

## Appendix A: List of Site Plan Control Applications

### 1. File No: SPC 1055

Application Type: Complex Site Plan Application

Address: 1190 Hilliard Street

Planner on File: Nolan Drumm

Description: The applicant has proposed a mixed-use building, ranging from 3 to 10 storeys, consisting of 141 dwelling units. Unit types include 1 to 3-bedroom apartment units and 3-bedroom townhouse units. The proposed development includes a daycare facility with 414 square metres of indoor space and 276 square metres of outdoor play area.

### 2. File No: SPC 1056

Application Type: Standard Site Plan Application

Address: 78-82 Lansdowne Street West

Planner on File: Charles Hickey

Description: The applicant is proposing the development of a five-storey apartment building containing a total of 40 affordable housing residential units. The proposed unit mix includes 10 studio units, 19 one-bedroom units, and 11 two-bedroom units, all of which are designed as accessible units. The development also proposes 35 on-site parking spaces, including 1 type 'A' and 4 type 'B' accessible spaces.

### 3. File No: SPC 1058

Application Type: Standard Site Plan Application

Address: 1253, 1289 & 1295 Lansdowne Street West

Planner on File: Charles Hickey

Description: The applicant is proposing the development of a four-storey, 70-unit apartment building, and a 4-storey 55-unit apartment building with 203 total on-site parking spaces, including 6 type 'A' and 6 type 'B' accessible spaces. This application is part of a larger phased development.

Survey info from:  
 ELLIOT AND PARR (PETERBOROUGH) LTD. OLS  
 211 Sherbrooke St. Peterborough, ON K9J 2N2  
 (705)-745-8444, www.jpbarne.com

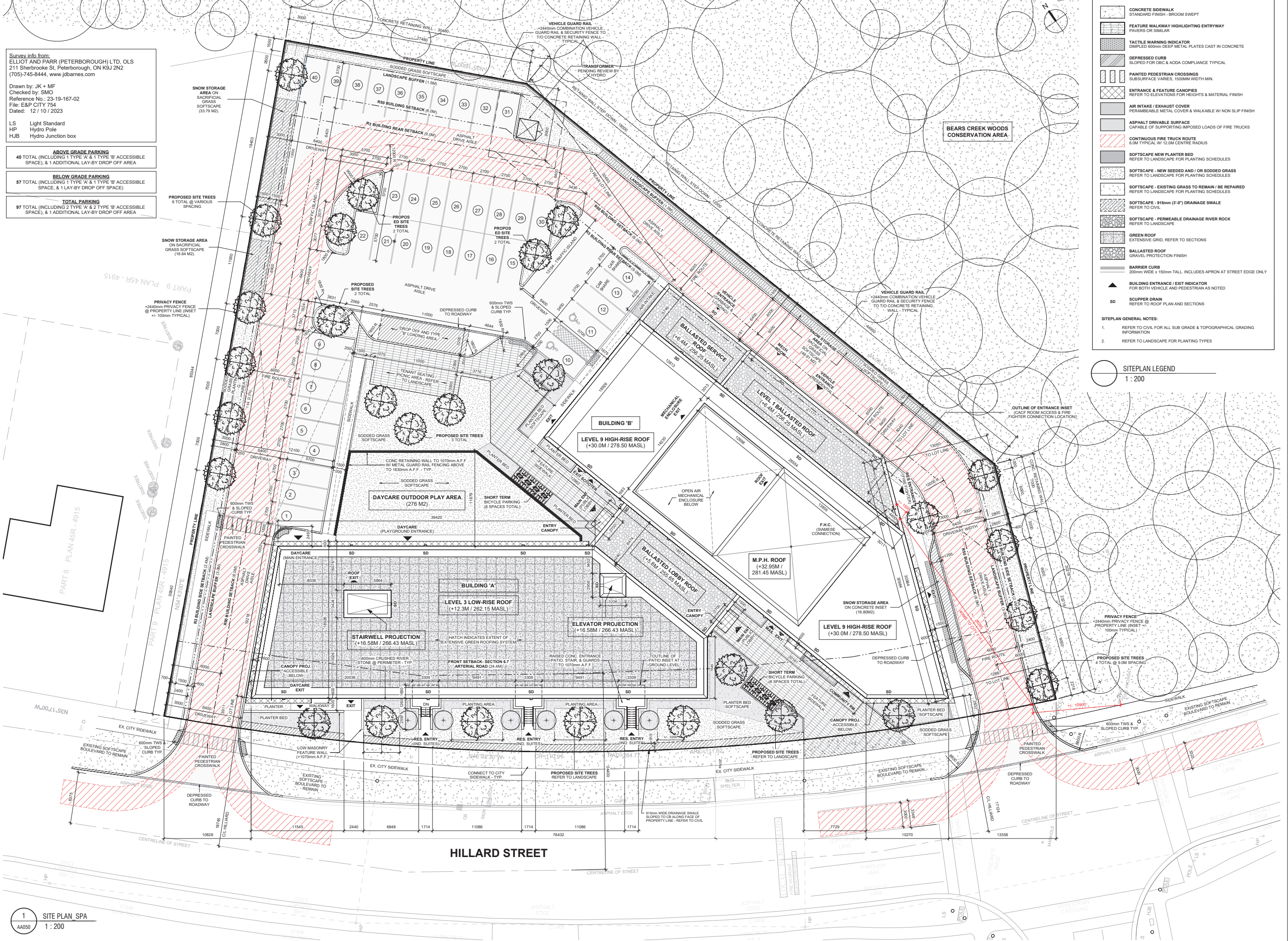
Drawn by: JK + MF  
 Checked by: SMO  
 Reference No.: 23-19-167-02  
 File: E&P CITY 754  
 Dated: 12 / 10 / 2023

LS Light Standard  
 HP Hydro Pole  
 HJB Hydro Junction box

**ABOVE GRADE PARKING**  
 40 TOTAL (INCLUDING 1 TYPE 'A' & 1 TYPE 'B' ACCESSIBLE SPACE), & 1 ADDITIONAL LAY-BY DROP OFF AREA

**BELOW GRADE PARKING**  
 57 TOTAL (INCLUDING 1 TYPE 'A' & 1 TYPE 'B' ACCESSIBLE SPACE, & 1 LAY-BY DROP OFF SPACE)

**TOTAL PARKING**  
 97 TOTAL (INCLUDING 2 TYPE 'A' & 2 TYPE 'B' ACCESSIBLE SPACE), & 1 ADDITIONAL LAY-BY DROP OFF AREA



- CONCRETE SIDEWALK  
STANDARD FINISH - BROOM SWEEP
- FEATURE WALKWAY HIGHLIGHTING ENTRYWAY  
PAVERS OR SIMILAR
- TACTILE WARNING INDICATOR  
DIMPLED 80mm DEEP METAL PLATES CAST IN CONCRETE
- DEPRESSED CURB  
SLOPED FOR OBC & ADA COMPLIANCE TYPICAL
- PAINTED PEDESTRIAN CROSSINGS  
SUBSURFACE VARIES, 1500MM WIDTH MIN.
- ENTRANCE & FEATURE CANOPIES  
REFER TO ELEVATIONS FOR HEIGHTS & MATERIAL FINISH
- AIR INTAKE / EXHAUST COVER  
PERMEABLE METAL COVER & WALKABLE W/ NON SLIP FINISH
- ASPHALT DRIVEABLE SURFACE  
CAPABLE OF SUPPORTING IMPOSED LOADS OF FIRE TRUCKS
- CONTINUOUS FIRE TRUCK ROUTE  
6.0M TYPICAL W/ 12.0M CENTRE RADIUS
- SOFTSCAPE NEW PLANTER BED  
REFER TO LANDSCAPE FOR PLANTING SCHEDULES
- SOFTSCAPE - NEW SEEDING AND / OR SOODED GRASS  
REFER TO LANDSCAPE FOR PLANTING SCHEDULES
- SOFTSCAPE - EXISTING GRASS TO REMAIN / BE REPAIRED  
REFER TO LANDSCAPE FOR PLANTING SCHEDULES
- SOFTSCAPE - 915mm (3'-0") DRAINAGE SWALE  
REFER TO CIVIL
- SOFTSCAPE - PERMEABLE DRAINAGE RIVER ROCK  
REFER TO LANDSCAPE
- GREEN ROOF  
EXTENSIVE GRID, REFER TO SECTIONS
- BALLASTED ROOF  
GRAVEL PROTECTION FINISH
- BARRIER CURBS  
200mm WIDE x 150mm TALL INCLUDES APRON AT STREET EDGE ONLY
- BUILDING ENTRANCE / EXIT INDICATOR  
FOR BOTH VEHICLE AND PEDESTRIAN AS NOTED
- SD SCUPPER DRAIN  
REFER TO ROOF PLAN AND SECTIONS

**SITEPLAN LEGEND**  
 1 : 200

**SITEPLAN GENERAL NOTES:**  
 1. REFER TO CIVIL FOR ALL SUB GRADE & TOPOGRAPHICAL GRADING INFORMATION  
 2. REFER TO LANDSCAPE FOR PLANTING TYPES

**GENERAL NOTES**

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- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide interpretations, clarifications or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be used for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report and discrepancies with the Contract Documents to the Architect before commencing any work.
- Positions of exposed frames for mechanical or electrical devices, fittings and fixtures are indicated on architectural drawings. The location shown on the architectural drawings governs over the mechanical and electrical drawings. These items not clearly located will be located as directed by the Architect.
- These drawings are not to be used for construction unless noted herein as "Issued for Construction".
- All work is to be carried out in conformance with the Code and Rules of the Authority having jurisdiction.
- The Architect of these plans and specifications gives no warranty or representation in any way about the suitability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they are properly qualified for the work represented by these plans.
- Drawings/Specifications "Issued for Construction" are to the best of our knowledge an accurate representation of the intended construction. In the case of any discrepancy, omission or conflict between the "Issued for Construction" documents and the contract documents, the contractor is to properly notify the architect.

REV	DATE	BY	EMISSION	VERIFIED
1	06.02.2026		SITE PLAN APPROVAL	

**ARCHITECT OF RECORD**

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**MECHANICAL/ELECTRICAL ENGINEER**

Ultimate Design Engineering  
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**CIVIL ENGINEER**

CivilGo Engineering  
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**LANDSCAPE ARCHITECTS**

MWLA  
 102 Hastings Avenue,  
 Toronto, Ontario M4L 2L2, Canada

**SEAL**

**CLIENT**

**peterborough**  
 The Corporation of the City of Peterborough  
 500 George St. N.  
 Peterborough, Ontario K9H 3R9, Canada

**PROJECT No.** 25-04

**PROJECT**  
 Peterborough Housing\_ARCH  
 1190 Hillard Street  
 Peterborough, ON K9H 7H9

**DRAWING**  
 SITE PLAN

**SCALE**  
 1 : 200

**DRAWN BY**  
 Auteur

**APPROVED BY**  
 Apprôteur

**NUMBER**  
 AA050

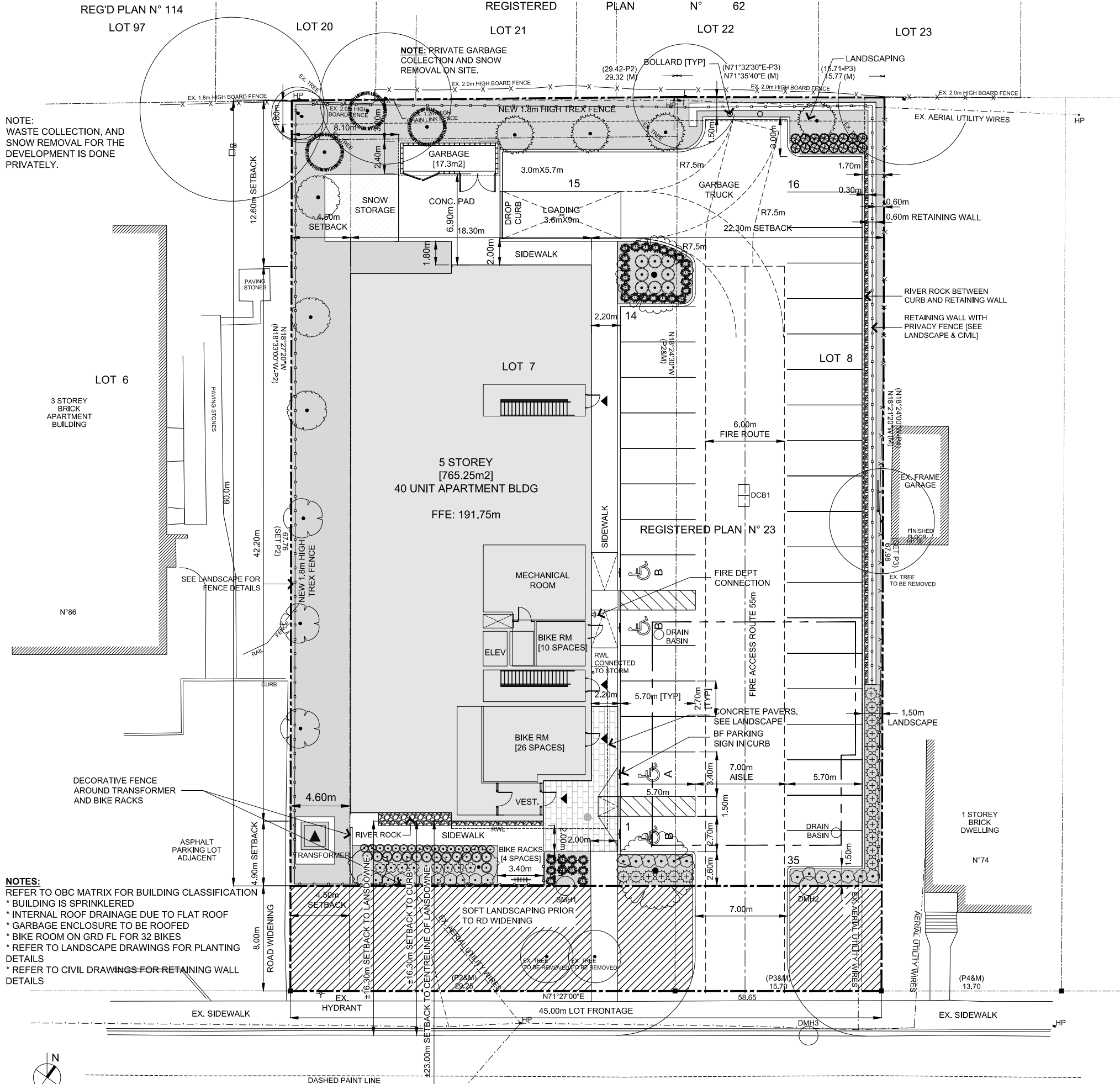
REG'D PLAN N° 114  
LOT 97

REGISTERED PLAN N° 62  
LOT 21 LOT 22

LOT 23

NOTE:  
WASTE COLLECTION, AND  
SNOW REMOVAL FOR THE  
DEVELOPMENT IS DONE  
PRIVATELY.

NOTE: PRIVATE GARBAGE  
COLLECTION AND SNOW  
REMOVAL ON SITE.



Site Statistics Chart				
Address	78 LANSLOWNE STREET WEST			
Zone(s)	R.5-368 [Bylaw No. 24-068]			
Regulations	Existing	Required	Proposed	Variance
Min. Lot Area (ha)	0.305	0.12	0.305	N
Min. Lot Frontage (m)	45	45	45	N
Min. Lot Depth (m2)	-	45	68	N
Min. Building Area (m2)	-	-	765.25	N
Max. Building Height (m)	-	5 STOREYS	5 STOREYS	N
Min. First Storey Ceiling Height (m)	-	3.2	3.3	N
Max. Ht of Mechanical	-	6.1	2.77	N
Min/Max. Unit Area (m2)	-	-	57-82m2	N
Max. Number of Units	-	41	40	N
Min. Lot Area / Dwelling	-	65	65.8	N
Max. Lot Coverage by open parking, driveways, vehicle mvmt areas (%)	-	45	41.2	N
Max. Bldg Coverage (5)	-	30	25.5%	N
Min. Landscape Coverage (%)	-	-	29.9	N
Min. Landscape Buffer	-	1.5	1.5	N
Setbacks (m)				
Min. Front	-	16.0	16.3	N
Min. Rear	-	12.6	12.6	N
Min. Interior side [W]	-	4.5	4.6	N
Min. Interior side [E]	-	15.0	22.2	N
Min. Centreline from Road	-	-	23.0	N
Min. Setback from Bldg to Parking [N]	-	2.0	2.0	N
Min. Setback from Bldg to Parking [E]	-	2.0	2.2	N
Min. Water yard	-	-	-	-
Parking				
Parking Ratio	-	0/85.unit	0/85.unit	N
No. of Parking Spaces	-	34	35	N
Parking Space dimensions (m)	-	2.5x5.5	2.7x5.7	N
Aisle width (m)	-	6.0	7.0	N
No. of Accessible spaces	-	2	4	N
Accessible space dimensions (m)	-	3.4x5.7	3.4x5.8	N
Accessible aisle width (m)	-	1.5	1.5	N
No. of Loading spaces	-	1	1	N
Loading space dimensions (m)	-	3.6x9.0	3.6x9.0	N
Min. Bicycle Parking Ratio	-	0.9/unit	0.9/unit	N
Number of Spaces [Int. & Ext.]	-	36	40	N
Horizontal Bicycle (m)	-	0.6x1.8	0.6x1.8	N
Vertical Bicycle (m)	-	0.6x1.2	0.6x1.2	N



aside architects inc.  
148 Hunter Street W., #201  
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1.705.812.2451



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KEYSTONE COURT  
78 LANSLOWNE ST. W  
Peterborough, ON

mm/dd/yy	description
1	11/15/23, REVISIONS
2	12/05/23, REVISIONS
3	12/13/23, REZONING
4	04/17/24, TAR
5	10/01/24, SPA COMMENTS
6	09/26/25, REVISIONS
7	11/19/25, COORDINATION
8	12/04/25, ISSUED TO MECH.
9	12/11/25, SP FOR COORD
10	01/22/26, CURRENT
11	02/24/26, SPA APPLICATION
12	

SCALE 1:150

SITE PLAN

NOTE: PRIVATE GARBAGE COLLECTION AND SNOW REMOVAL ON SITE.

**500 SERIES**

MBR-0500-00003  
Legacy #MBR500-3

**Sustainability Facts**

DESCRIPTION: 500 Series - 500 Blue Rack, 4.5 Steel Tube, Surface Mount, 3 Bike Configuration

FRONT: All steel components are protected with E-Coat anti-rusting. The High Performance System provides a durable finish on all metal surfaces.

INSTALLATION: This bike rack is delivered pre-assembled. It is available with either a surface mount or direct embed installation option.

TO SPECIFY: Model: MBR-0500-00003  
Colour: Powdercoat Color

HEIGHT: 37" (943mm) LENGTH: 19' 00" (4876mm) WEIGHT: 18.37 lbs (8.32kg)

**\* BICYCLE RACK N.T.S. \***

**\* BICYCLE LAYOUT 1:50 \***

**\* BUILDING 3 - MAIN**

**\* BUILDING 3 - WEST**

**\* BUILDING 2 - ISLAND**

**\* BUILDING 2 - WEST**

**\* ENTRANCES**

1:125

**\* ORNAMENTAL BENCH N.T.S. \***

**\* BUILDING 2 - PATIO**

1:125

**\* DECIDUOUS TREE PLANTING N.T.S. \***

**\* SHRUB PLANTING N.T.S. \***

**\* CONIFERUS HEDGE PLANTING N.T.S. \***

**\* THE SCHEDULE OF PLANT MATERIALS \***

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
<b>* CONIFERUS TREES</b>						
RED	20	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	180CM	B&B	BUSHY & UNCLIPPED
ELUC	20	TAXUS OCCIDENTALIS	EASTERN WHITE CEDAR	180CM	FB	
<b>* CONIFERUS SHRUBS</b>						
JUN	200	JUNIPERUS SABINA	SAVIN JUNIFER	80CM	POTTED	UNCLIPPED
<b>* DECIDUOUS TREES</b>						
RDM	15	ALER RUBRUM	RED MAPLE	80MM	FB	EQUAL SPECIMENS
SYB	1	AMELANCHER CANADENSIS GUMM.	GUMM	200CM	FB	THREE STEM CLUMP
HAK	16	CELTIS OCCIDENTALIS	COMMON HACKBERRY	80MM	FB	FULL CANOPY
BUD	12	CORNUS CANADENSIS	EASTERN REDBUD	80MM	FB	EQUAL SPECIMENS
COR	1	CORNUS MAS	CORNELIAN CHERRY	200CM	FB	THREE STEM CLUMP
GUM	11	NYSSA SYLVATICA	SOURGUM	80MM	FB	
IRW	14	OSTREA VIRGINIANA	IRONWOOD	80MM	FB	
ASP	10	POPULUS TREMLLOIDES	TREMBLING ASPEN	80MM	FB	
BUR	5	QUERCUS MACROCARPA	BURR OAK	80MM	FB	EQUAL SPECIMENS
<b>* DECIDUOUS SHRUBS</b>						
TEA	12	GEANTHUS AMERICANUS	NEW JERSEY TEA	40CM	GONT	BUSHY HABIT
DOG	22	CORNUS SERICEA	RED OSIER DOGWOOD	80CM	GONT	
HYD	17	HYDRANGEA ARBORESCENS	IVY LEAFED FERN	90CM	GONT	BUSHY HABIT
ROS	142	ROSA BLANDA	SMOOTH ROSE (PINK FLR)	90CM	GONT	
SPY	57	SPIREA ARGUTA GRACIOSA	GARLAND SPIREA	80CM	GONT	
BL5	42	SPIREA BETULIFOLIA	BIRCHLEAF SPIREA	40CM	GONT	
<b>* PERENNIALS</b>						
BMW	12	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	2 YR	2 GAL	
HAY	6	DENNISTAEZIA PUNICIFOLIA	HAY SCENTED FERN	2 YR	1 GAL	
CON	21	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 YR	2 GAL	
DAY	28	HEMEROCALLIS LILLOMORPHOIDES	YELLOW DAYLILY	2 YR	2 GAL	
BES	85	RUDBECKIA ALGIDA	BLACK EYED SUSAN	2 YR	1 GAL	
<b>* SOIL</b>						
* FROM LOCAL MARKET AREA SOURCES & SUPPLIED TO SITE SLOTTES						
* INSTALL ON THE DAY OF DELIVERY						
* ROLL WATER 1 BROWTH UNTIL FINAL APPROVAL						
<b>* SEED</b>						
* 2.000 M <sup>2</sup> HOODLAND NATIVE MIX BY ONTARIO SEED CO. 025 H213 - INSTALL AS PER SUPPLIER'S SPEC.						

**\* NOTES:**

BASE DATA FOR THIS PLAN IS TAKEN FROM THE LOT GRADING PLANS PREPARED BY M.J. DAVENPORT & ASSOCIATES LIMITED, OTONABEE, ONTARIO. REF# 0-10-03. MAY 2020.

**\* REVISIONS**

SYMBOL	REV #	DATE	REVISION NOTES	APPROVED
	1.1	DEC 22, 2025	REVISED PER C.O.P. COMMENTS	

**\* PLANT MAINTENANCE & WARRANTIES**

\* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CITY OF PETERBOROUGH SPECIFICATION CP 80 1.01 TREE PLANTING - INSTALLATION & ESTABLISHMENT & WITH PLANTING DETAIL CPD 80 1.01 AS INDICATED ON THIS SHEET.

\* A CERTIFICATION INSPECTION IS REQUIRED TO ESTABLISH THE DATE OF A TWO (2) YEAR WARRANTY OF MATERIAL & WORKMANSHIP UNDER THE CONTRACT FOR ALL HARD & SOFT LANDSCAPE ELEMENTS SPECIFIED HEREIN.

**PHASE 2 CASTLERIDGE COURT APARTMENTS**

1253 LANDOWNE STREET WEST \* PETERBOROUGH \* ONTARIO

**LANDSCAPE SITE PLAN**

SCALE PROJECT No. DATE DWG No. OF LAST ISSUED

PC 21-045 1:300 215-16 NOV, 21 L-12 1 DEC 22, 25

**M.J. DAVENPORT & ASSOCIATES LIMITED**

CONSULTING ENGINEERS AND PLANNERS

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**1212**