



City of  
**Peterborough**

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**To: Members of the Committee of the Whole**

**From: Malcolm Hunt, Director, Planning and Development Services**

**Meeting Date: September 26, 2016**

**Subject: Report PLPD16-070  
Use of East Half of Bonnerworth Park Parking Lot by  
Peterborough Housing Corporation**

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## **Purpose**

A report to recommend the continued use of a portion of the Bonnerworth Park Parking Lot for access and parking purposes to support the redevelopment of the McRae property.

## **Recommendations**

That Council approve the recommendations outlined in Report PLPD16-070 dated September 26, 2016, of the Director, Planning and Development Services, as follows:

- a) That the continued use of a portion of the Bonnerworth Park Parking Lot for access and parking purposes to support Peterborough Housing Corporation's redevelopment of the former McRae property of Fleming College, be approved.
- b) That a by-law be passed to authorize the Mayor and Clerk to enter into a license agreement to give effect to recommendation a).

## **Budget and Financial Implications**

There are no budget or financial implications with the adoption of the recommendations outlined in this report.

## Background

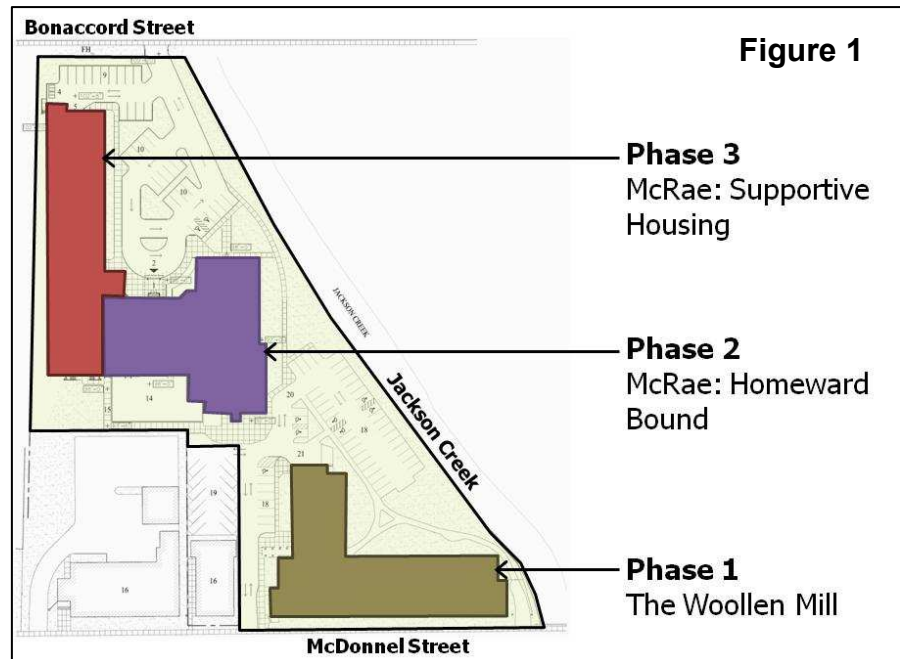
The former Fleming College campus on McDonnell Street is now owned by Peterborough Housing Corporation (PHC), the region's largest provider of rent-geared-to-income and affordable housing. The City is the sole shareholder of PHC and as such has recognized PHC as an extension of the municipality carrying out the housing business of the City as though PHC was the City.

The Daniel Building was gifted to the community by Fleming College about 12 years ago for the purposes of affordable housing. It is now known as The Woollen Mill and contains 50 affordable housing units and the administrative headquarters of PHC.

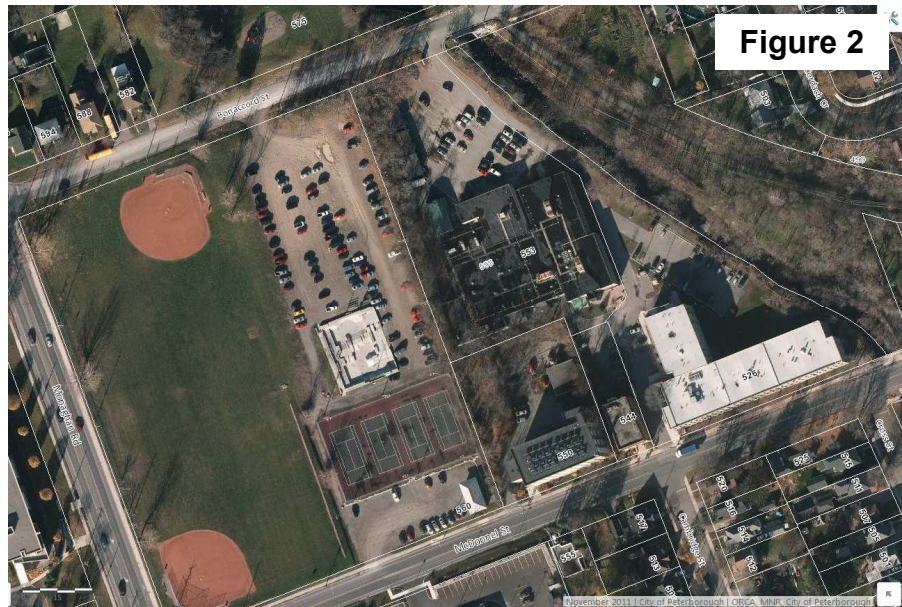
The McRae Building was vacated by Fleming about 2 years ago with the completion of the College's Skilled Trades Centre. The property was recently acquired by PHC and the McRae building will be repurposed as 28 units of affordable housing with units reserved for Homeward Bound participants and a child care centre.

The property is large enough to accommodate a third phase of development and PHC is actively pursuing the construction of a multi suite seniors residence with at least 1 floor devoted to supportive housing at the urging of the Peterborough Regional Health Centre and the Local Health Integration Network (LHIN).

From the earliest days of Fleming's presence at the McDonnell campus, the parking area north of the skate park in Bonnerworth Park has been used to support the parking demands of the college campus. In fact, up until 1991 the City owned the McDonnell Campus and Fleming used the property under a long-term lease together with the exclusive use of this parking lot in Bonnerworth Park.

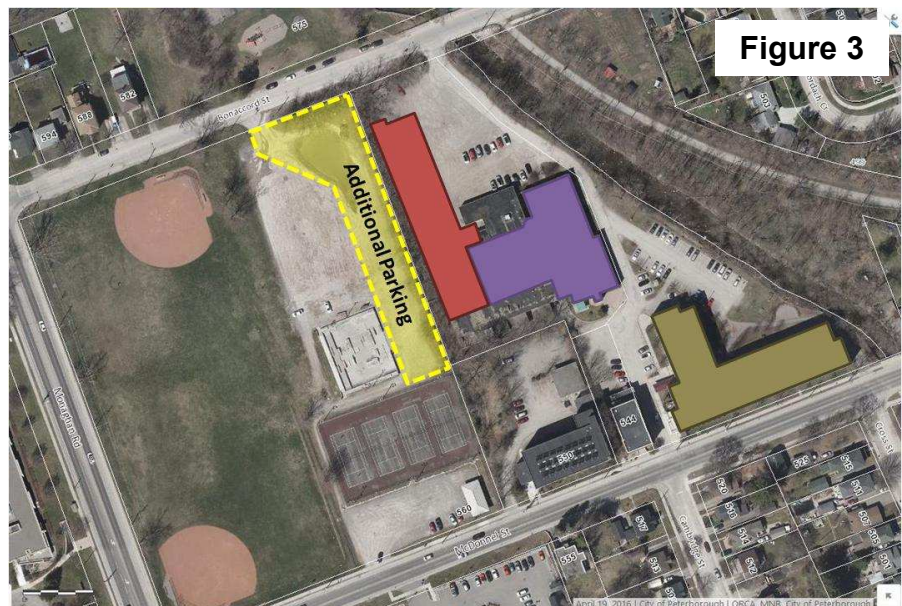


In 1991 Fleming purchased the McDonnell Campus lands and buildings from the City. The City retained ownership of the Bonnerworth Park parking lot but the college was granted the right to use the parking lot for its purposes. The license agreement for use of the parking lot also allowed the City to use the parking lot. Figure 1 is a 2011 air photo illustrating the College's use of the Bonnerworth Park parking lot.



In order for Peterborough Housing Corporation to confidently plan the third phase of its housing campus, it requires Council's consent to continue the historical use of the Bonnerworth Park parking lot to support the new activities on the former College property.

This is important due to the proximity of Jackson Creek to the site and the existing elevation of the former McRae building parking lot immediately west of the creek. Under Otonabee Conservation regulations safe access to residential parking is required. Some of the existing parking would not meet safe access requirements. The Bonnerworth Park Parking lot however, is



approximately 8-10 feet higher than the north end of the McRae site and parking in this location would meet safe access and be directly accessible to the second level of the proposed 3<sup>rd</sup> Phase building.

The land area depicted on Figure 3 is approximately 34,000 sq ft or 0.78 acres. The intent would be for PHC to enter into a license agreement with the City to permit the property's long-term use for parking and access purposes for nominal monetary consideration. The license agreement would also address maintenance and liability matters. In consideration for the right to continue the historical use of the lands for parking purposes PHC would also make improvements to the balance of the parking lot if requested by the City at the same time a parking lot is developed to support Phase 3.

The use of a portion of the parking lot by PHC does not compromise the function of the park in any way.

## Summary

PHC continues to diversify its portfolio of affordable housing properties in the public interest by responding to community needs and Provincial investment priorities. The access to additional parking will ensure that the redevelopment of the McRae property can happen with adequate parking and access.

Submitted by,

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