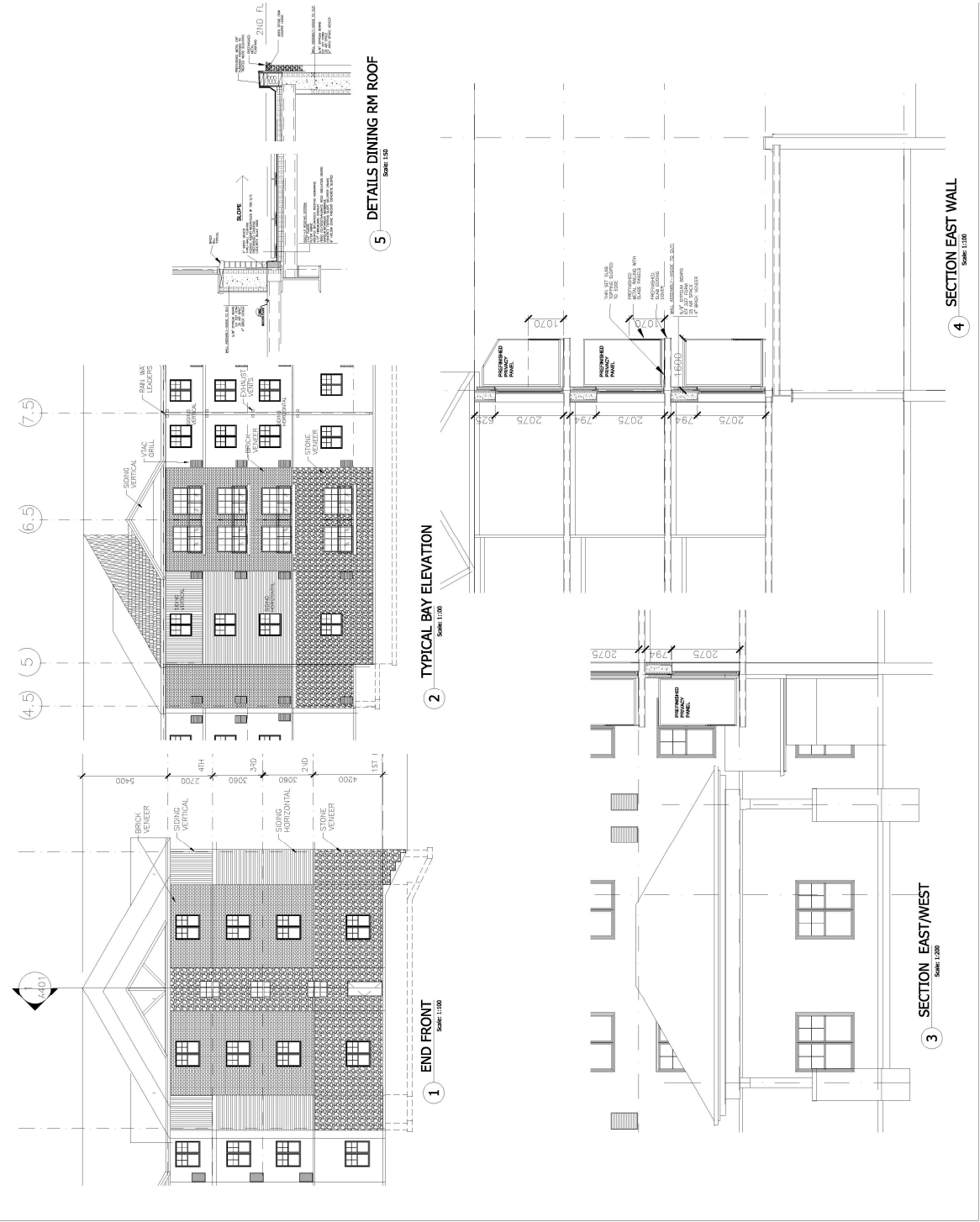


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