



City of
Peterborough

To: Members of the Committee of the Whole

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: July 24, 2017

**Subject: Report PLPD17-035
Sale of a Portion of Bonnerworth Park Parking Lot to
Peterborough Housing Corporation**

Purpose

A report to recommend the sale of approximately 0.78 acres of the Bonnerworth Park Parking Lot to Peterborough Housing Corporation (“PHC”) to support PHC’s redevelopment of the McCrae property.

Recommendations

That Council approve the recommendations outlined in Report PLPD17-035 dated July 24, 2017, of the Director, Planning and Development Services, as follows:

- a) That a by-law be passed to declare approximately 0.78 acres of the Bonnerworth Park Parking Lot surplus to the needs of the Municipality and be sold to Peterborough Housing Corporation for nominal consideration, to support its redevelopment of the McCrae property; and
- b) That Council acknowledges that PHC will develop the property under the flexibility granted to the City of Peterborough in the Zoning By-law to carryout any lawful purpose of the City.

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 McDonnel 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.

On October 3, 2016, City Council approved Report PLPD16-070, which was to allow PHC to utilize the Bonnerworth Park parking lot for access and parking purposes to support their redevelopment of the former McRae campus property of Fleming College.

As that time PHC's preliminary plans were to convert the existing McRae Building to residential use and construct a new addition to contain a multi-suite senior residence with one floor devoted to supporting housing. The buildings were to be located entirely on the campus property. Historically, the parking area north of the skate park and tennis courts in Bonnerworth Park was used to support the parking demands of the college campus and therefore, parking was to be provided on the Bonnerworth Park parking lot, which was the reason for the licensing agreement.

As more detailed site plans were prepared for the development, it became apparent that PHC required additional lands to support the new addition to the McRae Building, not just a licensing agreement for use of the Bonnerworth Park parking lot. With the acquisition of a portion of the Bonnerworth Park parking lot, PHC could accommodate the proposed building addition with exclusive parking and an appropriate entrance and drop-off area facing the parking area.

The detailed plans now propose that the McRae Building will be repurposed as 38 units of affordable family housing and 8,000 square feet of space for a new Compass Learning Centre daycare. A new building is also proposed to be linked to the existing McRae Building.

The new building will provide an 81 unit mixed income seniors building. The 81 units will be made up of 59 one bedroom units and 22 two bedroom units. Ten units (4 one bedroom and 6 two bedrooms) will be rented at a market rate rent level. Twenty units (14 one bedroom and 6 two bedroom) will be rented at an affordable rent level (typically 80% of market rent). Fifty units (40 one bedroom and 10 two bedroom) will have supports provided through the building program supported by the Central East LHIN. These units will be fully accessible with wheel-in showers and kitchens designed for a small fridge,

sink and microwave. An important consideration will be a design that allows for the unit to convert to an independent living apartment with a full kitchen. Space will also be provided for a dining room, concierge-like services (hairdressing, chiropody, etc.), adult day care program, office space for Personal Support Workers (24/7 support), community care agencies and primary care through Family Health Teams.

The land area depicted on Exhibit A is approximately 0.78 acres. The intent would be for the City to convey this property to PHC for nominal monetary consideration. In consideration of the conveyance, PHC will make improvements to the balance of the Bonnerworth Park parking lot, including paving, at the same time the PHC parking lot is developed, if required by the City.

As an arm of the City specializing in the development and management of social and affordable housing PHC enjoys the same flexibility as the City under the zoning bylaw to carry out any lawful purpose of the City. This principle was approved by Council in Report PLPD14-046 when the McRae Campus property was acquired by the City for redevelopment by PHC. This position will hold true with the conveyance of this portion of Bonnerworth Park to facilitate the redevelopment plans.

On June 20, 2016 a presentation regarding the proposed development was made to the Arenas, Parks and Recreation Advisory Committee. While the recommendation to the Committee was to receive the presentation, a motion was moved to support the project, including the conveyance of a portion of the park parking lot and the paving of the lot.

All of the members were supportive of the project in principle; however, the motion was lost. Some members were not supportive of paving the parking because it would prevent the ability to develop any additional park amenities within this area in the future. Staff explained that there are no plans to add any recreational amenities to the park in the existing parking area. The proposed parking is required to support the ball diamonds, tennis courts and skateboard facility. Recreation staff are supportive of the PHC redevelopment plans, including formalizing 69 paved parking spaces that will be provided for Bonnerworth Park. It is their opinion that 69 spaces are sufficient to support Bonnerworth Park.

It is recommended that the property illustrated on Exhibit A and B be declared surplus to the needs of the City and be conveyed to PHC to support the redevelopment of the McRae Campus property for affordable housing.

Submitted by,

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Attachments:

Exhibit A - Proposed Site Plan
Exhibit B - Property to be conveyed

Exhibit A – Proposed PHC Development – Page 1 of 1



Exhibit B – property to be conveyed – Page 1 of 1

