



City of  
**Peterborough**

---

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

**From:** **Michael Papadacos, Interim Commissioner, Infrastructure and Planning Services**

**Meeting Date:** **May 2, 2022**

**Subject:** **Application for Site Plan Approval for the Property at 1341 Water Street , Report IPSPL22-006**

---

## **Purpose**

A report to recommend the approval of a Site Plan Application for the property at 1341 Water Street for the construction of three apartment buildings with a total of 96 residential dwelling units and associated parking, driveway, and landscaped areas.

## **Recommendation**

That Council approves the recommendation outlined in Report IPSPL22-006 dated May 2, 2022, of the Interim Commissioner of Infrastructure and Planning Services, as follows:

That the Site Plan Application, submitted by D.M. Wills Associates Limited, for the construction of three five-storey apartment buildings located at 1341 Water Street be approved, subject to the following conditions:

- a) The deposit of a Parkland Levy in the amount of \$43,895.90;
- b) The deposit of site work performance security in the amount of \$150,000.00;
- c) The deposit of compensation in accordance with the Woodland Conservation By-law in the amount of \$52,774.40 based on the removal of 10,839 m<sup>2</sup> of canopy area; and
- d) That all the detailed technical requirements be addressed to the satisfaction of the Commissioner of IPS.

## **Budget and Financial Implications**

There are no direct budget or financial implications arising from the approval of the Site Plan Application.

## **Background**

The subject lands, located on the west side of Water Street, north of Carnegie Avenue, in the north end of the City, are currently vacant. The lands have historically been used as a gravel pit, however, the site was remediated some time after 1966 and the property has remained undeveloped since that time. The parcel of land is located adjacent to the Riverview Park Zoo.

The site is approximately 2.13 ha (5.3 acres) in size and has approximately 40 metres of frontage along the west side of Water Street, measured after the conveyance of the road widening. The property contains a significant tree-covered area and is partially subject to flood plain conditions. The development will require the removal of on-site trees. Any proposed tree removal requires compensation in accordance with the Woodland Conservation By-law 17-121.

The subject property has previously been subject to a Zoning By-law Amendment and Minor Variance application. In April 2018, City Council approved a modified R.5 zoning designation with a site-specific exception to address onsite parking, minimum lot width and building setbacks. The 'F' symbol attached to a zoning district indicates that the property is subject to flooding, either in whole or in part and no development may take place unless it is consistent with the Flood Plain policies of Section 3.4 of the City of Peterborough Official Plan. In October 2019, the property was granted a Minor Variance through the Committee of Adjustments to facilitate a reduction in the minimum setback of a motor vehicle parking space or driveway to a habitable room from 6 meters to 1.5 meters.

The applicant, Triple T Holdings Limited, intends to construct three apartment building on the subject lands. The apartment buildings are proposed to have a maximum height of 5 storeys with 96 dwelling units.

## **Site Plan Application**

As the subject Site Plan Application proposes to construct three apartment buildings for a total of 96 residential dwelling units, it is subject to Council's approval. The Site Plan By-law requires the approval of a Site Plan Application by Council where a residential development exceeds fifty dwelling units.

Highlights of the Site Plan Application include:

- Three apartments building, proposed to be a maximum of five-storey in height with a total of 96 residential dwelling units. The buildings will be constructed with a combination of brick and stone veneer;
- A detailed Landscape Plan prepared by a Landscape Architect which depicts naturalized areas as well as formalized landscaped areas composed of trees and shrubs;
- Frontage onto Water Street with one vehicular access point;
- Conveyance of a three metres road widening along Water Street;
- Parking has been provided in accordance with applicable Zoning By-law regulations through a combination of surface and underground parking. This includes the establishment of 165 on-site parking spaces with 20 of those spaces proposed to be barrier free and 3 spaces having electric vehicle charging capabilities;
- Pedestrian walkway network providing connections between the three building;
- Adequate garbage storage provided inside the apartment buildings at the ground level. Garbage and recycling pickup for the site shall be by private contractor;
- A Tree Inventory and Preservation Plan was submitted and revised as requested by staff;
- A Storm Water Management Plan and Report including the required LID was submitted and revised as requested by staff;
- An EIS Addendum in support of the proposed site plan was submitted as requested by staff and ORCA.

## **Notice**

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies, and utilities, followed by a development review meeting to coordinate comments from circulated agencies/divisions.

All significant comments have been considered and addressed. Some minor technical comments are still being addressed and will be reflected in the Site Plan Agreement and Schedules, to the satisfaction of the Commissioner of IPS.

## Summary

The Site Plan Application for the construction of three apartment buildings for a total of 96 residential dwelling units, has been reviewed by staff with all the requested revisions incorporated. The Site Plan is recommended for approval by Council in accordance with By-law 11-081, Section 3 (b), which requires Site Plan Applications to be approved by Council for any residential development containing more than 50 dwelling units.

Submitted by,

Michael Papadacos, P.Eng.  
Interim Commissioner, Infrastructure and Planning Services

### Contact Name:

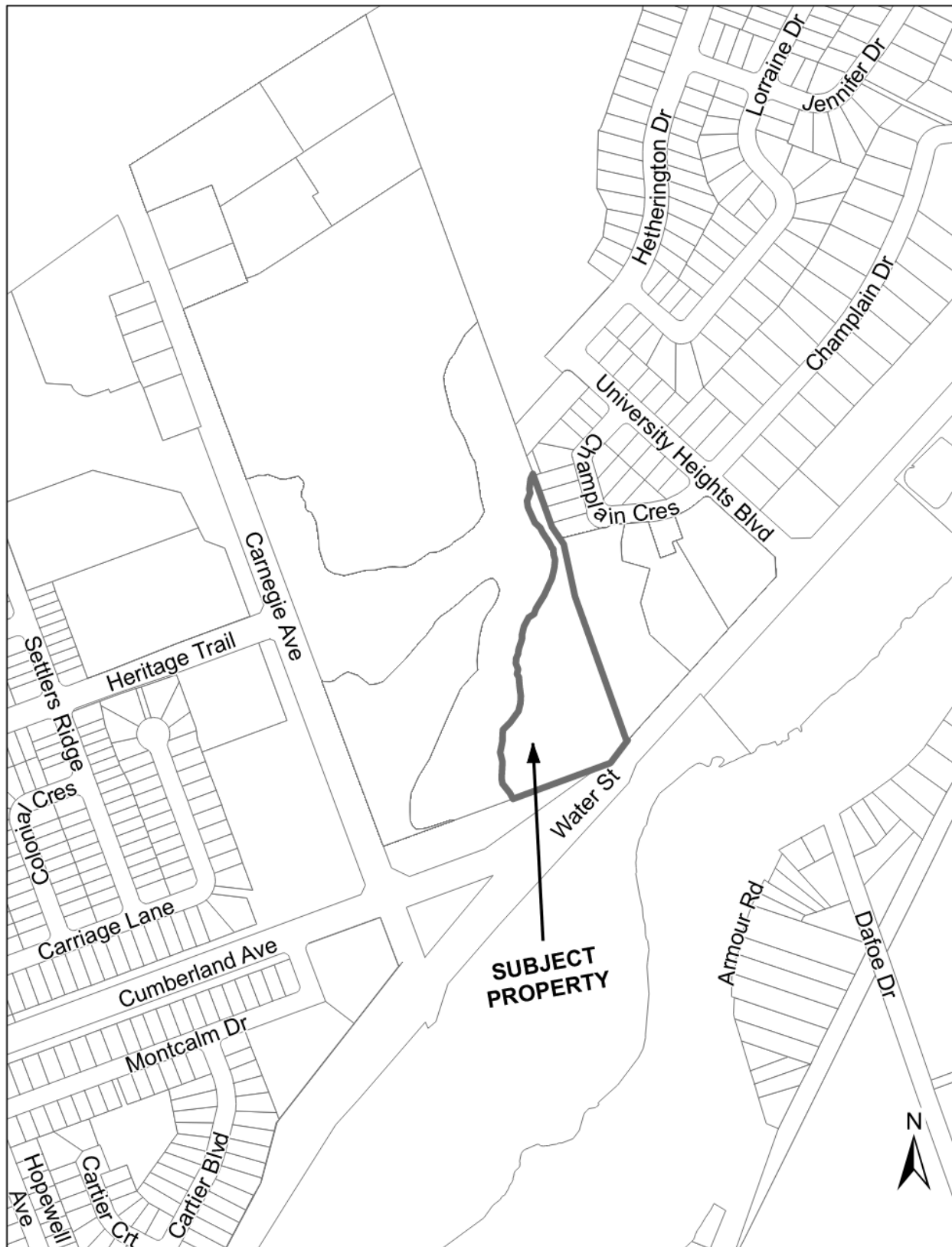
Ken Hetherington, RPP, MCIP  
Chief Planner  
Phone: 705-742-7777, Ext. 1781  
Toll Free: 1-855-738-3755, Ext. 1781  
Fax: 705-742-5218  
E-mail: [khetherington@peterborough.ca](mailto:khetherington@peterborough.ca)

Nicole Huculiak, OALA  
Planner, Urban Design & Projects Coordinator  
Phone: 705-742-7777, Extension 1654  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
Email: [nhuculiak@peterborough.ca](mailto:nhuculiak@peterborough.ca)

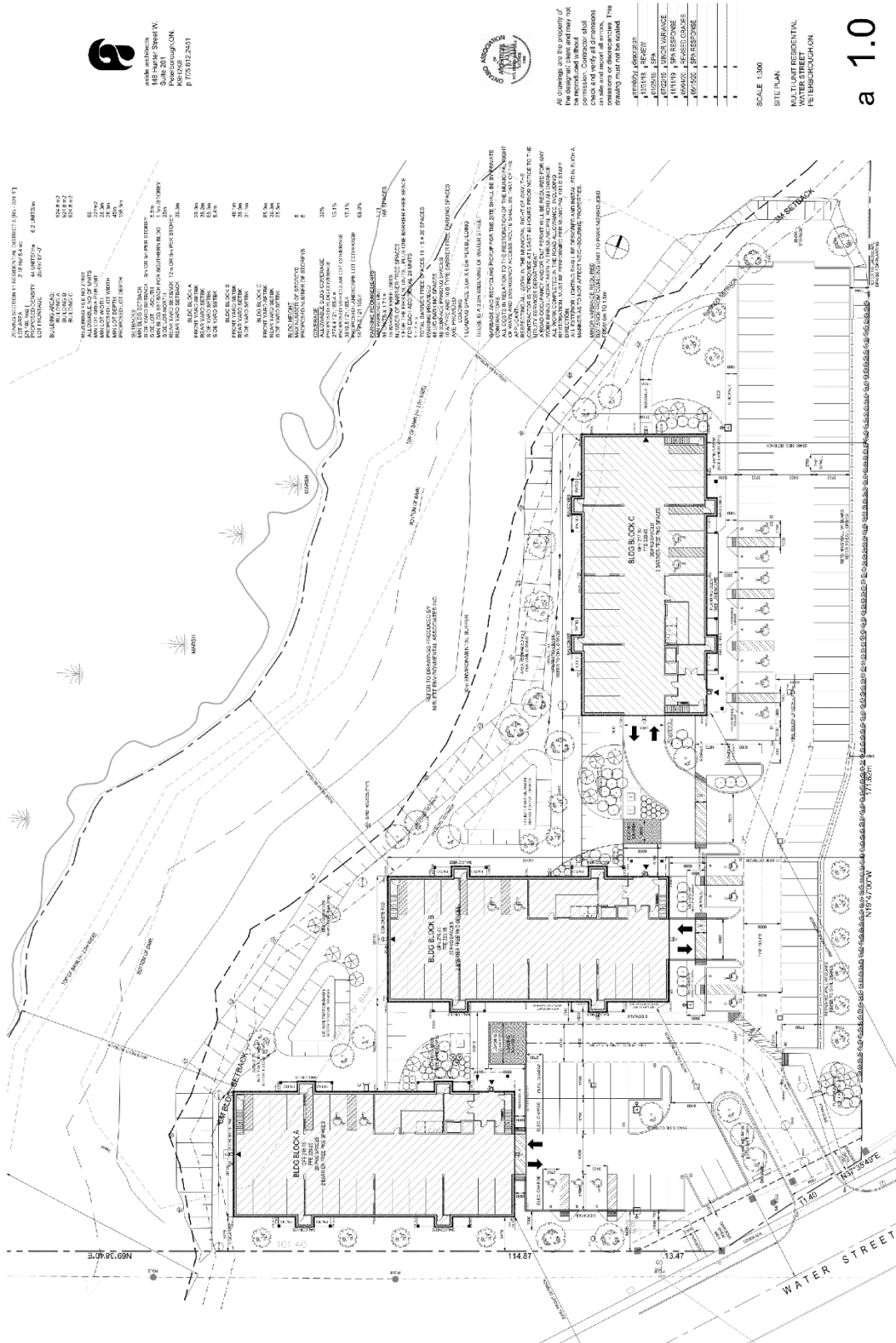
### Attachments:

Exhibit A – Key Map  
Exhibit B – Site Plan  
Exhibit C – Elevations

**Exhibit A, Page 1 of 1 – Key Map**



**Exhibit B, Page 1 of 1 – Site Plan**





11/10/19	DATA	DATA
10/31/19	REVIEW	
25/01/19	SPA	
11/03/19	SPA RESPONSE	
06/04/20	REVISED GRADES	
06/11/20	SPA RESPONSE	

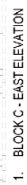
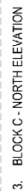
### 3.1 a



mm
10/11/8
REVIEW
SFA
11/12/19
SFA RESPONSE
06/01/20
REVISED GRADES
06/17/20
SFA RESPONSE

### a 3.2





ITN001	diagnostics
12/5/18	REVIEW
25/01/19	SQA
11/03/19	SQA RESPONSE
05/04/20	REVISED GRADES
06/15/20	SQA RESPONSE

SCALE 1:100  
BLOCK 'C' ELEVATIONS  
MULTI-UNIT RESIDENTIAL  
WATER STREET  
PETERBOROUGH ON.

### 3.3 a