



City of
Peterborough

To: Members of the General Committee

From: Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

Meeting Date: September 8, 2020

Subject: Report IPSPL20-016
Application for Site Plan Approval and Removal of “H” –
Holding Symbol from the Zoning of the Property at 195 Hunter
Street East

Purpose

A report to recommend the approval of a Site Plan Application and the Removal of an “H” – Holding Symbol from the zoning of the property at 195 Hunter Street East, for the construction of a nine-storey, 91 unit apartment building at 195 Hunter Street East.

Recommendations

That Council approve the recommendations outlined in Report IPSPL20-016 dated September 8, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Site Plan Application submitted by TVM Developments Inc. for the construction of a 91 unit, nine-storey apartment building at 195 Hunter Street East be approved, subject to the following conditions:
 - i) The deposit of a Parkland Levy in the amount of \$46,410.00; and
 - ii) The deposit of site work performance security in the amount of \$150,000.00.
- b) That the property at 195 Hunter Street East be re-zoned from SP.356– H to SP.356 in accordance with Exhibit “C” attached to Report IPSPD20-016.

Budget and Financial Implications

There are no budget or financial implications arising out of the recommendation to approve the Site Plan Application and remove the “H” – Holding Symbol from the zoning of the subject property.

Background

The subject property is located at the south-west corner of Hunter Street East and Armour Road and is currently vacant. It was formerly part of the St. Joseph’s Hospital campus, which was rezoned from a Public Service District to SP.356-H in 2013 to permit the construction and renovation of existing buildings to accommodate a mixed-use development. The “H”- Holding Provision on the zoning of the property was imposed to require Site Plan Approval and the payment of a Parks Levy in accordance with The Planning Act, as amended.

Site Plan Application

As the subject Site Plan Application proposes to construct 91 dwelling units, it is subject to Council’s approval. The Site Plan By-law requires the approval of a Site Plan Application where a residential or mixed-use development exceeds fifty dwelling units.

Highlights of the Site Plan Application include:

- A nine-storey building of masonry construction, with balconies, roof-top terrace and underground parking;
- Commercial ground floor exposure to the Hunter Street East - Armour Road intersection, assisting to animate the public space;
- Full accessibility from the intersection of Hunter Street East and Armour Road, as well as into the building from all on-site parking spaces;
- A single driveway entrance at the south end of the site, away from the intersection of Hunter Street East and Armour Road;
- Sufficient road widening has been conveyed to the City along Armour Road and at the corner of Hunter Street East and Armour Road;
- Parking has been provided in accordance with applicable Zoning By-law regulations, slightly exceeding one space per unit and meeting parking requirements for persons with a disabilities;

- Professionally prepared Landscape Plan showing new street trees on Armour Road and planters with trees, shrubs and perennials next to the intersection and along Hunter Street East; and
- A Storm Water Management Plan and Report were submitted and revised as requested by staff.

Notice

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies and utilities. All comments have been considered and addressed.

Summary

The Site Plan Application for the construction of a nine-storey building with 91 dwelling units at 195 Hunter Street East has been fully reviewed by staff with all the requested revisions incorporated and is recommended for approval by City Council in accordance with By-law 11-081, Section 3 (b), which requires Site Plan Applications to be approved by Council where a residential development contains more than fifty dwelling units.

All of the conditions associated with the removal of the “H” – Holding Symbol from the zoning of the property at 195 Hunter Street East 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

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Attachments:

Exhibit A: Land Use Map

Exhibit B: Site Plan Set of Drawings

Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property
at 195 Hunter Street East

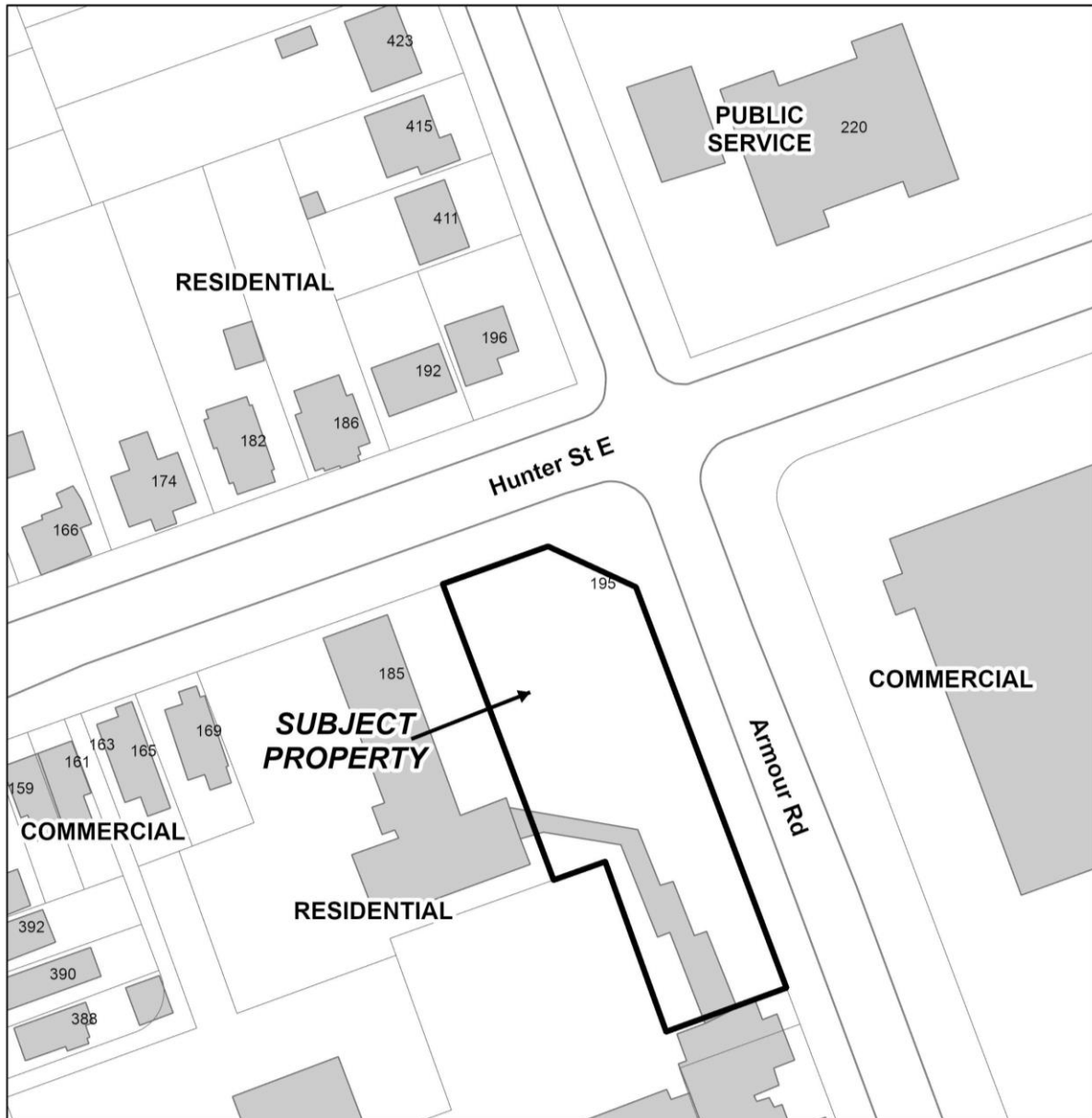
Exhibit A, Page 1 of 1

Land Use Map

File: Z1217

Property Location: 195 Hunter Street East

EXHIBIT	
SHEET	OF



The City of Peterborough Planning Division

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Date: June 30, 2020

Map by: PZhao



Exhibit B – Site Plan, Page 1 of 7



PERSPECTIVE DRAWING

Exhibit B – Site Plan, Page 3 of 7

PROJ. NO.	2020-016
PROJ. NAME	REMOVAL OF H - 195 HUNTER STREET EAST
CLIENT	195 HUNTER STREET EAST INC.
DATE	10/20/2020
SCALE	AS SHOWN
DRAWN BY	W.P. BROWN
CHECKED BY	W.P. BROWN
DATE	10/20/2020
APP. BY	W.P. BROWN
DATE	10/20/2020

Professional Engineer
Registration Number: 15445
Mechanical
W.P. BROWN
195 HUNTER STREET EAST INC.
195 HUNTER STREET EAST
DARTMOUTH, NS B3A 2C6
TEL: 902-255-1111
WWW.WPBROWN.COM



BUILDING F
P1 + P2
PARKING LEVEL
A200

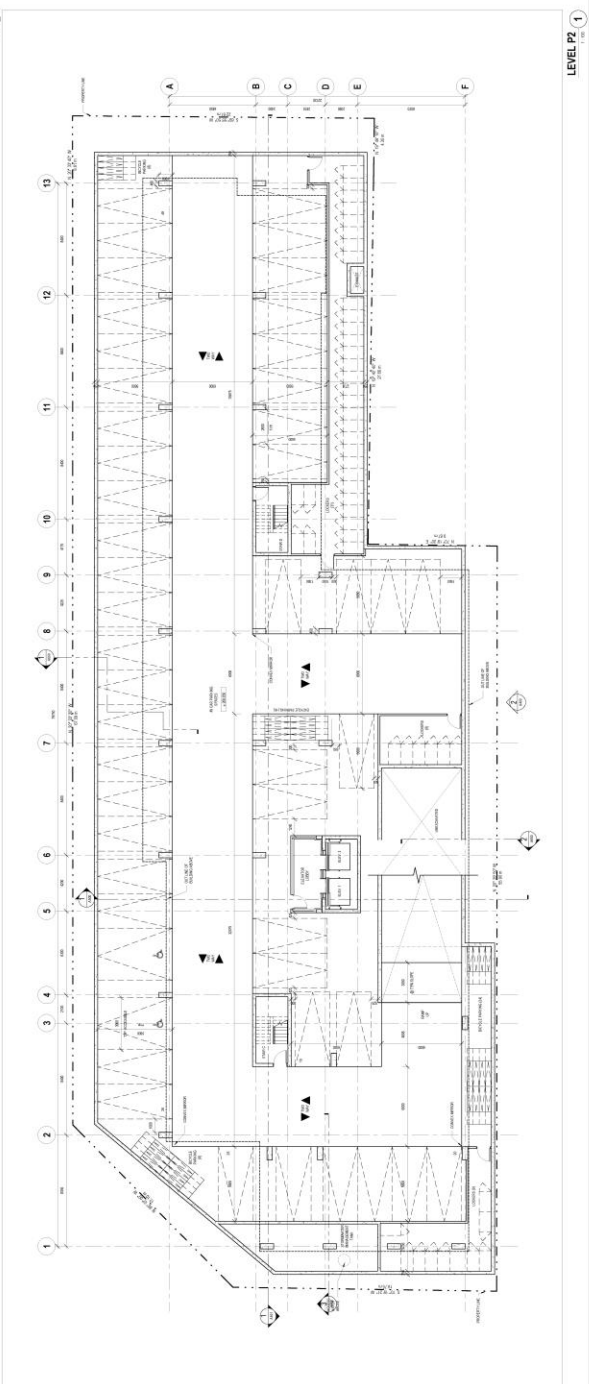
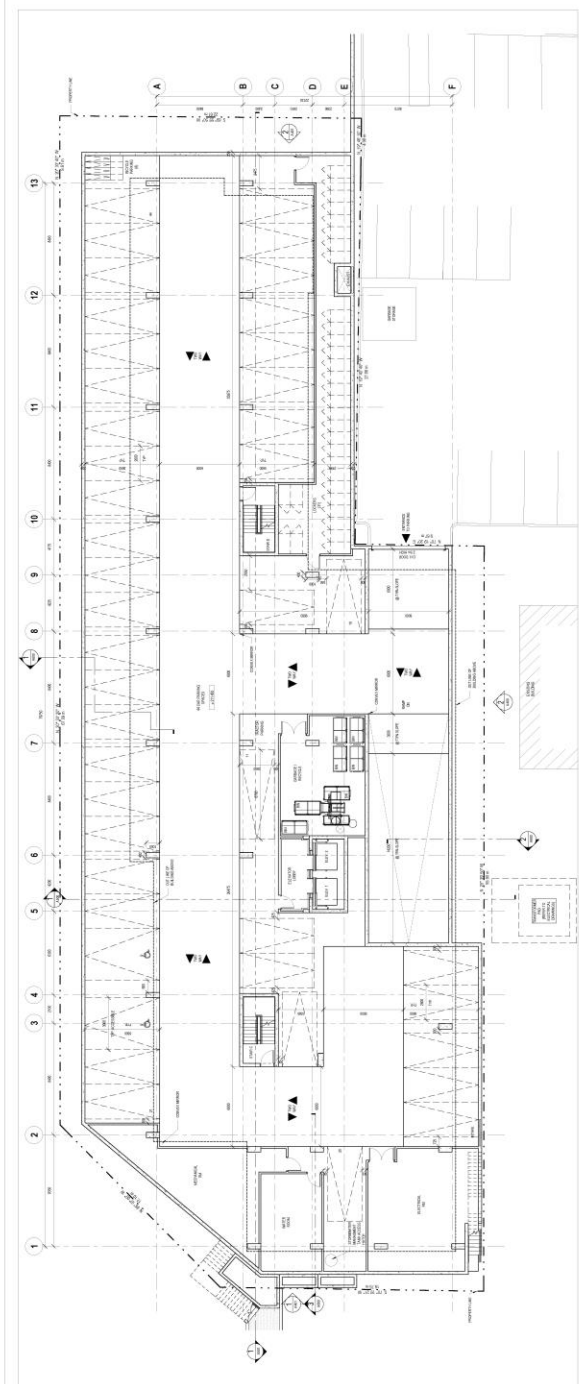


Exhibit B – Site Plan, Page 4 of 7

NOTES:	
1.	SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
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BUILDING F

EAST + WEST ELEVATION

A400

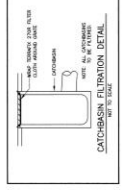
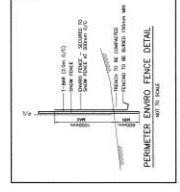
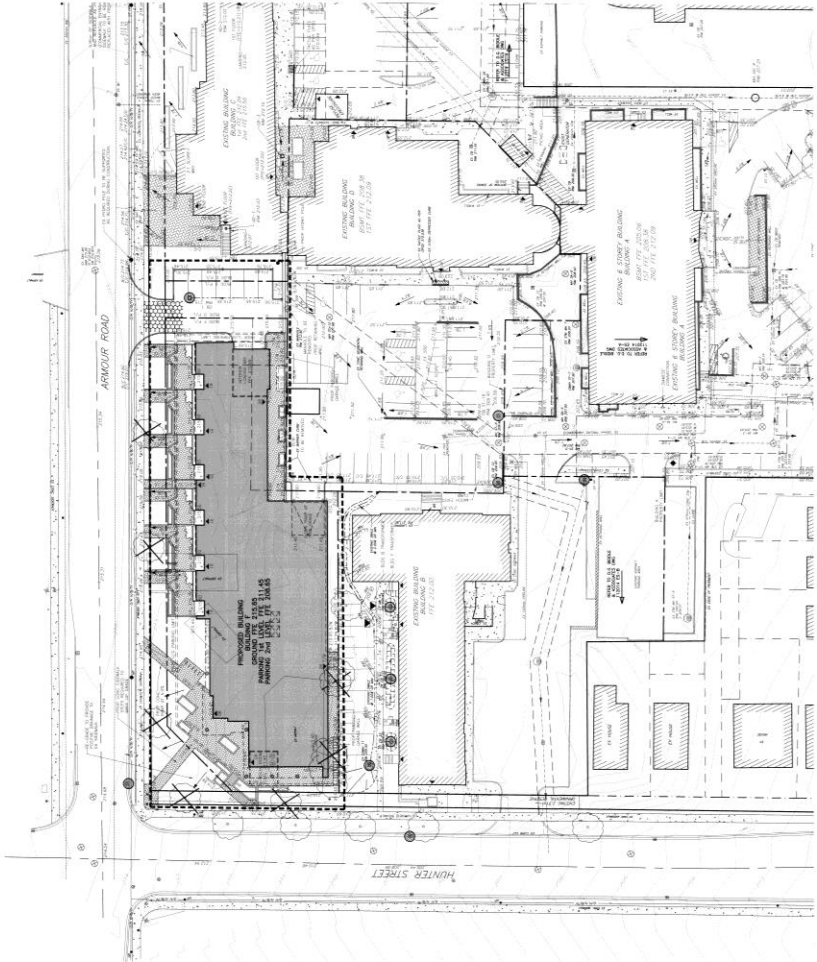
Exhibit B – Site Plan, Page 6 of 7



SEARCH MAPS LOCATED WITHIN THE CITY OF PETERBOROUGH ONTARIO TO DETERMINE THE LOCATION OF THE PROPOSED CONSTRUCTION PROJECT. THE LOCATION OF THE PROJECT IS SHOWN ON THE MAP AS A RED STAR.

SEDMENT EROSION AND CONTROL NOTES:
1. ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SEDIMENT CONTROL PLAN.
2. THE EROSION CONTROL PLAN SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF PETERBOROUGH.
3. THE SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF PETERBOROUGH.
4. THE EROSION CONTROL PLAN SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF PETERBOROUGH.
5. THE SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF PETERBOROUGH.

DUST CONTROL MEASURES:
1. ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE DUST CONTROL PLAN.
2. THE DUST CONTROL PLAN SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF PETERBOROUGH.
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ST. JOSEPH'S HOSPITAL - BUILDING F	
EROSION AND SEDIMENT CONTROL PLAN	
D.B. Miller & Associates Limited	
PROJECT NO. 112014	
DATE: 11/2014	
DRAWN BY: P.E.C.	
CHECKED BY: P.E.C.	
DATE: 11/2014	
ES-F	

Exhibit B – Site Plan, Page 7 of 7



Exhibit C – Draft By-law, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 20-

Being a By-law to remove the “H” – Holding Symbol from the zoning of the property at 195 Hunter Street East

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

Map 13 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 **SP.356-H to SP.356.**

By-law read a first, second and third time this day of, 2020.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 1 of 2

