

General Committee

July 6, 2020



Report IPSPL20-005

Proposed Official Plan and Zoning By-law Amendment

1176 AND 1182 ARMOUR ROAD

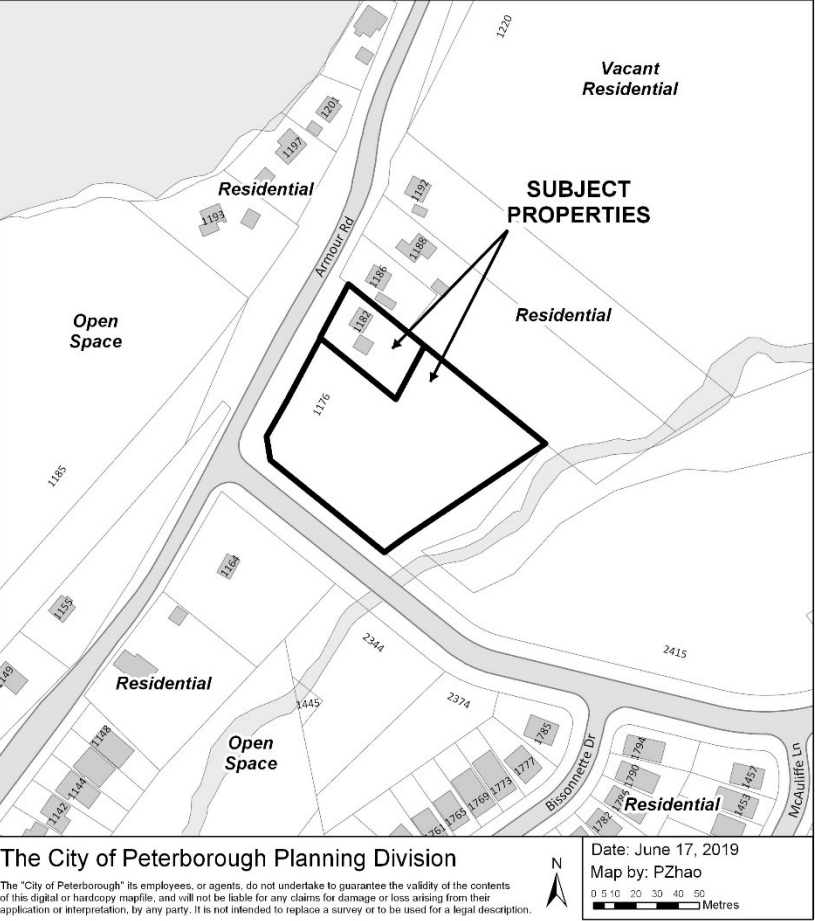
Land Use Map

File: Z1909 & O1909

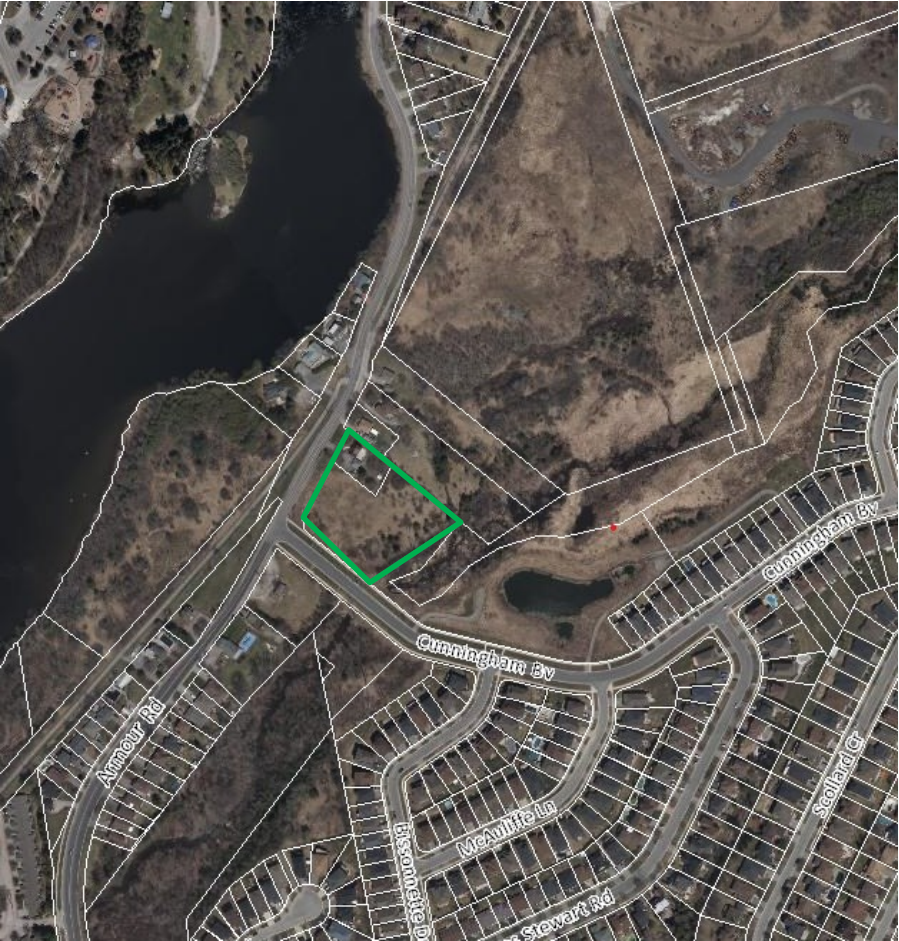
Property Location: 1176 & 1182 Armour Rd

EXHIBIT

SHEET OF



Location







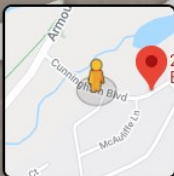




Cunningham Blvd
Peterborough, Ontario



Street View

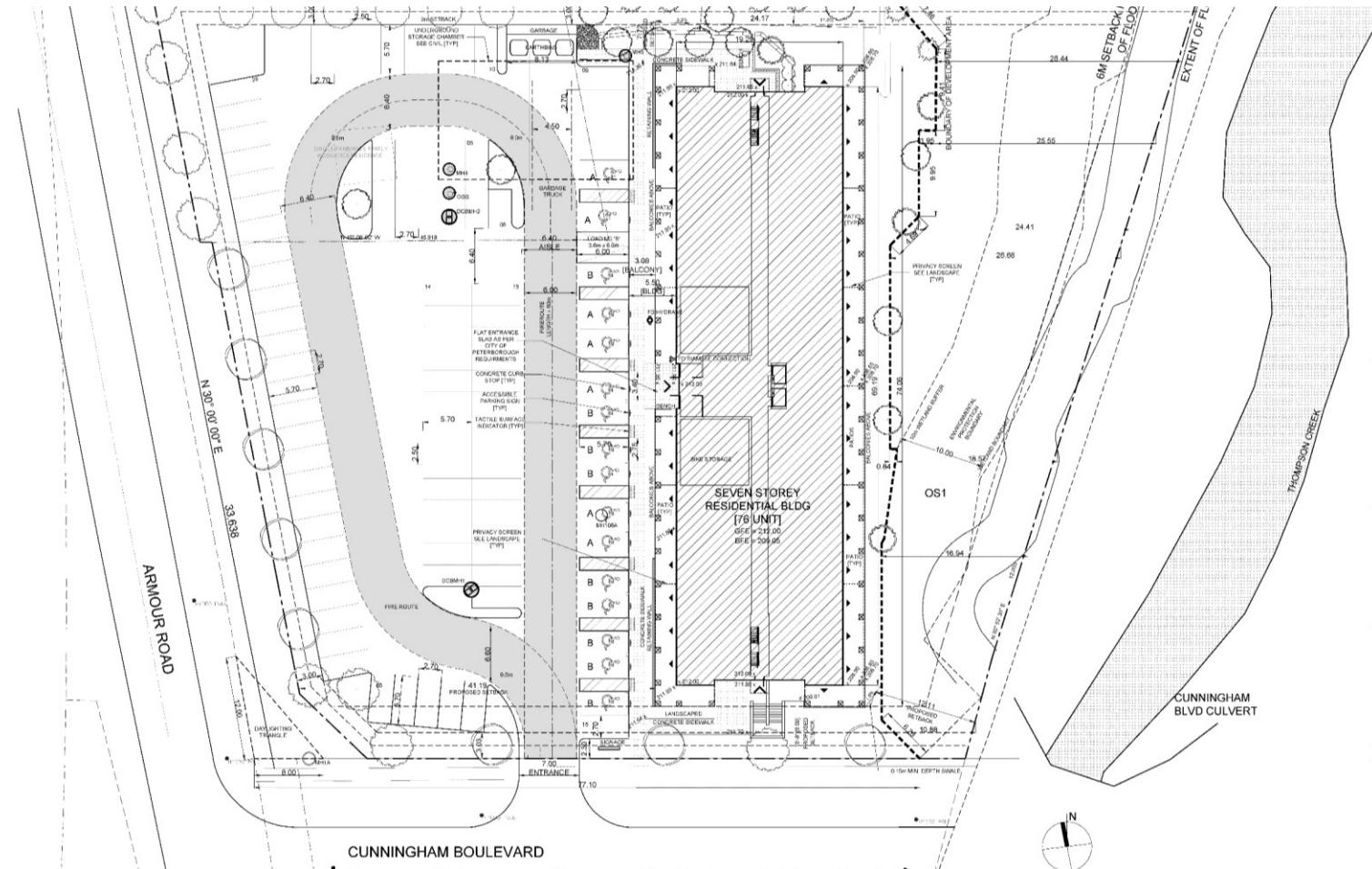


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Image capture: Sep 2011 © 2020 Google Canada Terms Report a problem



Concept Plan



LOT AREA 92187.2 SF/ 8564.5m² [0.85 ha]
 DWELLING UNIT/ m² 111.2m²/ UNIT

BUILDING AREA
 BLDG AREA 18456.5 SF/ 1714.7m²
 BLDG HEIGHT 7 STOREYS
 [LOWER LEVEL IS CONSIDERED A STOREY]
 [AVERAGE GRADE - TOP OF PARAPET = 21.03m, NOT INCLUDING MECH. PENTHOUSE
 [AVERAGE GRADE - TOP OF MECH. PENTHOUSE PARAPET = 24.25m]

NUMBER RESIDENTIAL UNITS
 LOWER LEVEL 6 UNITS [6 - 2 BED]
 GRD FLOOR 10 UNITS [6 - 2 BED]
 2ND FLOOR 12 UNITS [11 - 2 BED, 1 - 1 BED]
 3RD FLOOR 12 UNITS [11 - 2 BED, 1 - 1 BED]
 4TH FLOOR 12 UNITS [11 - 2 BED, 1 - 1 BED]
 5TH FLOOR 12 UNITS [10 - 2 BED, 2 - 1 BED]
 6TH FLOOR 12 UNITS [10 - 2 BED, 2 - 1 BED]
 TOTAL 76 UNITS [69 - 2 BED, 7 - 1 BED]

15% OF UNITS BARRIER FREE 12 UNITS

COVERAGE
 BLDG AREA 18456.5 SF/ 1714.7m²
 BLDG COVERAGE 1714.7/8564.5 [20.0%]
 HARD LANDSCAPE [SIDEWALKS] 4705 SF / 437.1m²
 [COLONNADE AT GRADE IS W/ BLDG AREA]
 SOFT LANDSCAPE 31452.8 SF/ 3172.9m²
 LANDSCAPE COVERAGE 437.1+3172.9/8564.5 [42.2%]
 VEHICULAR AREA 34873 SF/ 3239.8m²
 VEHICULAR AREA COVERAGE 3239.8/8564.5 [37.8%]

PARKING REQUIRED
 [ASSUMING 1.34 PARKING SPACES PER UNIT]
 76 UNITS X 1.34 = 102 SPACES
 BARRIER FREE PARKING
 RESIDENTIAL
 1/ BF UNIT + 1 FIRST 10 UNITS + 1 EACH ADDITIONAL 20 UNITS
 12 + 1 + 1 + 1 + 1 = 16 SPACES
 ONE 'B' LOADING SPACE 3.6m X 6m

PARKING PROVIDED
 PKG SPACES 102 SPACES
 [TYPICAL SPACE 2.70m X 5.7m]
 29 PARKING SPACES ARE 2.50m X 5.7m
 BARRIER FREE PKG SPACES 16 SPACES
 [A' SPACE 3.4m X 5.7m, 'B' SPACE 2.75m X 5.7m]
 LOADING SPACE 'B' 1 PROVIDED
 [LOADING SPACE 3.6m X 6.0m]

SETBACKS
 MULTI-UNIT RESIDENTIAL BLDG
 DISTANCE FROM DWELLING UNIT TO PKG 5.5m
 ACCESSORY BLDG SETBACK 3.0m
 FRONT YARD SETBACK (WEST) 41.2m
 REAR YARD SETBACK (EAST) 12.1m
 SIDE YARD SETBACK (NORTH) 7.7m
 SIDE YARD SETBACK (SOUTH) 6.0m

BUILDING HEIGHT

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RESIDENTIAL DEVELOPMENT
 1176 Armour Road
 Peterborough, ON

no	date	description
1	03/14/19	REZONING
2	04/13/19	LOT ADDITION
3	05/14/19	REZONING
4	11/07/19	ZONE ENTRANCE ONLY

Concept Visualization – looking North-West



Concept Visualization – looking West



Concept Plan – Shadow Study



Shadow Study

Winter Solstice, December 21, 12:18pm
1176 Armour Rd, Peterborough, ON



Proposed Elevations



- NOTES:
- 1. BRICK TYPE 2
 - 2. BRICK TYPE 3
 - 3. BRICK TYPE 4
 - 4. BRICK TYPE 5
 - 5. BRICK TYPE 6
 - 6. BRICK TYPE 7
 - 7. BRICK TYPE 8
 - 8. BRICK TYPE 9
 - 9. BRICK TYPE 10
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 - 97. BRICK TYPE 98
 - 98. BRICK TYPE 99
 - 99. BRICK TYPE 100


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REVISIONS	
1	10/14/11
2	11/14/11
3	12/14/11
4	1/14/12
5	2/14/12
6	3/14/12
7	4/14/12
8	5/14/12
9	6/14/12
10	7/14/12
11	8/14/12

SCALE 1" = 10'-0"

BLDG ELEVATIONS
RESIDENTIAL DEVELOPMENT
11/15 Armour Rd.

Proposed Elevations



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DATE	DESCRIPTION
1.1.2019	1.1.2019
2.1.2019	2.1.2019
3.1.2019	3.1.2019
4.1.2019	4.1.2019
5.1.2019	5.1.2019
6.1.2019	6.1.2019
7.1.2019	7.1.2019
8.1.2019	8.1.2019
9.1.2019	9.1.2019
10.1.2019	10.1.2019
11.1.2019	11.1.2019

SCALE 1" = 10'-0"

BLDG ELEVATIONS
 RESIDENTIAL DEVELOPMENT
 1175 Avenue Rd.
 Peterborough, ON

Proposed Zoning Schedule

