

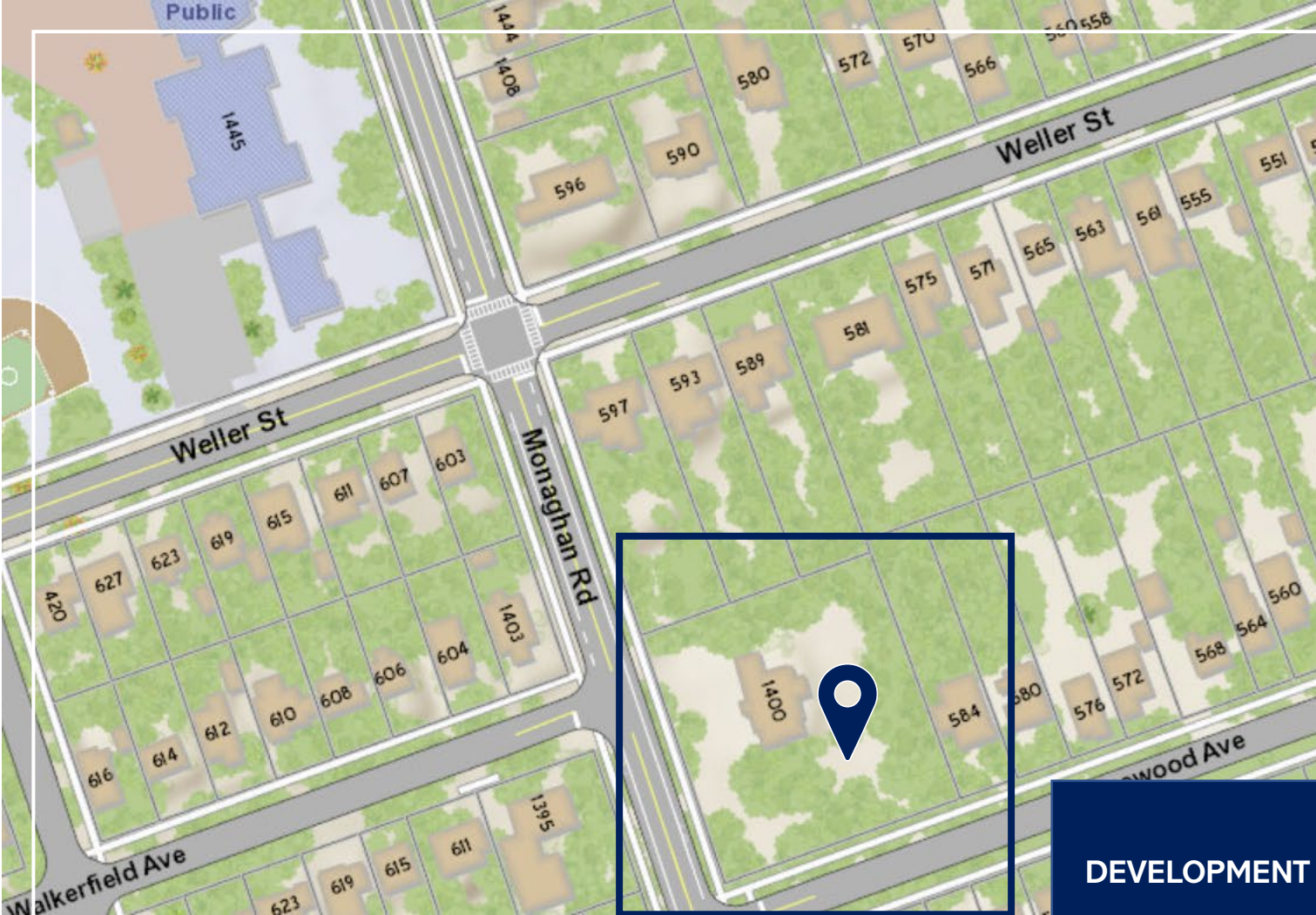


Development Opportunity

1400 Monaghan Rd
Peterborough, ON

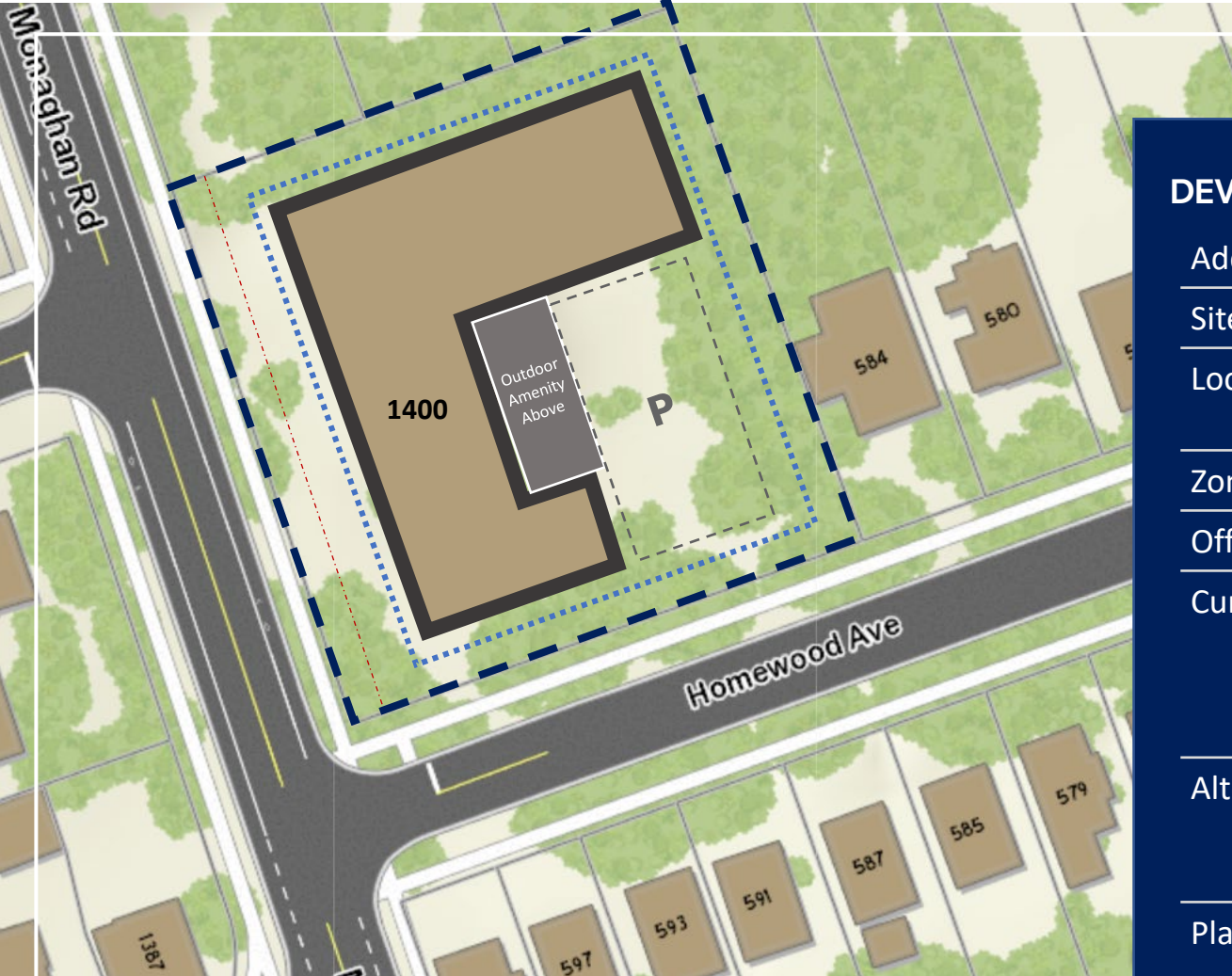


J&J DEVELOPMENTS



DEVELOPMENT CONTEXT

The existing 63.4m (208 ft) x 61.4m (201 ft) lot located at 1400 Monaghan Rd is underutilized compared to the surrounding area with proximity to mass transit along one of Peterborough's main arterial roads. These factors drive the strategy to densify these lands to bring much needed housing to the City of Peterborough.



DEVELOPMENT PROPOSALS

Address	1400 Monaghan Rd
Site Area	42,253 ft ² (0.97 acres)
Location	North-east corner of Monaghan Rd and Homewood Ave
Zoning	R1, 1m (465 m ²), 2m (width = 15m)
Official Plan	Residential Designation; Neighbourhoods
Current Status	- Existing structure demolished and site graded - Approved consent application for five (5) fourplexes (20 units), as of right
Alternative Proposals	- Stacked townhomes (40 units) - Six- to eight storey mid-rise building (up to 116 units)
Planning Staff Feedback	- Peterborough's new Official Plan supports multi-storey density along major transit arteries - This is an area that is identified as "missing middle" - Many public amenities are close by, including a short walk to the downtown



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FIVE FOURPLEXES

Site Area	42,253 ft ² (0.97 acres)
Building Coverage (per lot)	1,738 ft ² (161.5 m ²)
Gross Construction Area (per lot)	3,264 ft ² (303 m ²)
Gross Construction Area	16,320 ft ² (1,515 m ²)
Number of Units	20
Parking	20
Proposed Parking Ratio	1 per unit
Comments	- Four (4) dwelling units per lot, as of right - CMHC Building Catalogue Fourplex 02 shown - Proposal qualifies for CMHC MLI Select program given adjacent properties for up to 90% LTV and 50-year amortization for purpose-built rentals



STACKED TOWNHOUSES

Site Area	42,253 ft ² (0.97 acres)
Gross Floor Area	38,853 ft ²
Number of Units	40
Parking	49
Proposed Parking Ratio	1.22 per unit (incl. Visitor)
Comments	- Potential to create stacked parking lot to increase density - New Community Planning Permit System (CPPS) in Peterborough enables application reviews in 45 days



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SIX STOREY CONCEPT

Site Area	42,253 ft ² (0.97 acres)
Building Coverage	16,815 ft ² (40%)
Gross Construction Area	99,520 ft²
Residential	93,130 ft ²
Parking	6,390 ft ²
Gross Floor Area	93,130 ft ²
Net Saleable Area	80,070 ft ²
Number of Units	55
Efficiency	86%
Parking	42
Visitor Parking	8
Lockers	50
Proposed Parking Ratio	0.76 per unit
Comments	- Grade of the site allows for a ½ level of underground parking - CPPS allows for less parking ratios with bike lockers and car-share



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EIGHT STOREY CONCEPT

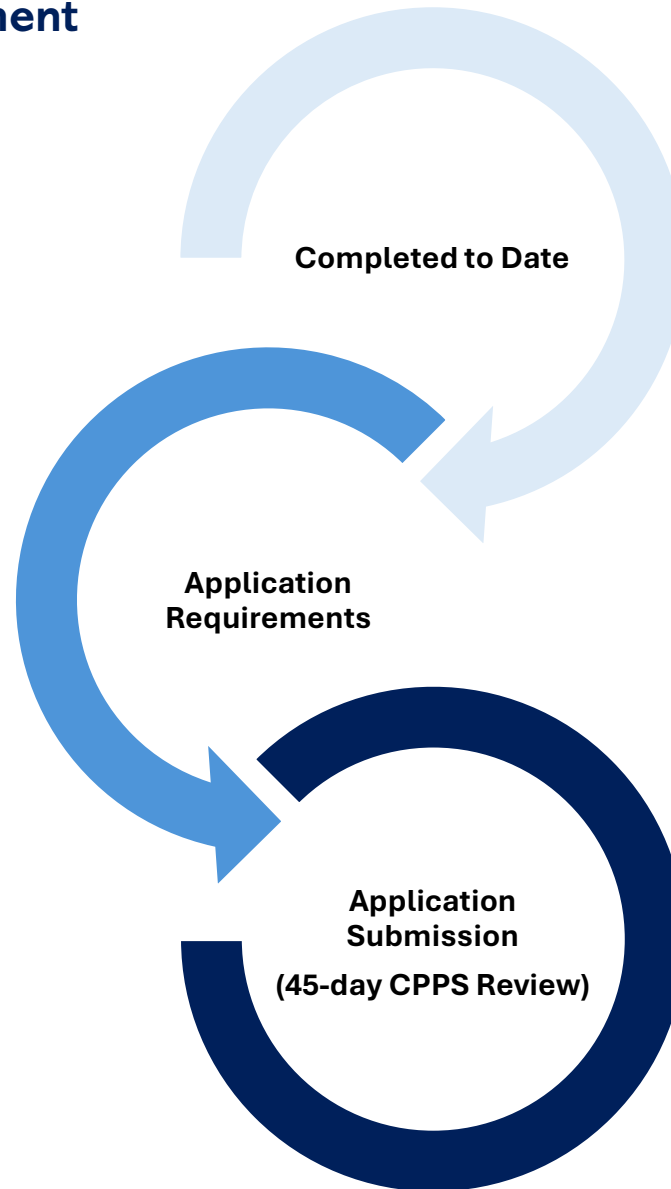
Site Area	42,253 ft ² (0.97 acres)
Building Coverage	22,835 ft ² (54%)
Gross Construction Area	209,811 ft²
Residential	169,790 ft ²
Parking	40,021 ft ²
Gross Floor Area	169,790 ft ²
Net Saleable Area	132,030 ft ²
Number of Units	116
Efficiency	78%
Parking	82
Visitor Parking	15
Lockers	116
Proposed Parking Ratio	0.84 per unit
Amenity	3,364 ft ²
Comments	• CPPS allows for less parking ratios with bike lockers and car-share



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Current Status for Larger Development

- Indigenous Consultation
- Public Consultation
- Planning Report
- Draft Zoning By-Law
- Servicing Plan
- Noise Study
- Phase 1 / Phase 2 ESA
- Storm Water Management



- ✓ Pre-Application Consultation Meeting
- ✓ Removal from Heritage List
- ✓ Approval for 5 x Fourplexes (20 units)
- ✓ Six-storey architecture package
- ✓ Eight-storey high level design
- ✓ Functional Servicing Report (5 lots and draft for 6-storeys)
- ✓ Survey
- ✓ Grading Plan
- ✓ Hydrogeological Report
- ✓ Geotechnical Report
- ✓ Traffic Information Study (6-storey)



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