



City of
Peterborough

To: **Members of the General Committee**

From: **W. H. Jackson**
Commissioner of Infrastructure and Planning Services

Meeting Date: **June 25, 2018**

Subject: **Report IPSPD18-019**
Precommitment of 2019 Capital Budget Funding and Site Plan
Approval, 54 Row Dwellings at 1637 Hetherington Drive

Purpose

A report to recommend the precommitment of 2019 Capital Budget funding and the approval of a Site Plan for the construction of 54 two-storey row dwellings at 1637 Hetherington Drive.

Recommendations

That Council approve the recommendations outlined in Report IPSPD18-019 dated June 25, 2018, of the Commissioner of Infrastructure and Planning Services, as follows:

That the Site Plan Application submitted by MHBC Planning for the construction of 54 two-storey row dwellings at 1637 Hetherington Drive be approved, subject to the following conditions:

- a) The submission of revised drawings and additional technical information to the satisfaction of the Commissioner of Infrastructure and Planning Services;
- b) The receipt of a clearance letter from Hydro One Networks Inc.;
- c) The deposit of security for the future road improvements in an amount to be determined by the Commissioner of Infrastructure and Planning Services;

- d) The precommitment of \$780,000 in the 2019 Capital Budget to cover the City's share of the road and intersection improvements at Woodland Drive and Water Street;
- e) The conveyance of a 12.0 metre by 12.0 metre day-lighting triangle at the corner of Woodland Drive and Water Street at no cost and free of encumbrances to the City;
- f) The conveyance of land dedicated to the Storm Water Management Pond at no cost and free of encumbrances to the City;
- g) The deposit of a Parkland Levy in the amount of \$78,000.00; and
- h) The deposit of a site work performance security in an amount of \$2,358,291.

Budget and Financial Implications

Applying rates established for this year, the proposed development will generate \$895,320.00 in development charges for the City.

There are presently no funds in the Capital Budget to cover the City's share of the required improvements at the intersection of Water Street North and Woodland Drive. Approval of Recommendation d) of this report will precommit \$390,000 in the 2019 budget toward the improvements to the subject intersection.

Background

The subject Site Plan Application is the first phase of a contemplated development of property owned by the applicant at the corner of Woodland Drive and Water Street. The Site Plan Application involves two parcels of land, each having frontage on Hetherington Drive north to Woodland Drive.

In June 2015, the lands were re-designated from 'Major Institution' to 'Medium Density Residential' and the Zoning By-law was amended from the UC – 'University and College District' to the SP.358 - Special Residential District (Report No. PLPD15-032). The current zoning permits a single, row or stacked row dwelling on the subject lands.

Site Plan Application

The Site Plan Application involves the construction of 54 two-storey townhouse dwellings fronting on the unimproved section of Hetherington Drive, north to Woodland Street. The development of the townhouse units along Hetherington Drive is the first phase of a plan,

which will include the construction of three-storey apartment buildings and a commercial building near the intersection of Woodland Drive and Water Street. A Zoning By-law Amendment will be required for the next phase to adjust the zoning line relative to the contemplated location of apartment buildings. The Land-Use Plan (site location) and Development Phasing Plan are attached to this report as Exhibit “A” and “B” respectively.

Each unit will have one garage and one driveway parking space. The Site Plan Application was reviewed for compliance with the Zoning By-law and has been deemed to comply with all the applicable development regulations.

Proceeding by way of Site Plan Approval was determined to be a practical approval mechanism toward the construct of the development. The layout of elements in the Hetherington Drive road allowance will be identical to a conventional Plan of Subdivision, with streetlights, underground servicing and sidewalks on both sides of the street. The developer will also be responsible for the installation of 29 street trees, consisting of a mix of Maple, Honeylocust, Oak and Lindens.

Storm Water Management

Storm water is to be conveyed through a system of swales and pipes to a storm water detention pond located at the south-east corner of a property, also owned by the developer adjacent to Water Street. The construction of the pond, its storm water infrastructure and landscaping is included in the subject Site Plan Application. Once it is constructed and accepted by staff, the lands associated with the storm water detention pond will be severed and conveyed to the City at no cost and free of encumbrances. The Storm Water Pond has been designed to accommodate the future phases of the development as well. As the future phases will be conveying storm water to the pond, an annual maintenance fee will be charged to the property owners. The obligation to do so will be formalized with the registration of Site Plan Agreements on the future development properties.

Storm water flows along the south side of Woodland Drive will be accommodated with ditch improvements and the installation of a new 1200 mm diameter culvert under the entrance to Hetherington Drive. Designed to accommodate 1:100 year storm water flows, the improved ditch will be constructed on property owned by the developer east of the subject site and conveyed under Water Street in a new concrete box culvert just south of the intersection with Woodland Drive.

Source Water Protection

The site is upstream of the municipal drinking water intake location and it is located in a “Vulnerable Area” for municipal drinking water source, as defined in the **Clean Water Act**. The purpose of the Act is to protect municipal drinking water sources from potential impacts associated with certain land-based activities that the Ministry of Environment and

Climate Change have identified as a drinking water threat. None of the activities associated with planned use of the subject lands are deemed to pose a threat to the City's drinking water source.

Traffic

In addition to the lands associated with the subject Site Plan Application, the impacts with respect to traffic were studied taking into consideration the contemplated future phases of development. With regard to the intersection of Woodland Drive and Hetherington Drive, no right-turn, left-turn lanes or tapers were recommended. However, with regard to Water Street, a north-bound left-turn lane on to Woodland Drive is warranted. The signalization of the intersection is also warranted. The amount of background traffic and traffic generated from the development has been investigated resulting in a recommendation for the developer to fund 20% of the cost of the intersection improvement. As a condition of Site Plan Approval, the amount of money is to be calculated by City staff and deposited by the developer. A pre-commitment in the 2019 Capital Budget for the funding of the City's share will be required for the intersection's construction some time next year.

Tree Removal

A Tree Removal and Replacement Agreement was executed in advance of Site Plan Approval, permitting the removal of all the trees on the subject lands and the future development lands to the east. The developer's obligation to replant the trees is in keeping with The Woodland Conservation By-law (No. 17-121).

The required amount of site work performance security takes into consideration the developer's obligation to replant trees.

Notice

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies and utilities. The subject lands abut the hydro corridor to the south requiring a sign off by Hydro One Networks Inc. The additional technical information and revision work requested by staff are not of a magnitude to prevent the application going forward for conditional approval.

Summary

The Site Plan Application for the construction of 54 two-storey rowhouse dwellings at 1637 Hetherington Drive is conditionally 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.

Submitted by,

W. H. Jackson, P. Eng.
Commissioner of Infrastructure and Planning Services

Contact Names

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Attachments

Exhibit A: Land Use Map
Exhibit B: Development Phasing Plan
Exhibit C: Site Plan Drawings
Exhibit D: Landscape Drawings
Exhibit E: Civil Engineering Drawings
Exhibit F: Row Dwelling Elevations

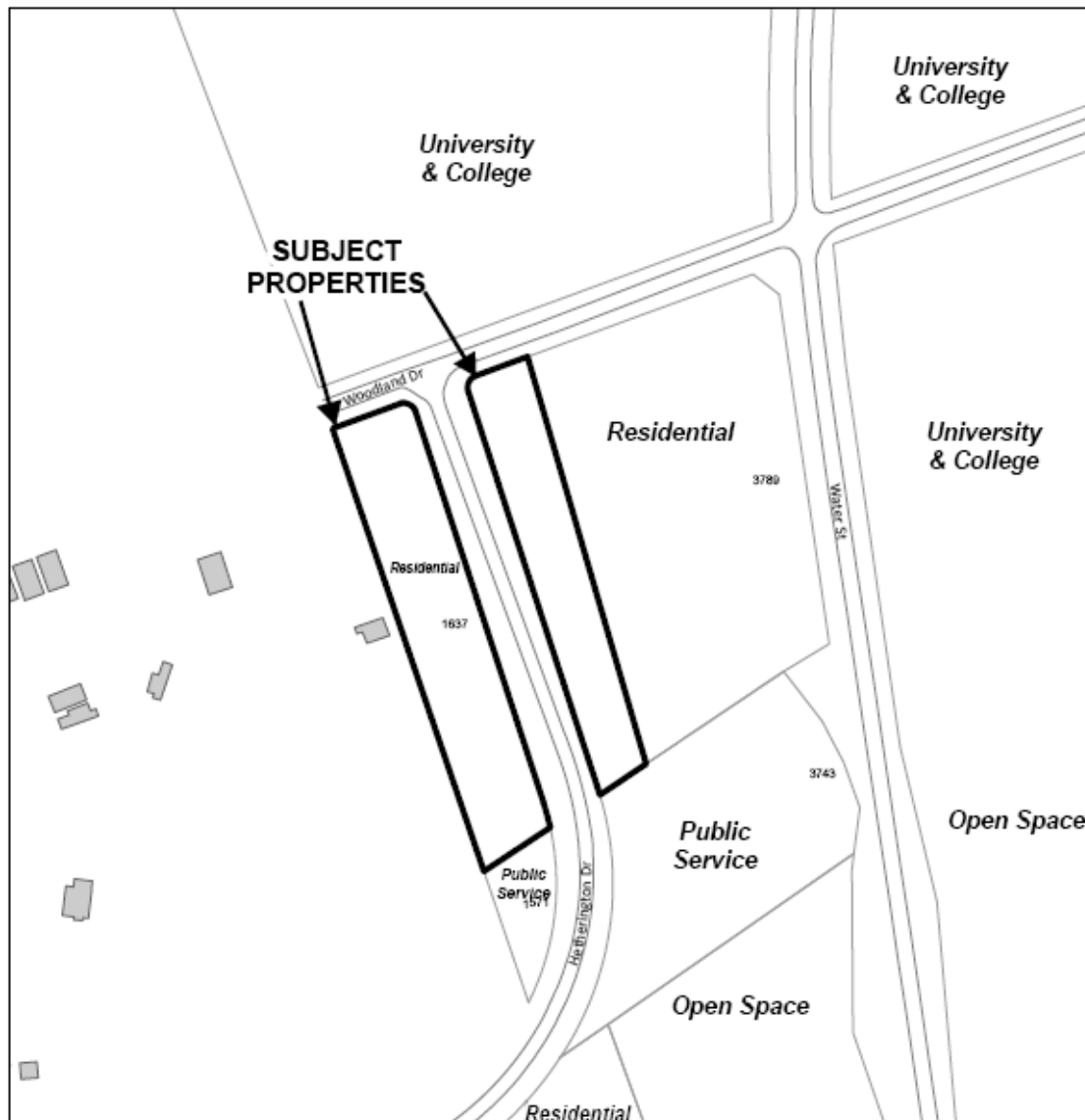
Exhibit A, Land Use Map, Page 1 of 1

Land Use Map

File: Z1301 & O1301

Property Location: 1637 Hetherington Dr & Part of 3789 Water St

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: June 1, 2018

Map by: JEllis

0 15 30 60 90 Metres

Exhibit B, Development Phasing Plan, Page 1 of 1

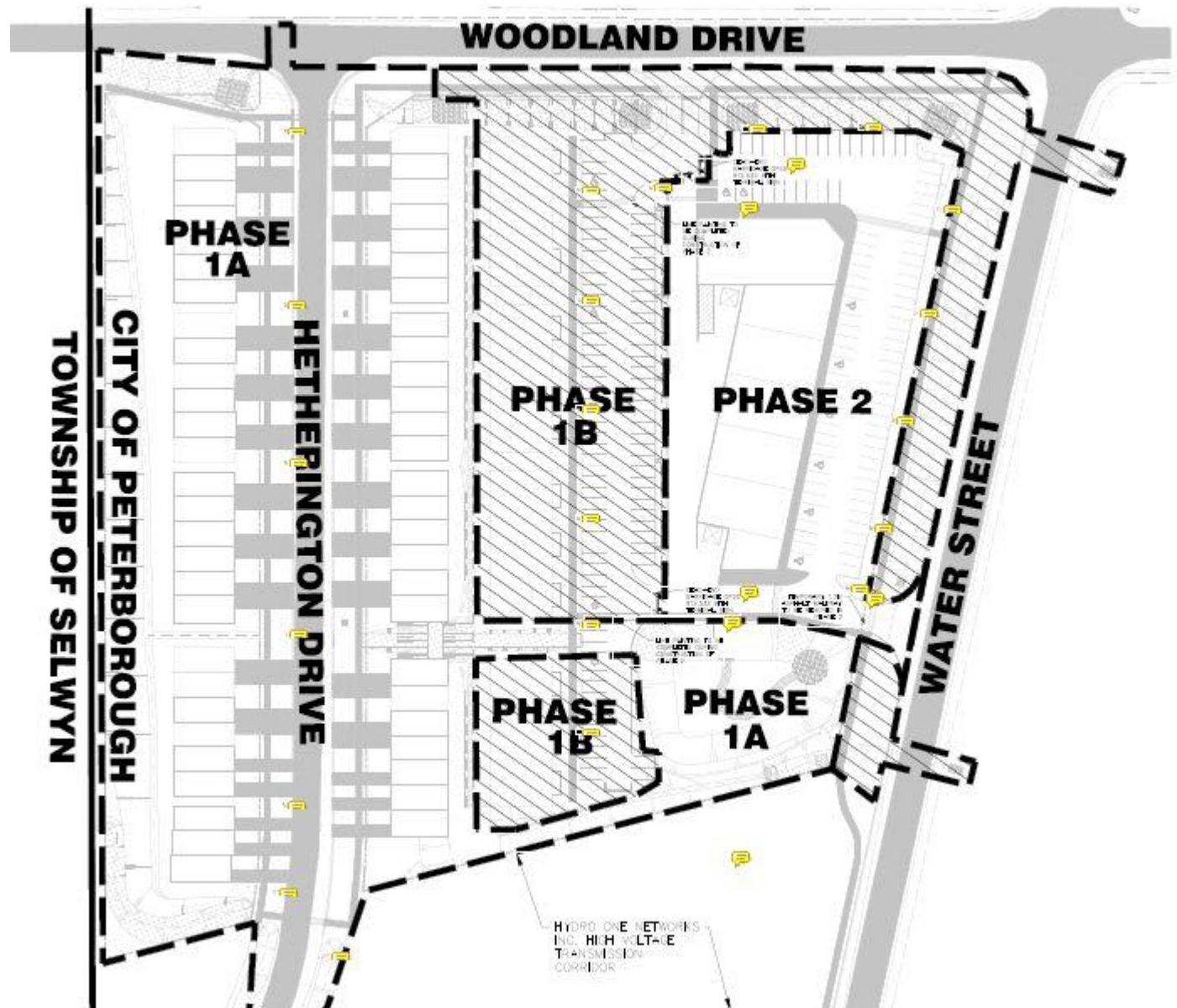


Exhibit C, Site Plan Drawings, Page 1 of 2

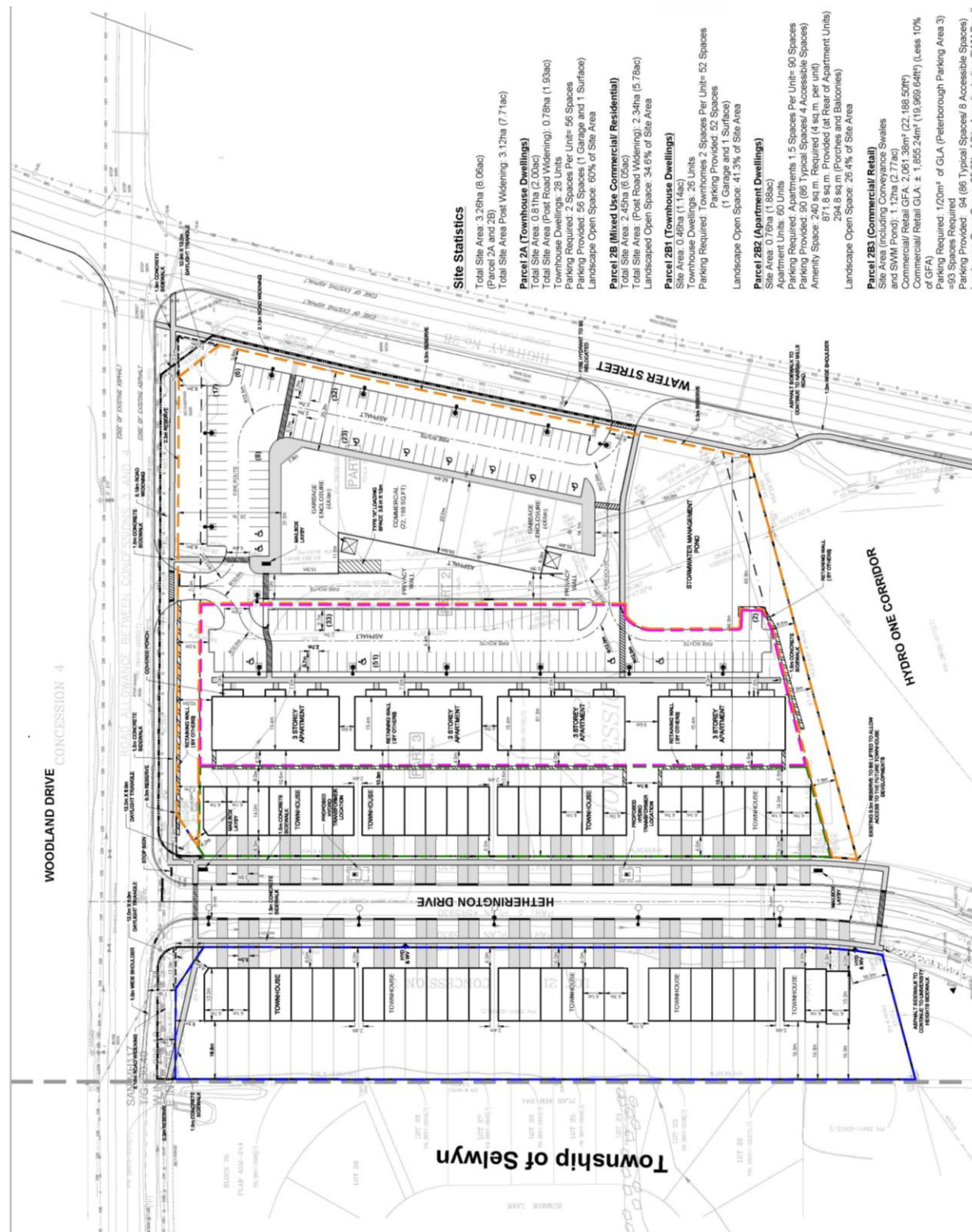


Exhibit C, Site Plan Drawings, Page 2 of 2

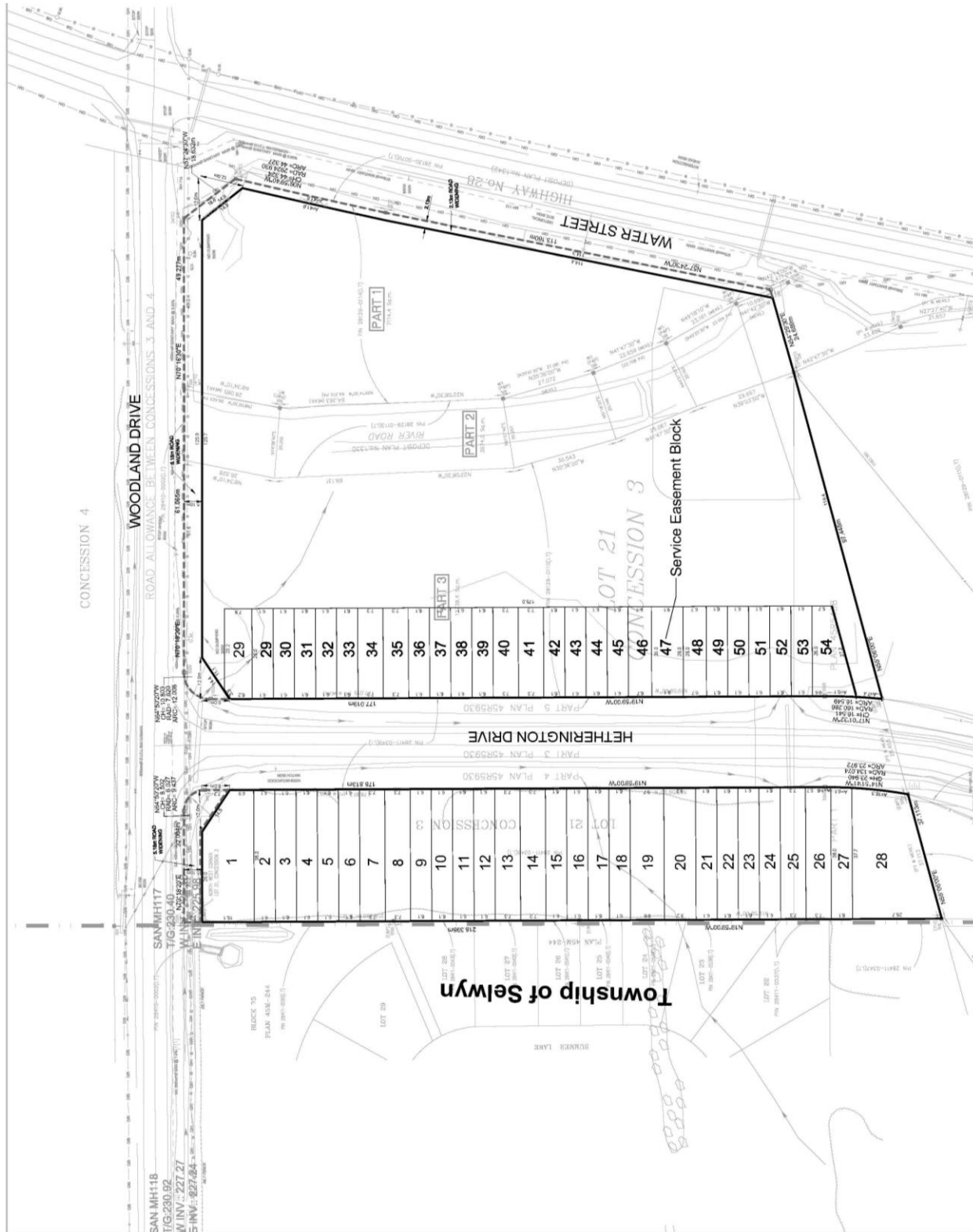


Exhibit D, Landscape Drawings, Page 1 of 3

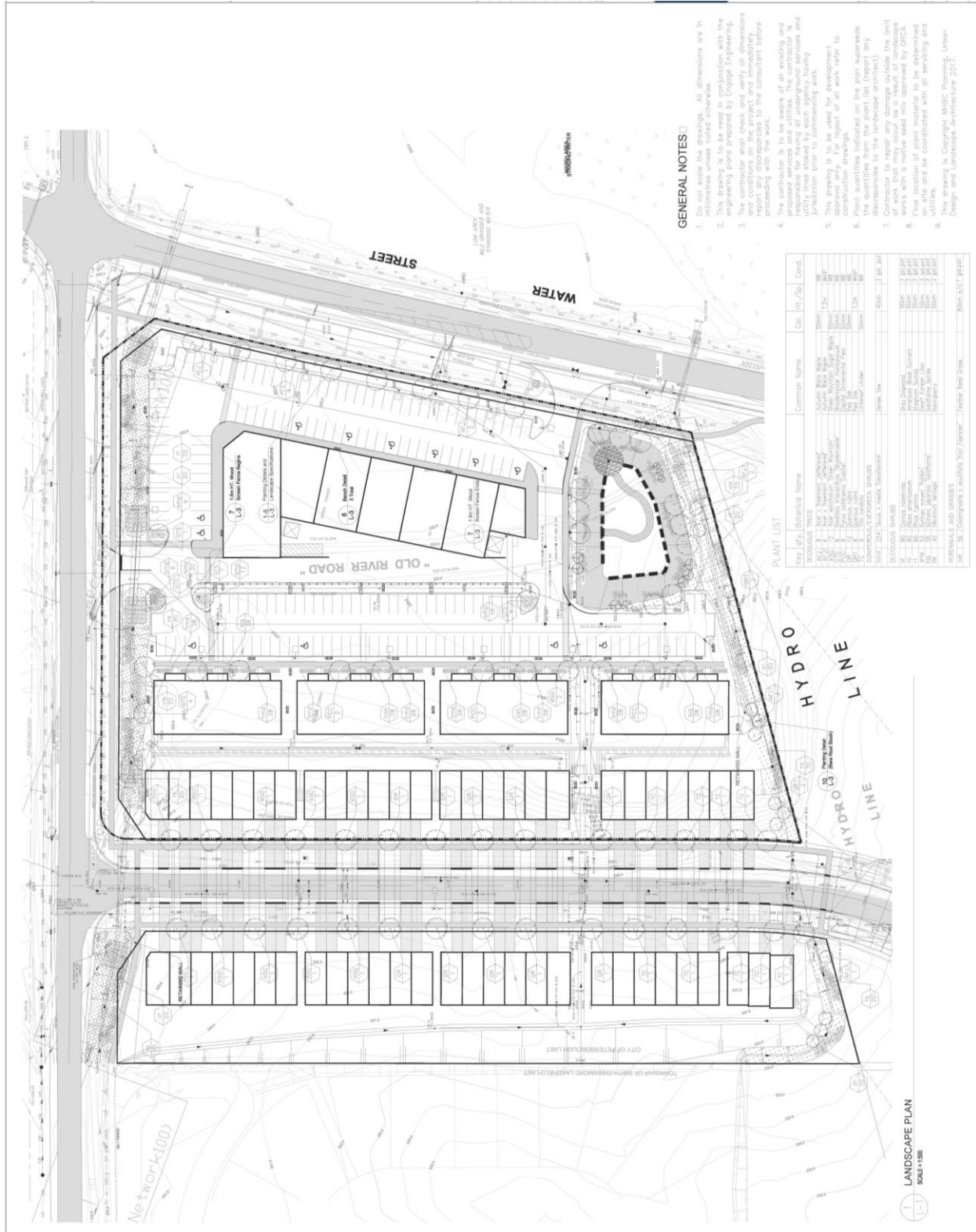
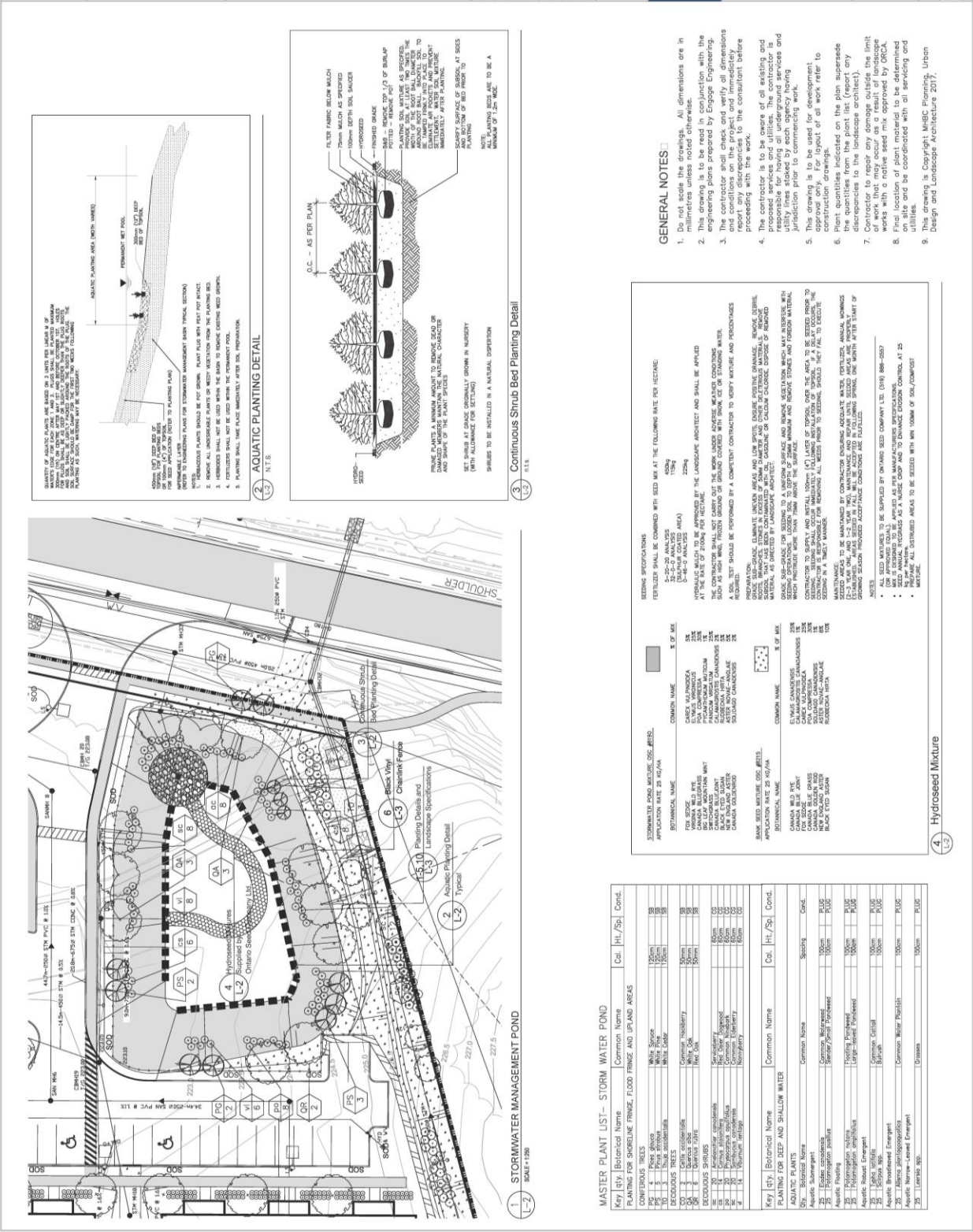
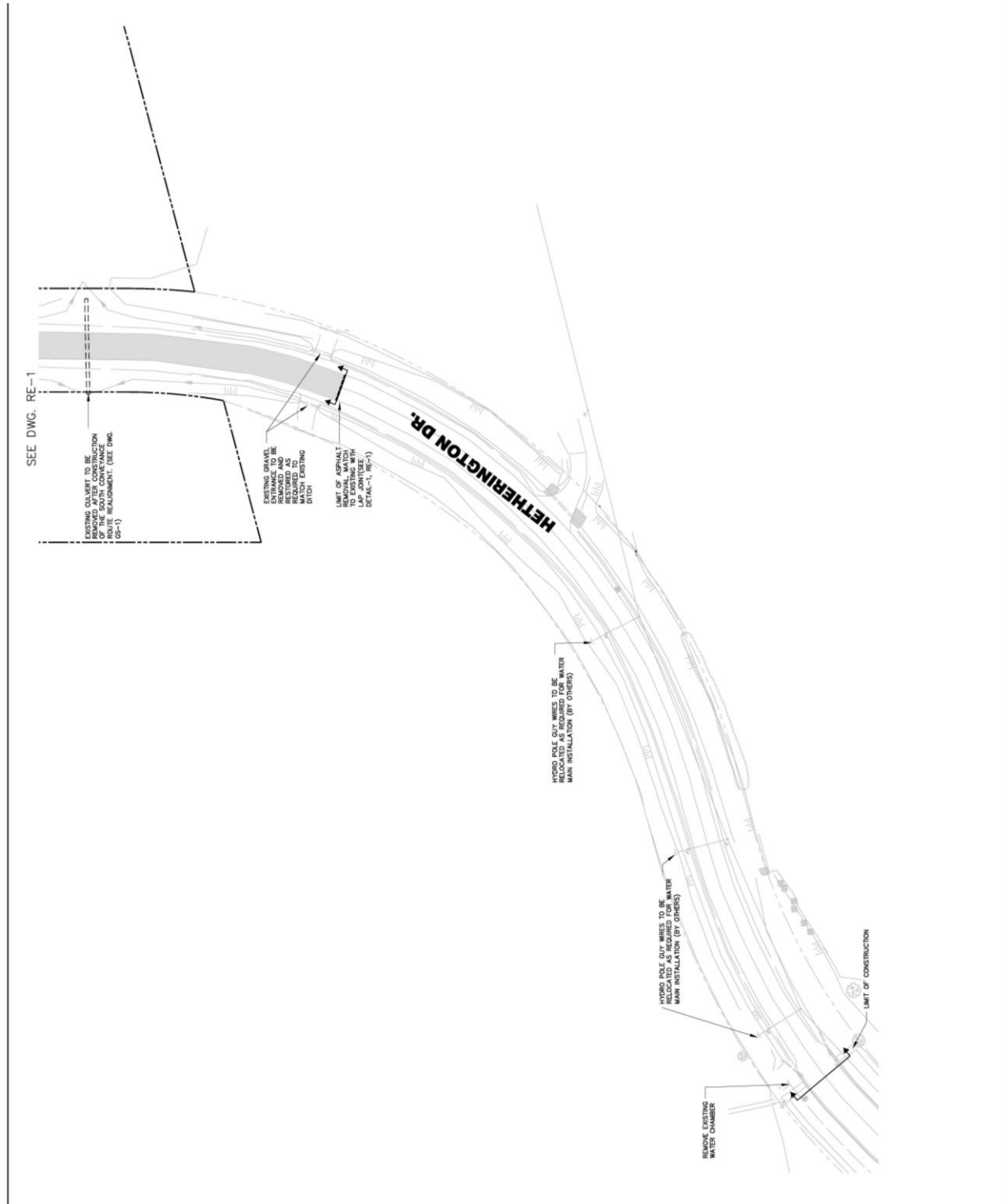


Exhibit D, Landscape Drawings, Page 2 of 3



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Exhibit E, Civil Engineering Drawings, Page 1 of 9



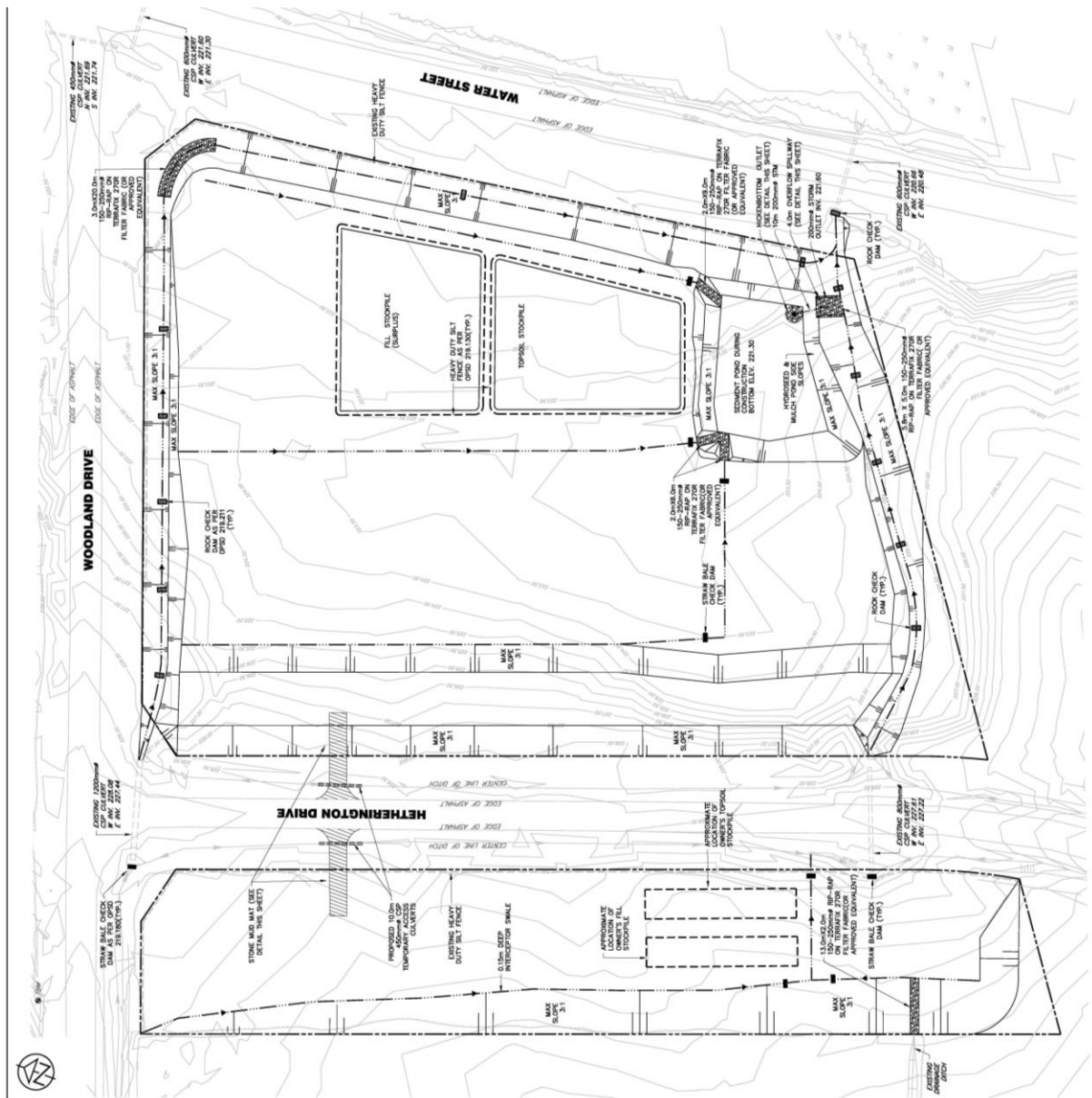


Exhibit E, Civil Engineering Drawings, Page 3 of 9

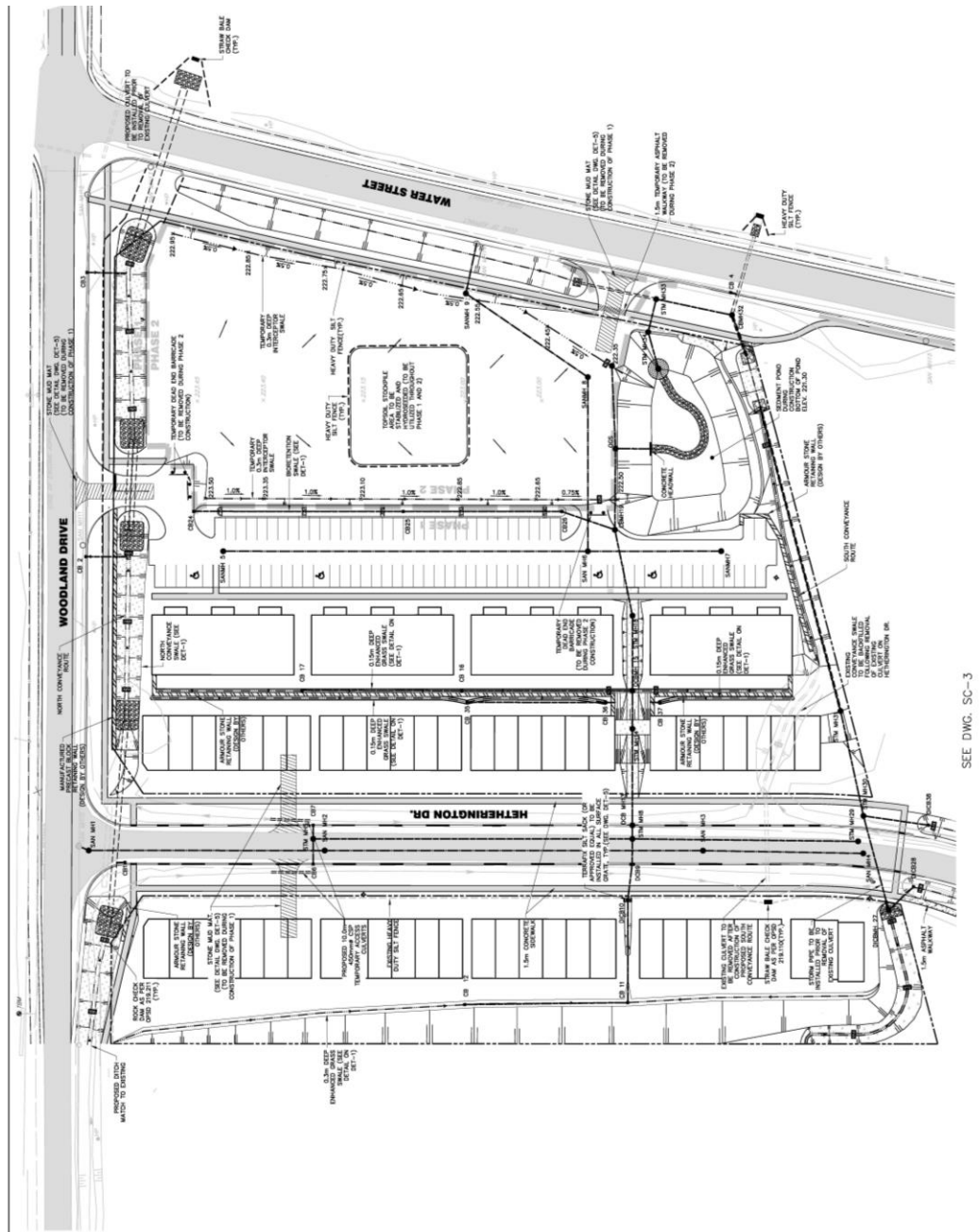


Exhibit E, Civil Engineering Drawings, Page 4 of 9

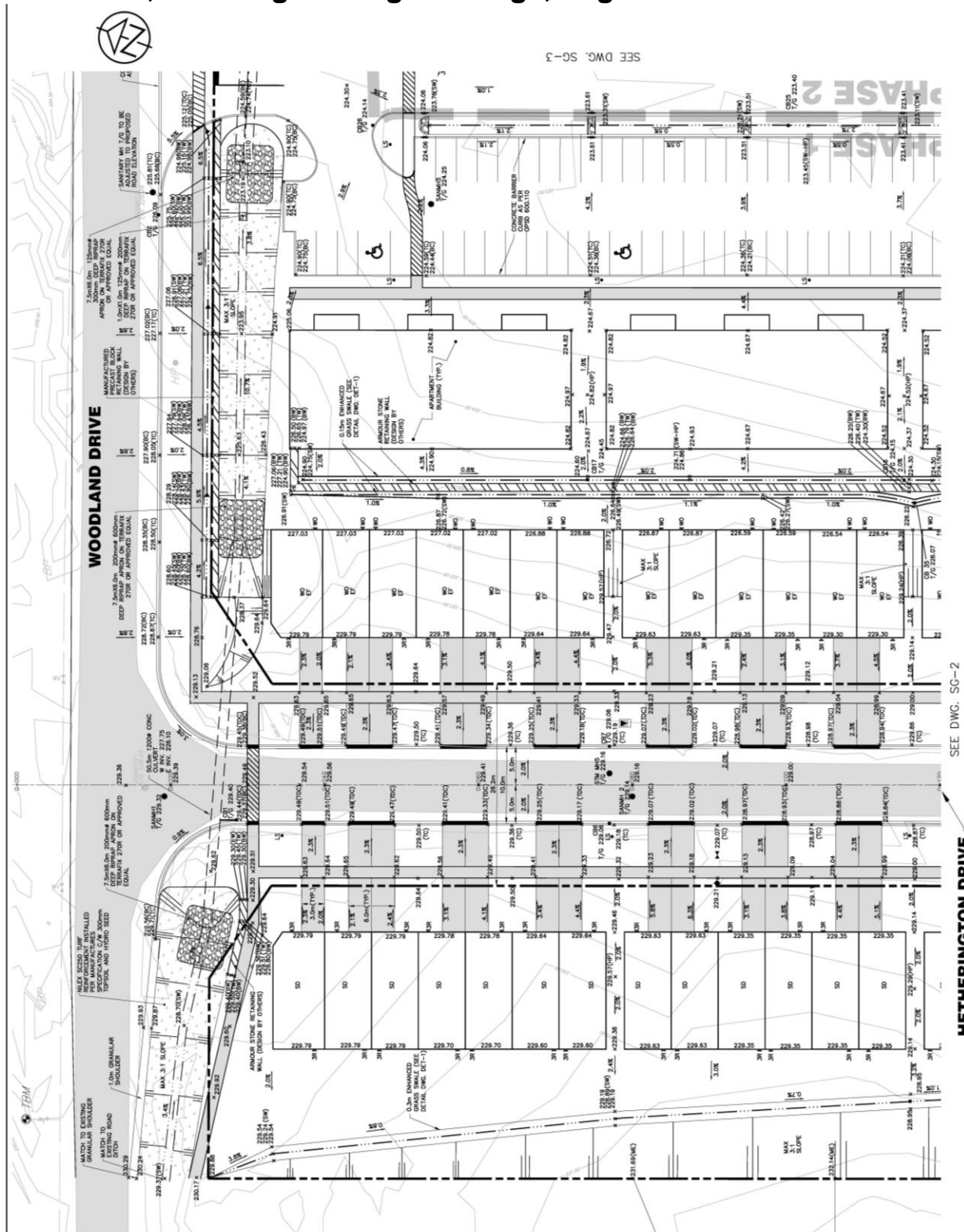


Exhibit E, Civil Engineering Drawings, Page 5 of 9

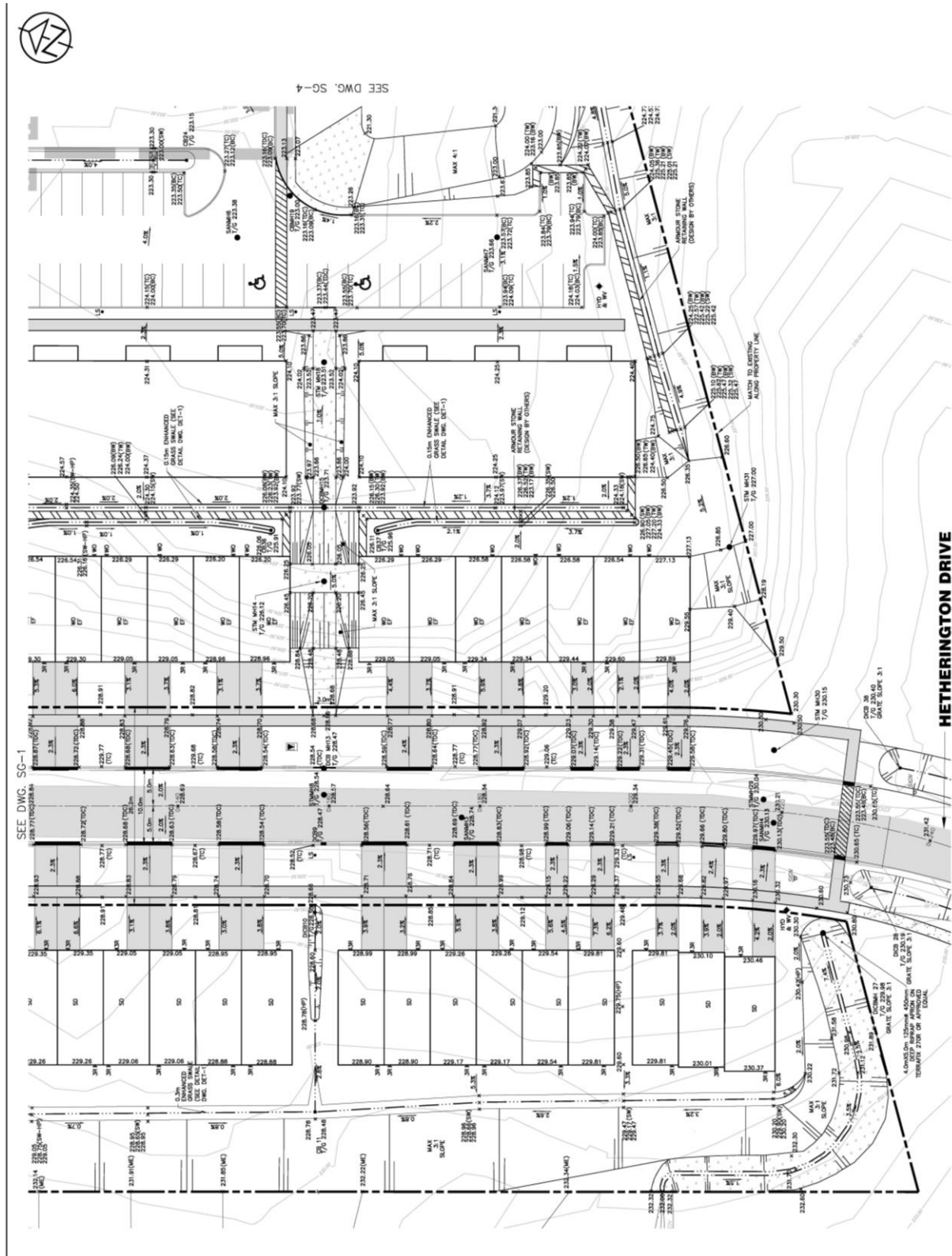
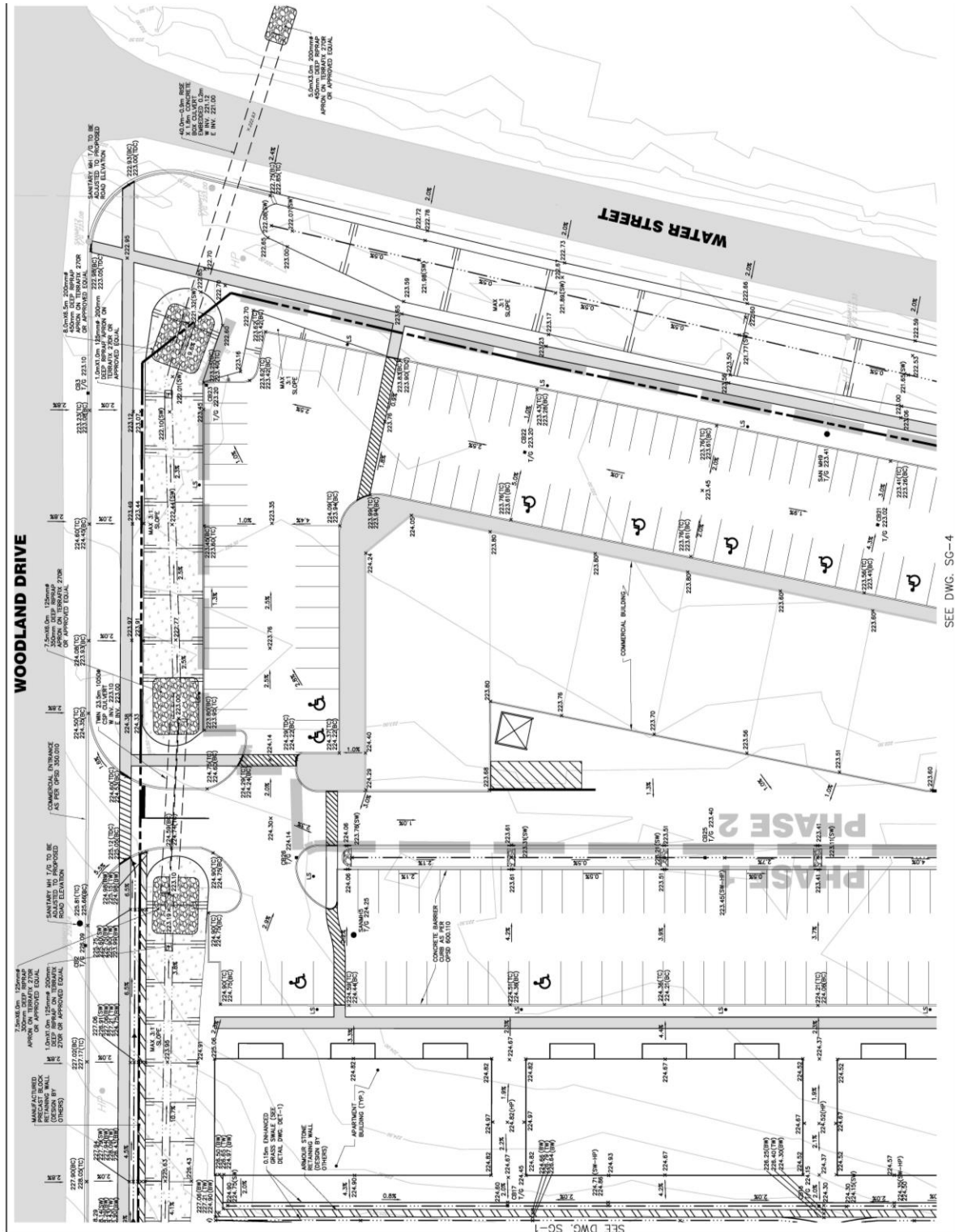


Exhibit E, Civil Engineering Drawings, Page 6 of 9



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Exhibit E, Civil Engineering Drawings, Page 7 of 9

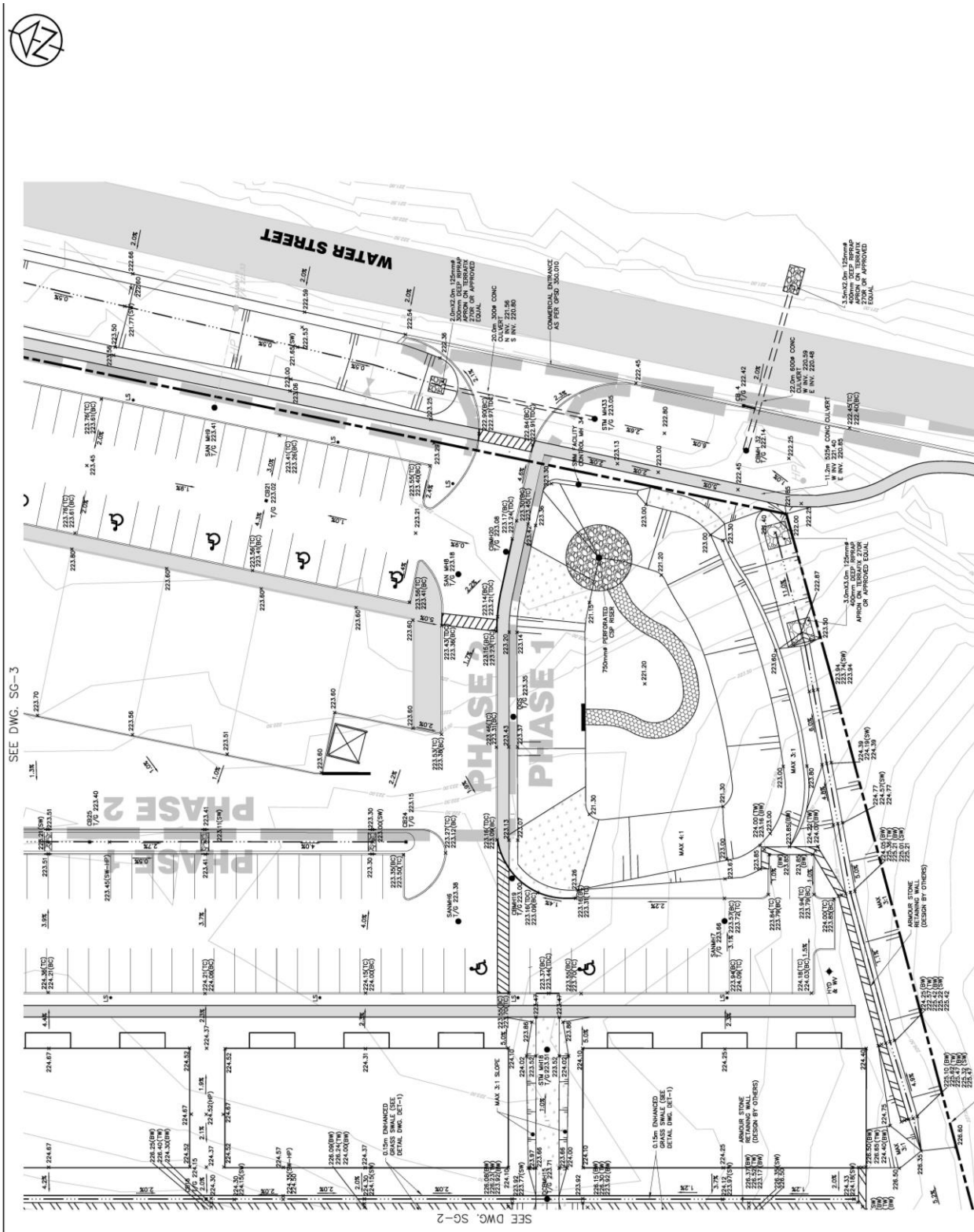


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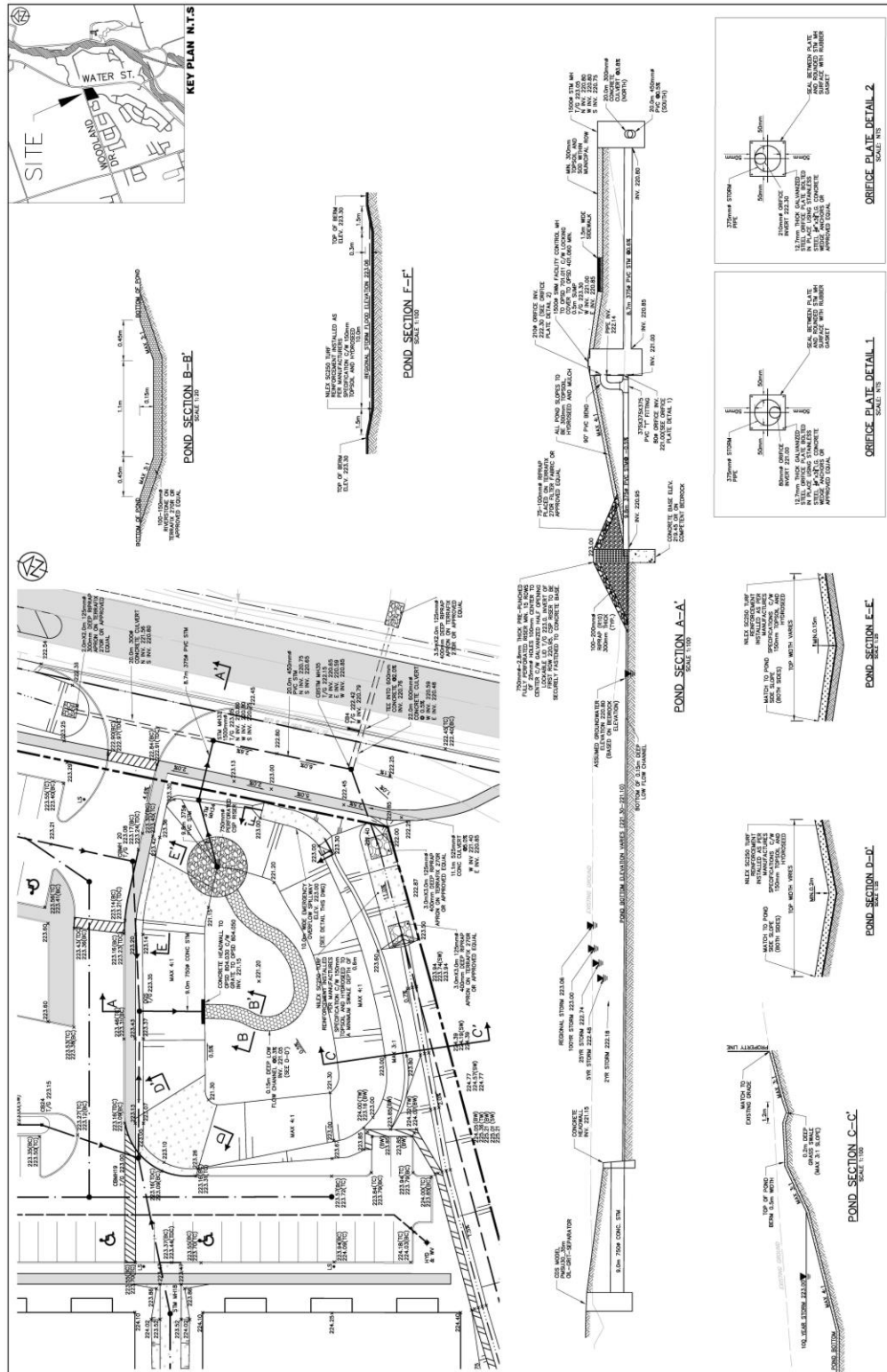


Exhibit F, Townhouse (Row Dwelling) Elevations, Page 1 of 6

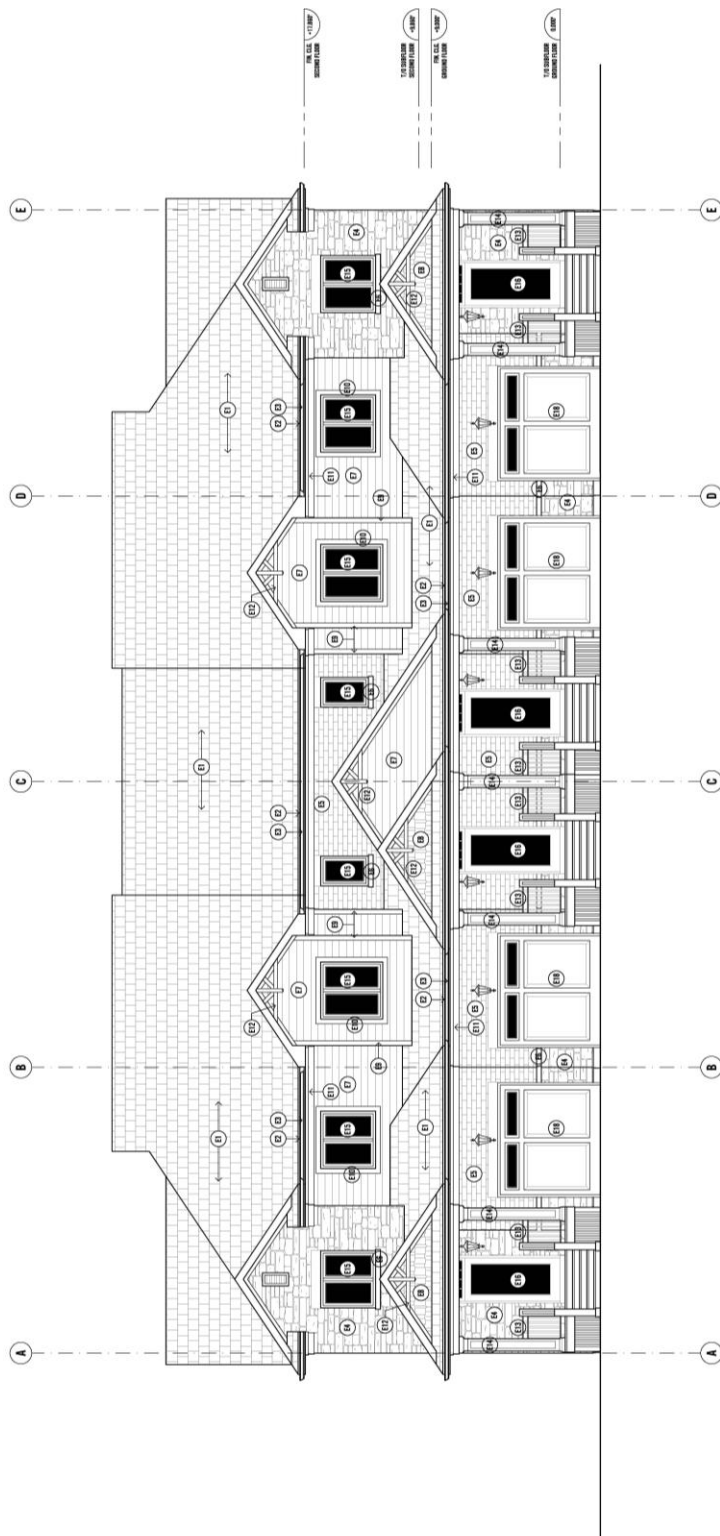


Exhibit F, Townhouse Elevations, Page 2 of 6

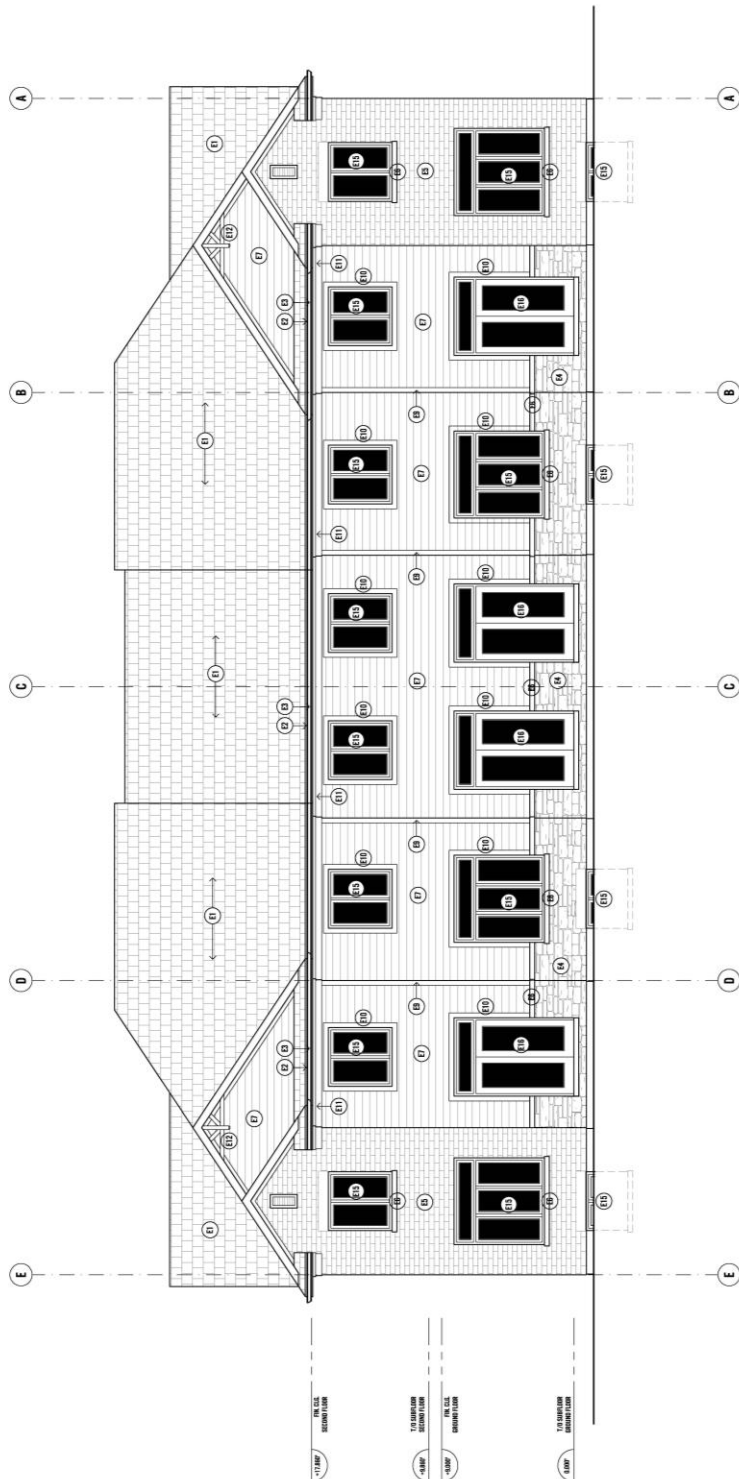


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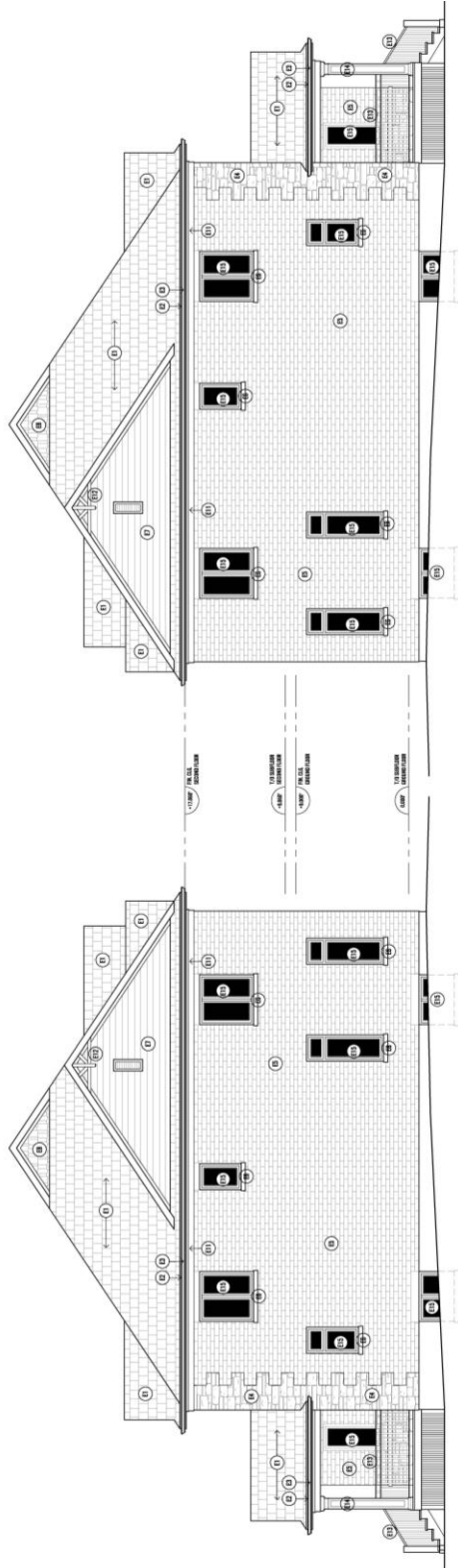


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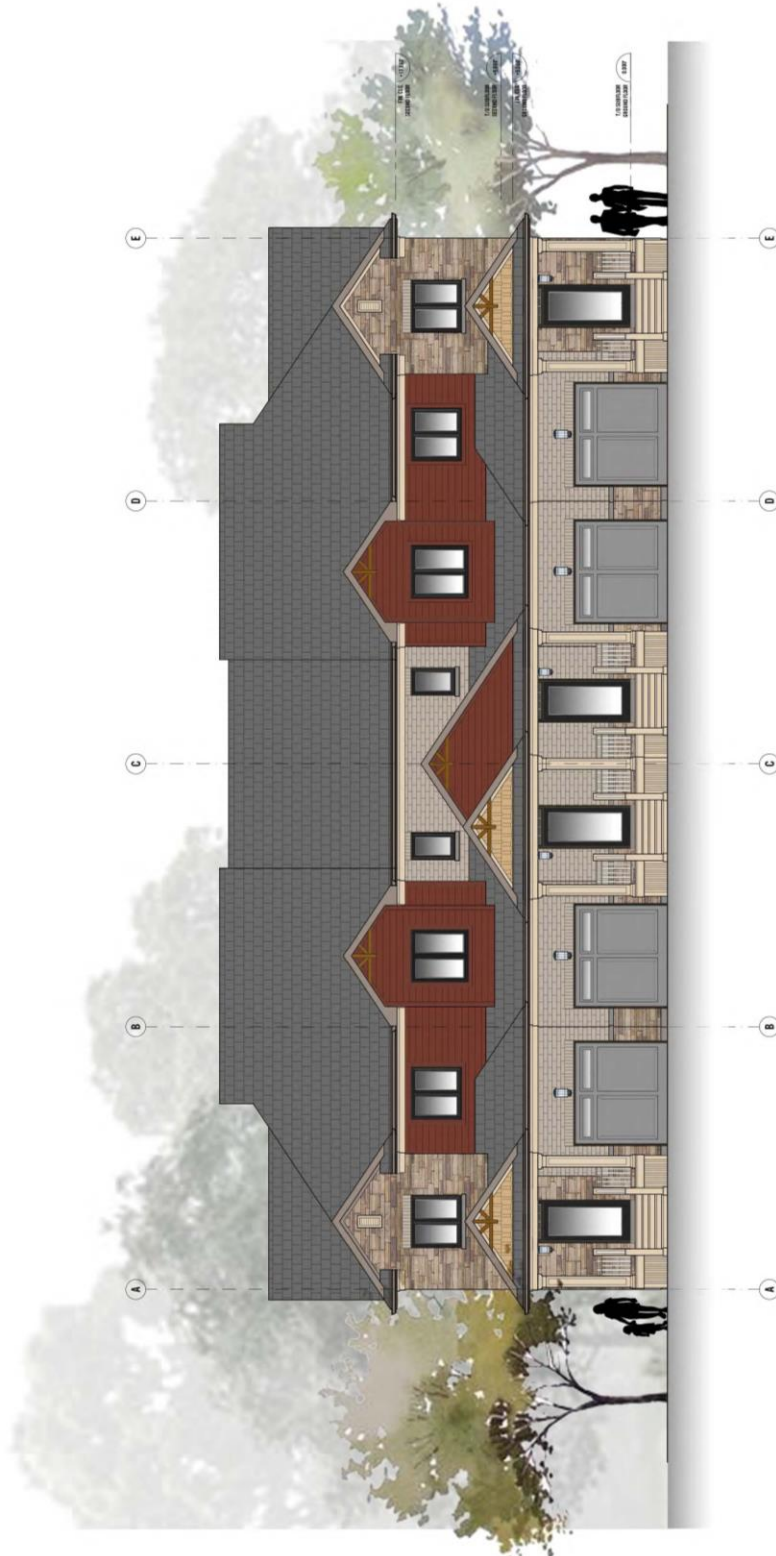


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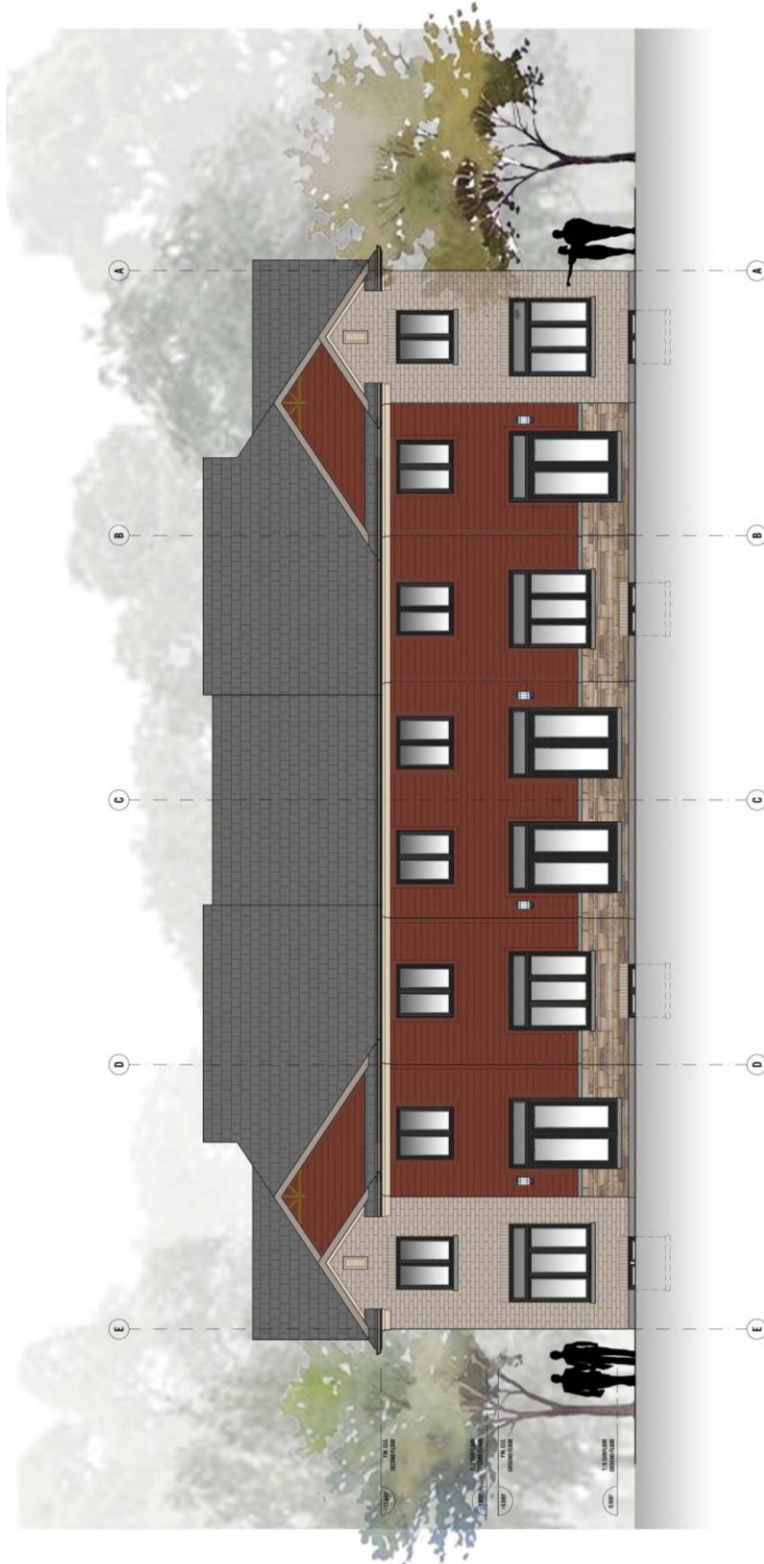


Exhibit F, Townhouse Elevations, Page 6 of 6

