



City of  
**Peterborough**

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**To:** **Members of the General Committee**

**From:** **Cynthia Fletcher,  
Commissioner of Infrastructure and Planning Services**

**Meeting Date:** **January 21, 2019**

**Subject:** **Report IPSPD19-004  
Application for Site Plan Approval and Removal of “H” –  
Holding Symbol - 882 Whitefield Drive.**

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## **Purpose**

A report to recommend approval of the Site Plan Application and the removal of the “H” – Holding Symbol from the zoning of the property at 882 Whitefield Drive.

## **Recommendations**

That Council approve the recommendations outlined in Report IPSPD19-004 dated January 21, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Site Plan Application submitted for the construction of a three storey, 3,543.7 square metre apartment building with 27 dwelling units at 882 Whitefield Drive be approved subject to the following conditions:
  - i) The deposit of site work performance security in the amount of \$120,000; and
  - ii) The deposit of a parkland levy in the amount of \$16,200.
- b) That the property at 882 Whitefield Drive be rezoned from R.4 – 270 – ‘H’ – Residential District to R.4 – 270 - Residential District in accordance with Exhibit “C” attached to Report IPSPD19-004.

## **Budget and Financial Implications**

There are no budget implications arising out of the recommendation to approve the Site Plan Application or remove the “H” – Holding Symbol from the zoning of the subject property. The development of the property will result a development charge (2018 rate) of \$348,570.00.

## **Background**

The subject property is approximately 0.48 hectares (1.19 acres) in size, located approximately 75 metres north of Clonsilla Avenue on the east side of Whitefield Drive.

Normally, an Application for Site Plan Approval is delegated to staff for residential development proposals with 50 dwelling units or less (By-law 11-081). However, at the time of the Official Plan Amendment and Zoning By-law Amendment (June, 2012), Council directed staff to return the Site Plan Application to General Committee for approval and to require the applicant to hold an additional public information meeting.

The additional public information meeting was held on June 26, 2014 at the Clonsilla Avenue Fire Hall, which abuts the subject property on its south side. Staff attended the meeting and heard the concerns of nearby residents. Reasonable requests emanating from this meeting such as additional landscaping and screening were incorporated in the Site Plan drawings submitted for approval.

Although the public information meeting requested by Council was held more than 4 years ago, the condition was satisfied and any reasonable concerns expressed by people who attended the meeting were incorporated in the Site Plan.

In 2012, the property was re-zoned from R.1, 1m, 2m – Residential District to the R.4 – 270 – ‘H’ – Residential District to permit its development for residential use in accordance with the Medium Density Residential policies of the Official Plan and a modified version of the R.4 – Residential District. In keeping with the subject Site Plan Application, a 3 storey apartment building with a total of 27 units was illustrated on the concept site plan submitted with the Zoning By-law Amendment application.

The “H” Holding Symbol was imposed on the zoning of the property, which may only be removed once the following conditions were satisfied:

- i) Site Plan Approval being granted for the subject property including stormwater management details and a requirement that downstream trunk sanitary sewer extraneous flow problem be resolved prior to the issuance of a building permit.

- ii) Completion of a Stage 1 Archaeological Assessment to determine past land use and the need for site testing.

The conditions for the removal of the “H” Holding Symbol on the zoning of the property have been satisfied. The storm water management details have been provided to the satisfaction of the City Engineering staff and the downstream trunk sanitary sewer extraneous flow problems originally identified in 2012 have been investigated and deemed not to be of enough significance to be an impediment to the development of the property. Additionally, a Stage 1 Archaeological Assessment was completed and no archaeological resources were found.

### **Features of the Site Plan**

The Site Plan Application calls for the construction of a three storey 3,543.7 square metre (38,114 square foot) apartment building with 27 dwelling units. Overall, 48 parking spaces are being provided in compliance with the 1.75 spaces per dwelling unit rate prescribed in the Zoning By-law. With direct access to the main building entrance, six parking spaces are provided for persons with a disability and one “B size” loading space is shown a short distance to the building. The Site Plan Application was circulated to all abutting property owners as well as to all concerned utilities and agencies.

### **Summary**

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property 882 Whitefield Drive have been satisfied. Accordingly, it is recommended that a by-law be passed to remove the “H” Holding Provision from the zoning of the property.

Submitted by,

Cynthia Fletcher  
Commissioner, Infrastructure and Planning Services

**Contact Names:**

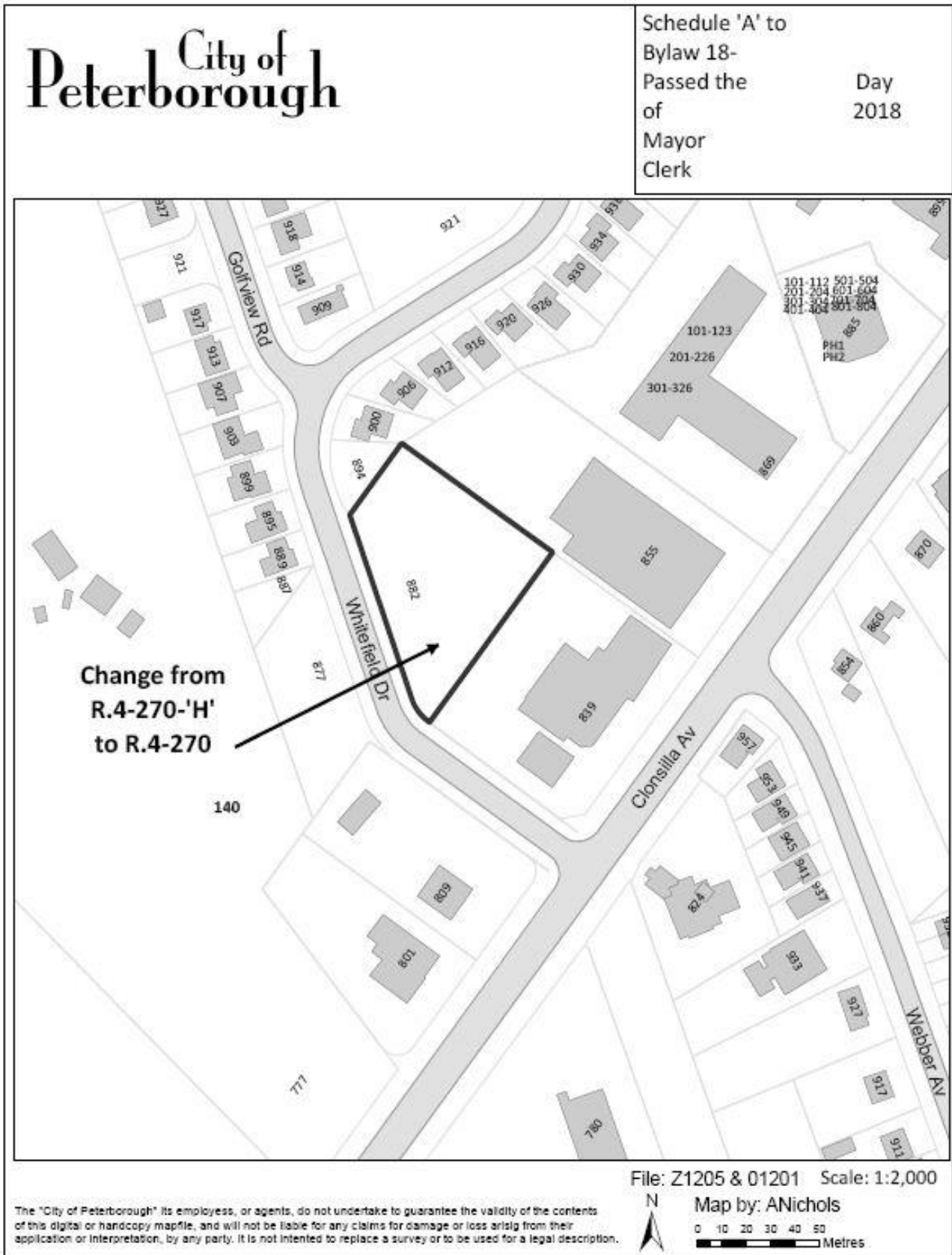
Ken Hetherington  
Manager, Planning Division  
Phone: 705-742-7777, Ext. 1781  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
E-mail: khetherington@peterborough.ca

Brian Buchardt  
Planner, Urban Design  
Phone: 705-742-7777, Ext. 1734  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
E-mail: bbuchardt@peterborough.ca

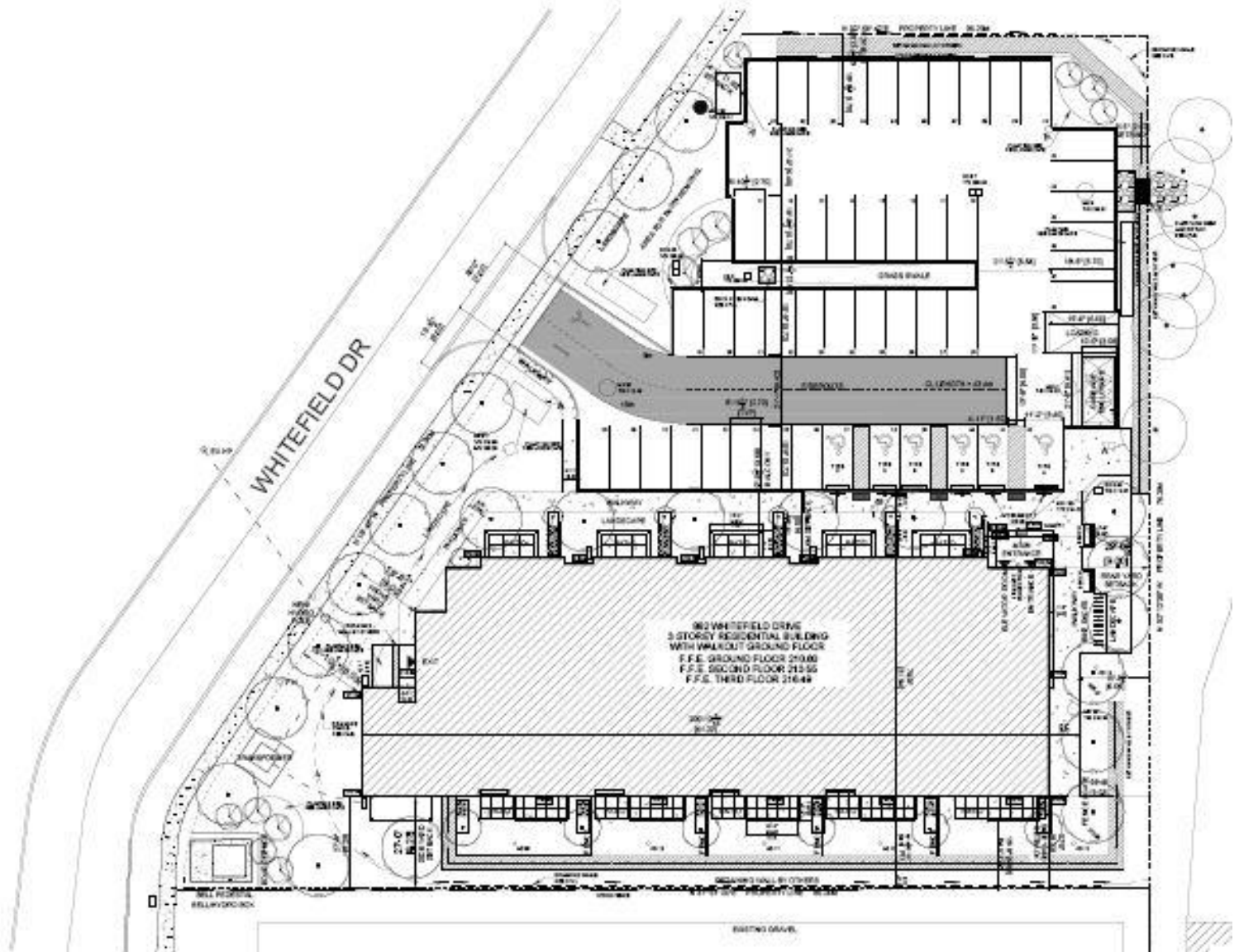
**Attachments:**

Exhibit A – Land Use Map  
Exhibit B – Site Plan Drawings  
Exhibit C – Draft By-law – Removal of Holding Symbol from the Zoning of the property  
at 882 Whitefield Drive

## Exhibit A – Land Use Map, Page 1 of 1

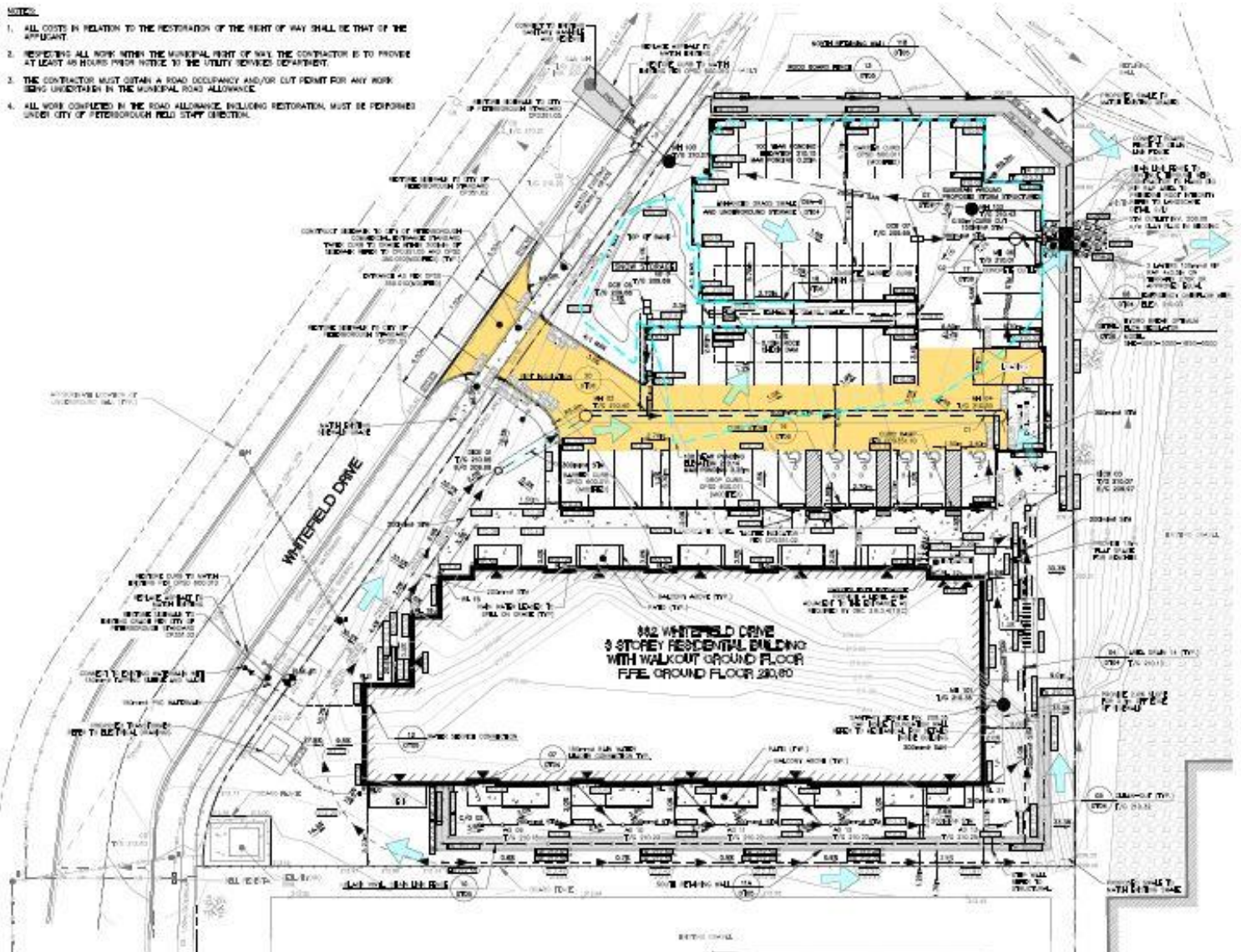


## Exhibit B – Site Plan, Page 1 of 6



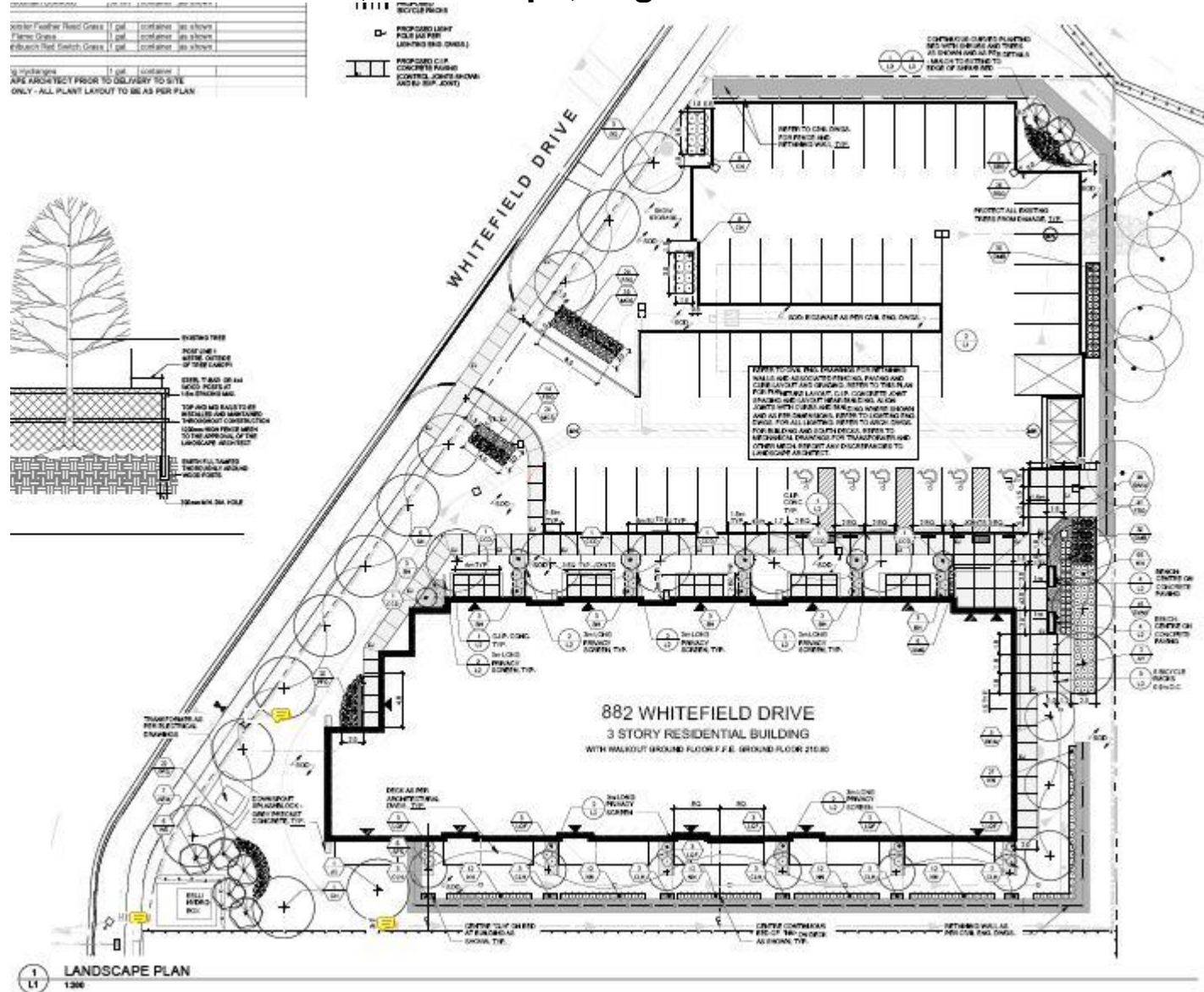
**Exhibit B – Site Plan, Servicing and Grading Plan, Page 2 of 6****NOTES:**

1. ALL COSTS IN RELATION TO THE RESTORATION OF THE RIGHT OF WAY SHALL BE THAT OF THE APPLICANT.
2. RESPECTING ALL WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE UTILITY SERVICES DEPARTMENT.
3. THE CONTRACTOR MUST OBTAIN A ROAD OCCUPANCY AND/OR CUT PERMIT FOR ANY WORK BEING UNDERTAKEN IN THE MUNICIPAL ROAD ALLOWANCE.
4. ALL WORK COMPLETED IN THE ROAD ALLOWANCE, INCLUDING RESTORATION, MUST BE PERFORMED UNDER CITY OF PETERBOROUGH FIELD STAFF OBSERVATION.



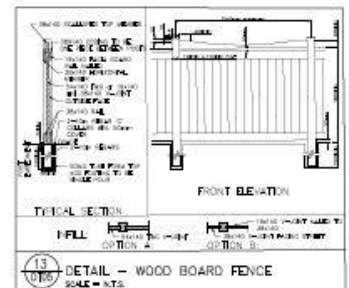
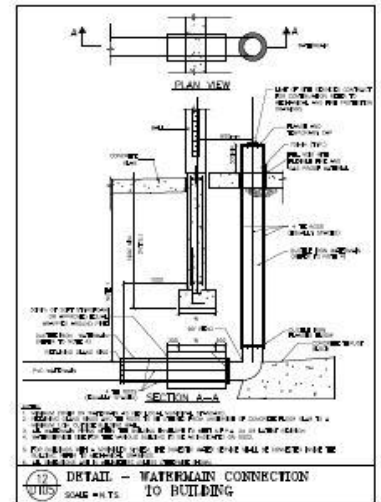
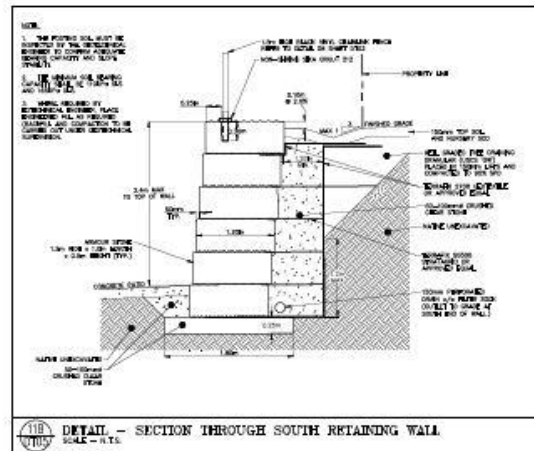
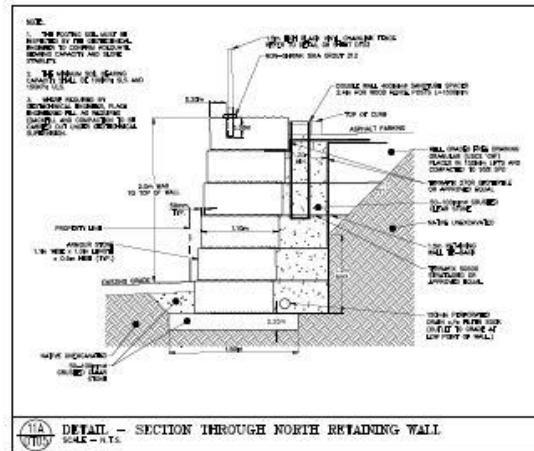
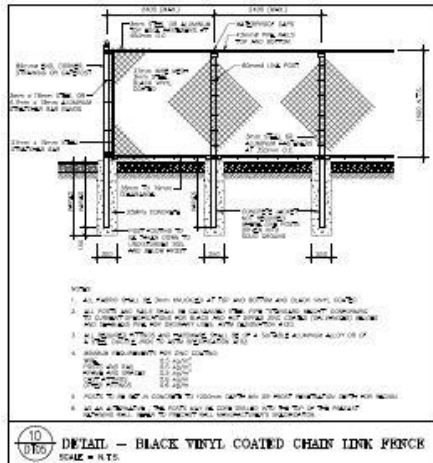
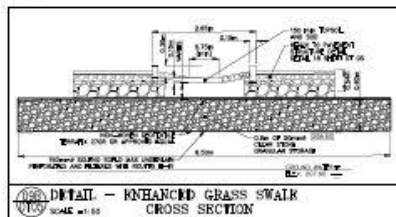
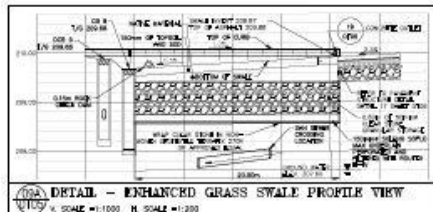


## Exhibit B – Site Plan, Landscape, Page 3 of 6

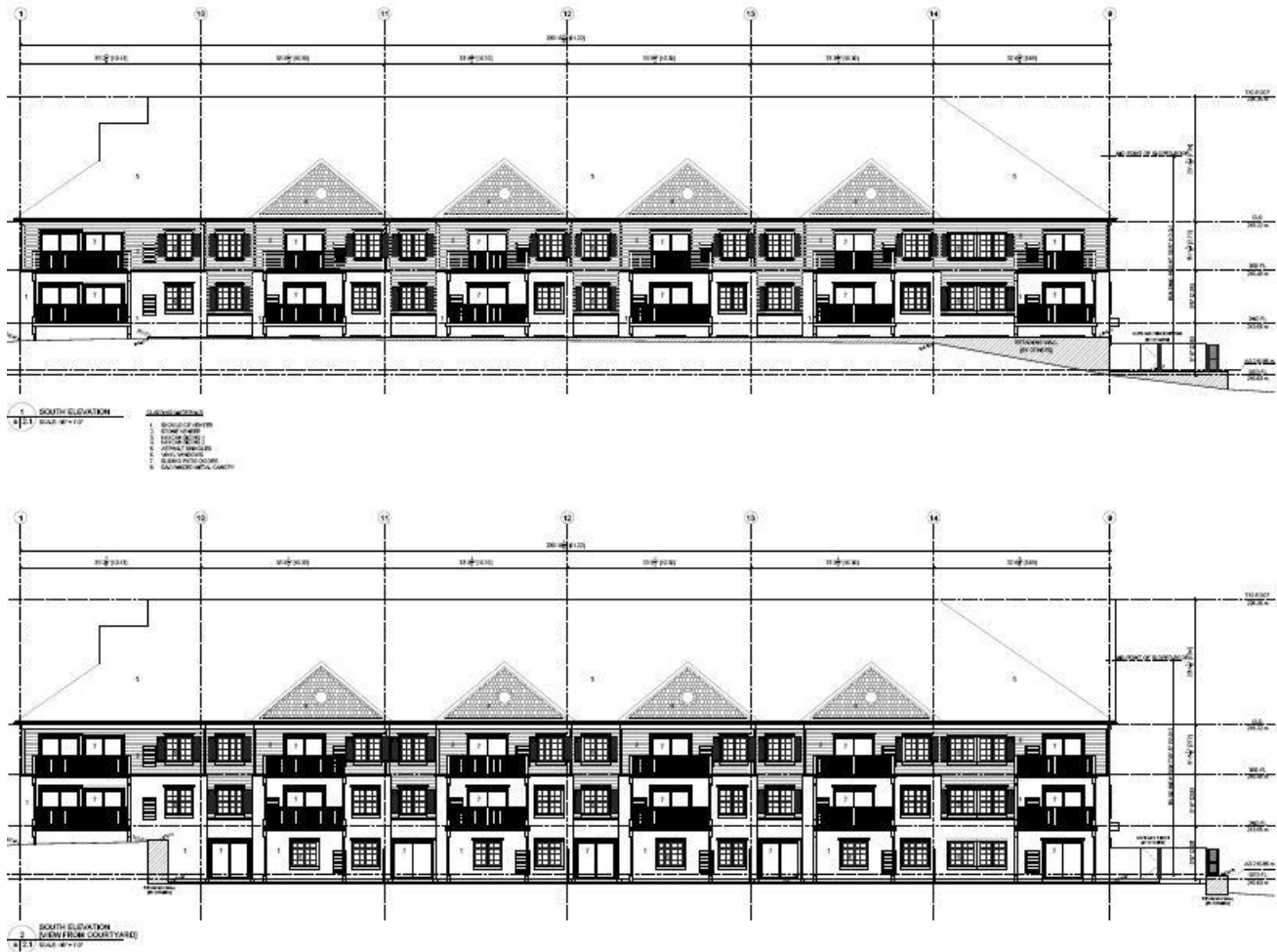




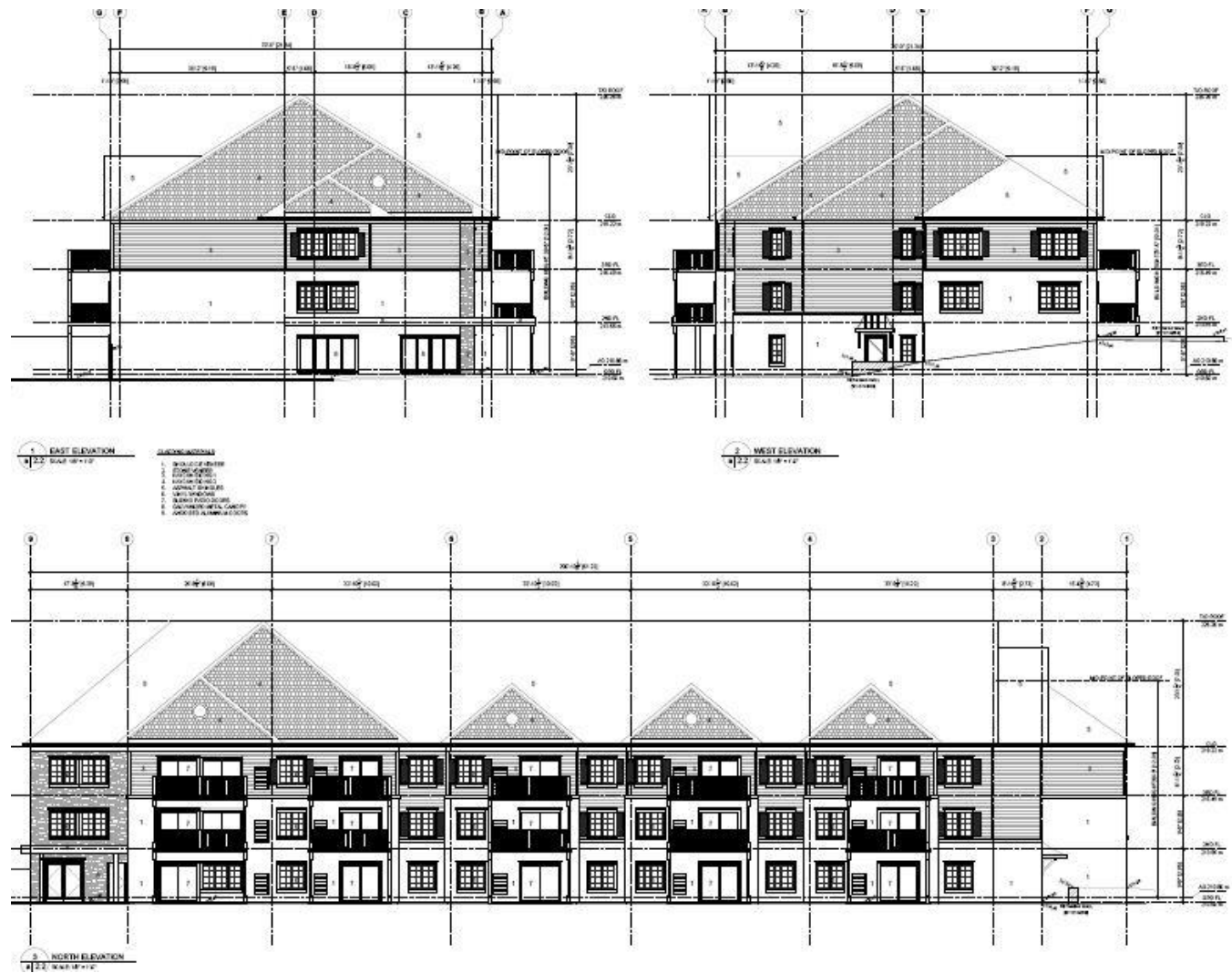
## Exhibit B – Site Plan, Site Details, Page 4 of 6



## Exhibit B – Site Plan, Building Elevations, Page 5 of 6



## Exhibit B – Site Plan, Building Elevations, Page 6 of 6



## Exhibit C – Draft By-law, Page 1 of 2



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### The Corporation of the City of Peterborough

#### By-Law Number 19-\_\_\_\_\_

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 882 Whitefield Drive.

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The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Map 16 forming part of Schedule 'A' to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule 'A' from **R.4 – 270 – 'H' – Residential District to R.4 – 270.**

By-law read a first, second and third time this day of, 2019.

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Diane Therrien, Mayor

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John Kennedy, City Clerk

## Exhibit C – Draft By-law, Page 2 of 2

