



City of
Peterborough

To: Members of the Planning Committee

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: August 28, 2017

Subject: Report PLPD17-039
Zoning By-law Amendment – 186 Romaine Street

Purpose

A report to evaluate the planning merits of amending the zoning of the property known as 186 Romaine Street from the PS.2 – Public Service Zoning District 2 to a modified R.5 – Residential Zoning District 5 (R.5 – 313 'H') to permit a maximum of 46 dwelling units and associated landscaping and parking, by way of conversion of the existing school building with an addition.

Recommendations

That Council approve the recommendations outlined in Report PLPD17-039 dated August 28, 2017, of the Director, Planning and Development Services, as follows:

- a) Amend Section 3.9, Exceptions, of Zoning By-law 1997-123, to add site specific regulations, including parking provisions, in accordance with Exhibit 'C' attached to Report PLPD17-039;
- b) That the zoning of the lands known as 186 Romaine Street be amended from the PS.2 – Public Service District to the R.5-313 'H' – Residential District in accordance with Exhibit 'D' attached to Report PLPD17-039; and
- c) That the 'H' Holding Symbol be removed at such time as Site Plan Approval is granted for the redevelopment of the property.

Budget and Financial Implications

There are no direct budget or financial implications to the City arising from the approval of this application.

Background

The property known as 186 Romaine Street supports an elementary school (Monseigneur-Jamot) owned by Conseil Scolaire De District Catholique Centre-Sud (French Catholic School Board). The French Catholic School Board has entered into an agreement of purchase and sale with the applicant, 1827403 Ontario Inc. The applicant intends to redevelop the property by converting the existing 1990m² (21422 ft²) two storey school building to a multi-unit residential building and construct a four storey addition to the north of the building, attached at the west wall, to facilitate a total of 46 residential dwelling units with associated parking and landscaping.

The property is situated between Aylmer Street South and George Street South at the western edge of the Central Area boundary, known as the George Street South Business District. This area is characterized by a mix of institutional, residential and commercial land uses and is situated between Sacred Heart Church and Rectory to the west, and, adjacent to the abandoned CP Rail Corridor, currently being used as an informal trail, along its eastern boundary. The existing elementary school use of the property will cease in September, 2017 at which time the new replacement elementary/secondary school is projected to open at Woodglade Blvd./Sherbrooke Street, to accommodate students ranging from Junior Kindergarten to Grade 12, in addition to a daycare facility.

The application has been submitted together with supporting documentation including a Planning Justification Report, prepared by Kevin Duguay, dated May 23, 2017; a Stormwater Management Report, prepared by Engage Engineering Ltd., dated May, 2017; Off-Site Servicing Memo, prepared by Engage Engineering Ltd., dated May 16, 2017; Geotechnical Investigation Report and Revised Report, prepared by Cambium, dated June 19, 2017 and July 13, 2017; Concept Site Plan, Floor Plans and Elevations, prepared by aside architects, dated May, 2017.

The Planning Justification Report concludes that the application is consistent with the 2014 Provincial Policy Statement in that it represents efficient land use and contributes towards a complete community with a range of housing options within the existing settlement area. It can be supported by full municipal servicing. Similarly, the author concludes that the application conforms with the policy direction of the 2006 Growth Plan and the Intensification objectives of the City's Official Plan. The justification relies on the overall policies of the City's Official Plan for residential development on full municipal services, intensification along the George Street South corridor and access to a full range of services including public transit, parks, trails, retail and commercial facilities. It recognizes the need for a rezoning and proposes site specific regulations to accommodate the

proposed concept site plan. It is also acknowledged that Site Plan Control will be required prior to issuance of building permits.

The applicant hosted an Open House for the neighbourhood on June 22, 2017 at the Canadian Canoe Museum on Monaghan Road. Approximately 10 neighbouring residents attended in addition to the applicant's consulting team, Planning Staff and Ward Councillor. Neighbours expressed an interest in preserving two mature trees along the westerly boundary of the property, abutting the Sacred Heart Rectory lands, and requested privacy fencing along the westerly boundary of the subject lands. Concerns were expressed regarding the need for traffic controls at the intersection of Romaine Street and George Street South under the current conditions. There were also questions regarding the existing masonry wall along the northerly property line, with recommendations to maintain the wall as part of the development. The location of the proposed loading spaces in proximity to the building entrance was also discussed. A neighbouring resident from Westcott Street, abutting the property, expressed concerns regarding the impacts of the proposed addition to the school building on his property with regard to massing and height.

Analysis

a) Official Plan

The lands are designated 'Residential' and located adjacent to the George Street South Business District of the Central Area. Schedule 'A-1: City Structure' identifies the lands adjacent to the area along George Street South as an Intensification Corridor. Intensification Corridors are defined in Section 9 of the City's Official Plan as "areas along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels."

The Residential designation anticipates a range of housing and other land uses that are integral to and supportive of a residential environment. The existing PS.2 – Public Service District permits the existing school use, supportive of a residential environment and is also reinforced by the Central Area Master Plan objectives, whereby schools are identified as a priority function of the Central Area. The proposed residential land use is also consistent with the intent of the policies.

The density proposed for the redevelopment for 46 units on this property is equivalent to 77 units per hectare. This would be considered to be a density consistent with the medium density provisions of the Official Plan for development in the central area of the City. The medium density residential provisions in the central area of the City contemplate between 25 and 100 units per hectare. The Infill Housing provisions of Section 4.2.2.1.3 of the Official Plan direct the redevelopment of existing parcels in accordance with criteria determined to be appropriate for medium density development.

Low rise apartments and infill housing is contemplated as an acceptable form of Medium Density residential development, up to the maximum density permitted in this area and sensitive to the scale and physical characteristics of development in the surrounding neighbourhood.

The applicant has provided conceptual elevation drawings of the proposed four storey addition, extending north from the west side of the existing two storey school building. The proposed addition is in keeping with the architectural style of the school building, incorporating a flat roof and similar window openings. The height of the addition, however, is proposed to be four storeys and serviced by an elevator.

The Off-Site Servicing Memo prepared by Engage Engineering, dated May 16, 2017 concludes that the proposed development will not impact the sewage flows or capacity and no anticipated downstream constraints as a result of the redevelopment of the site. A preliminary stormwater management design verifies the ability of the lands to accommodate quality and quantity control via the proposed parking lot and a low-impact development solution, with a reduced runoff downstream, based on the concept site plan.

The subject lands are located within an area that is well served by parks, trails, public transit and in proximity to schools. The introduction of residential units to the central area of the City is consistent with the Central Area Master Plan policies of Section 10.6.3 c) "To encourage new residential development, particularly in higher density or mixed-use forms that will add to the vitality of the Central Area and create an expanding local market for retail growth."

b) Zoning By-law

The lands known as 186 Romaine Street are presently zoned PS.2 – Public Service District and permit a range of government and institution type of uses, including schools, churches, day nurseries, and retirement/nursing/group home type of uses.

The application proposes to amend the zoning of the lands from the PS.2 – Public Service District to a modified R.5 – 313 'H' – Residential District to permit a multi-unit residential development with a maximum of 46 units in accordance with the following proposed regulations:

Regulation:	R.5 Requirement:	Proposed Requirement:
Minimum Lot Area per Dwelling Unit	140 m ²	125 m ²
Minimum Building Setbacks: <ul style="list-style-type: none"> - From East Side Lot Line - From West Side Lot Line - From Rear Lot Line 	6m or 3m per storey, whichever is greater 6m or 3m per storey, whichever is greater 12m or 6m per storey, whichever is greater	15m 4m 8m
Maximum Building Coverage	30% of Lot Area	30% of Lot Area
Maximum Building Height	5 storeys	4 storeys – Western portion of Building 3 storeys – All other portions of Building
Minimum Landscaped Open Space	As required via Site Plan and Landscaped Open Space provisions	25% of Lot Area
Minimum Motor Vehicle Parking	1.75 spaces per dwelling unit	1.2 spaces per dwelling unit
Minimum Motor Vehicle Parking Space Dimensions	5.7m by 2.7m	5.5m by 2.5m
Minimum Required Loading Spaces	1 Type 'B' space (3.6m x 6m)	1 Type 'B' space (3.6m x 6m)

The applicant proposes to re-use the existing 1990m² (21422 ft²) two storey building and construct a four storey 2880.5 m² (31006 ft²) addition to be located parallel to the westerly lot line, to facilitate the creation of a maximum of 46 residential dwelling units. It is proposed that 7 of the 46 units be designed to be barrier free accessible units.

It is recommended that Exception .313 be added to the Zoning By-law to address the site specific regulations noted above. The R.5 zoning district permits up to 5 storeys in height, whereas the application proposes a maximum height of 4 storeys, to ensure compatibility with the built form in the area. The parking reduction is justified based on the location of the lands and the proximity to George Street South and access via the adjacent trail and roadway network to supporting retail and commercial areas, in addition to parks and schools.

The proposed Zoning Amendment complies with the intent and purpose of both the George Street South Business District policies and the Residential policies of the Official Plan.

c) Site Development

The proposed amendment will result in the redevelopment of the lands to permit a maximum of 46 dwelling units with associated parking, landscaping and driveways. The requirement to enter into a Site Plan Agreement will assist the City in ensuring that the property is maintained in accordance with the approved plan and is binding on all future landowners.

The concept site plan illustrates the proposed vehicular access to the site via a proposed driveway connection to Romaine Street at the east side of the property, west of the trail crossing. It is proposed that a total of 55 parking spaces be provided for 46 dwelling units, equivalent to a ratio of 1.2 parking spaces per unit.

The proposed parking and access for the development is from Romaine Street. The current vehicular access to the site has been via an informal arrangement with the adjacent property owner (Sacred Heart Catholic Church) whereby parking was shared to accommodate both properties. In addition, school bus facilities are in place along the north side of Romaine Street across the frontage of the school property to accommodate drop off and pick up of students.

Response to Notice

a) Significant Agency Responses:

Agency circulation was issued on June 22, 2017.

The City's Utility Services Department indicated no objection to the rezoning application in principle, subject to cash-in-lieu of parkland, where required and justification from a qualified traffic consultant regarding the reduction in parking. Additional comments have been forwarded to the applicant for their consideration, including the requirement for a stormwater management design report (water quantity and quality, Low Impact Development methodologies) as per City of Peterborough standards, with proper stormwater overflow design. Infiltration measures will require adequate pre-treatment for any drainage from the proposed parking lot.

Fire Services indicate that additional information is required related to the site plan in relation to private fire hydrant location, Fire Services connection/alarm location, revised fire route to prevent obstruction to main entrance and turn around at the end of the route.

Peterborough Utilities indicate that development charges will be applicable and the owner will be responsible for determining the suitability of existing water service size. The developer is also required to contact PDI to determine the electrical servicing

requirements. If electric heat is provided in rental units, then the electric heat has to be metered separately from the renter's meter as per O.Reg 389/10.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

b) Summary of Public Responses:

Notice of Complete Application and Public Meeting was issued on July 31st, 2017 by newspaper advertisement (Peterborough Examiner) and by direct mail. The notice complies with the requirements of the *Planning Act*.

A written objection to the application has been received from the Roman Catholic Episcopal Corporation for the Diocese of Peterborough (the Diocese). The Diocese owns the abutting lands to the west, known as 208 Romaine Street, occupied by the Sacred Heart Parish and Rectory building. The objection outlines the heritage significance of the Church building and the steeple as well as the significance of the existing trees and open space between the rectory building and the existing school building. The Diocese severed the subject lands in 1965 and transferred it to the French School Board to facilitate the construction of the school. The Diocese has been unsuccessful in purchasing the lands back from the French School Board. The Diocese feels that the best use of the lands is for educational purposes and would like to use the existing school as a higher educational facility. Several concerns have been expressed regarding the proposed redevelopment of the site, including impacts on sunlight onto the Sacred Heart lands; overpowering massing and height of new building; blocking the view of the church building from the east; impacts on existing mature trees between the properties; reduced parking, creating a potential demand along Romaine Street; overcrowding the neighbourhood with the proposed density and excessive noise; negative impacts on municipal infrastructure such as roads and sewers; and generally injure and diminish the use and enjoyment of the Sacred Heart lands.

The applicants have responded to the above noted objection by the Diocese and have incorporated a series of photographs depicting the current views towards the steeple.

No further written comments have been received as of July 28, 2017.

Submitted by,

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Director, Planning and Development Services

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Attachments:

Exhibit A – Land Use Map
Exhibit B – Concept Plan
Exhibit C – Proposed Elevations
Exhibit D – Draft Zoning By-law

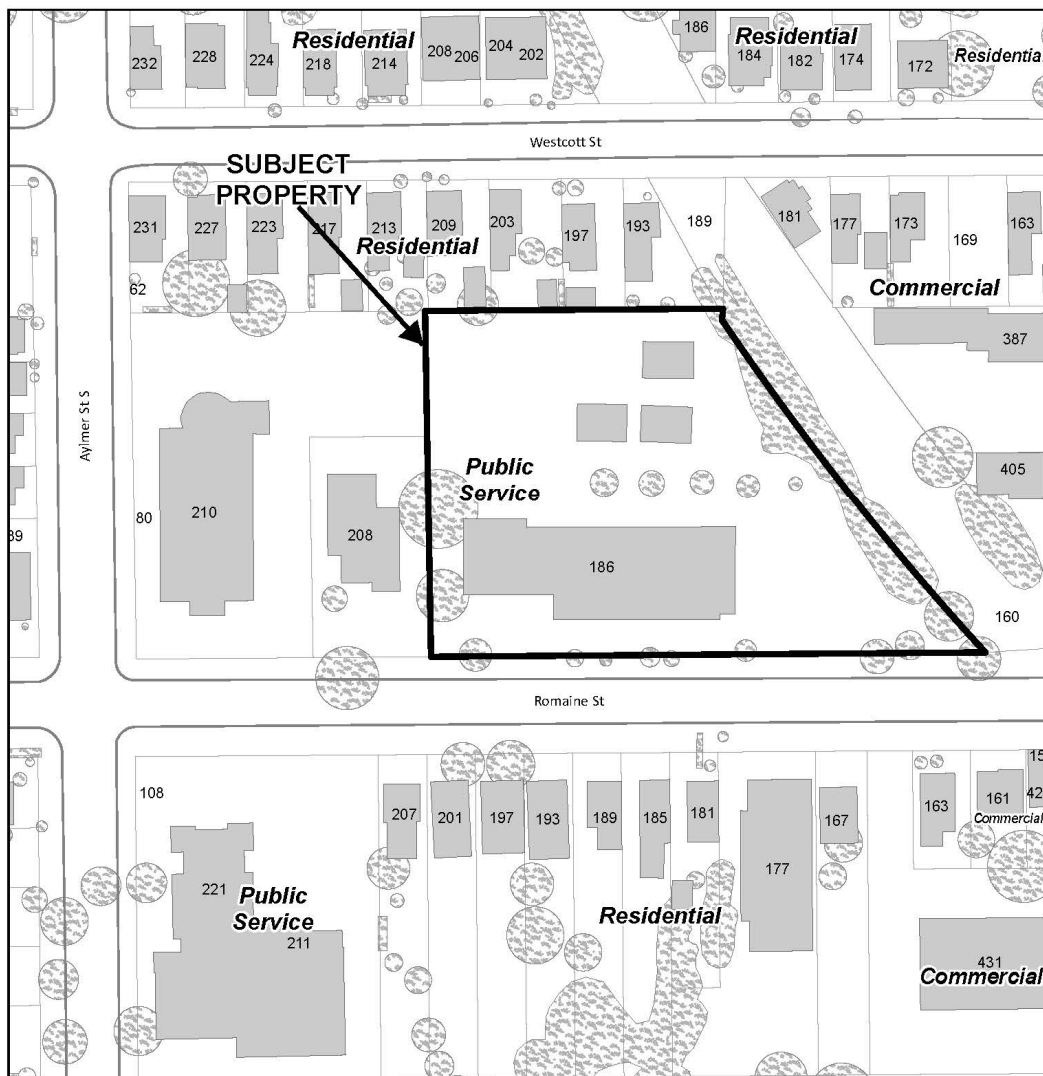
Exhibit A – Land Use Map – Page 1 of 1

Land Use Map

File: Z1707

Property Location: 186 Romaine 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 handcopy 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 7, 2017

Map by: JEllis

0 5 10 20 30 Metres

Exhibit B – Concept Plan – Page 1 of 1

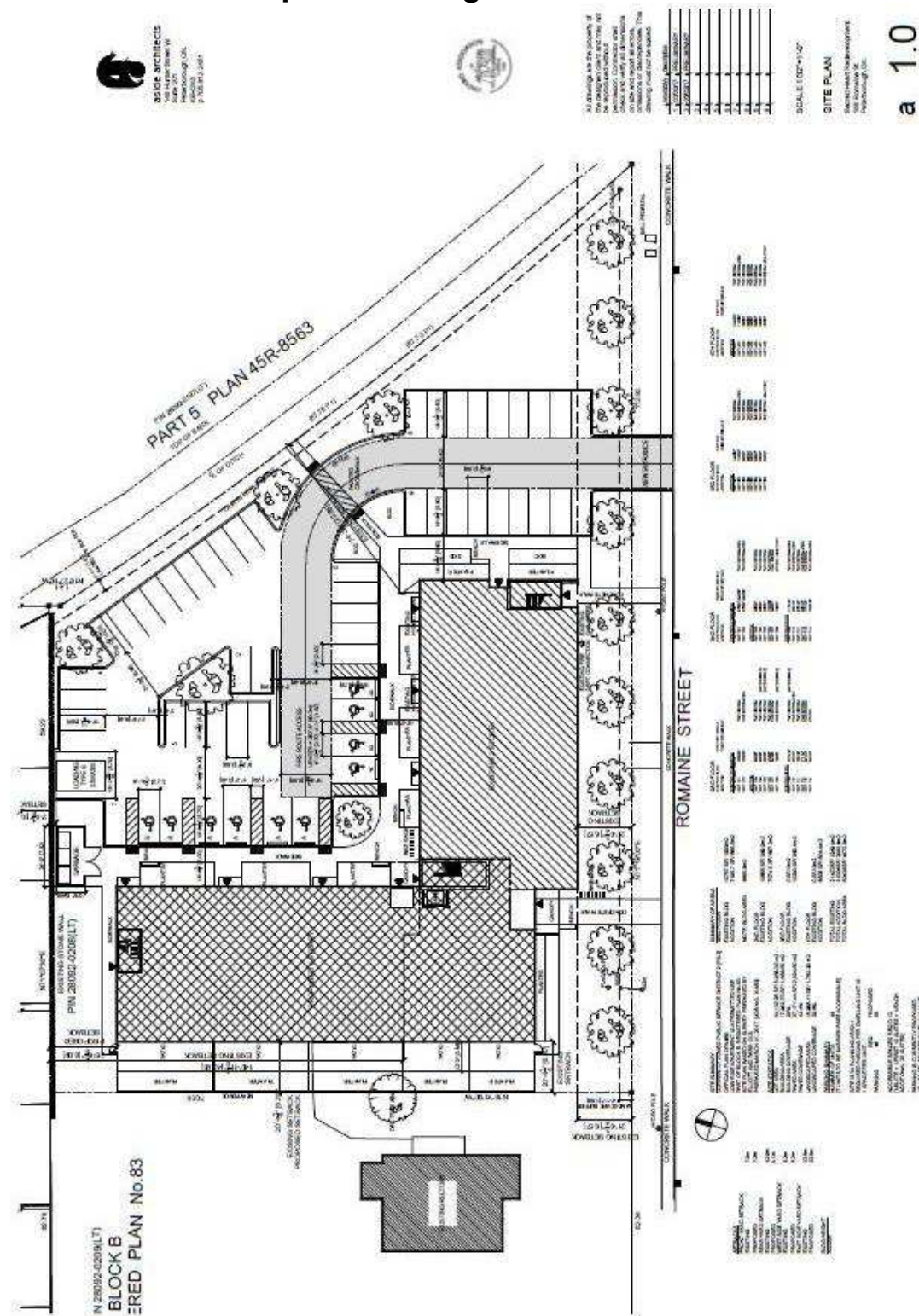


Exhibit C – Proposed Elevations – Page 1 of 1

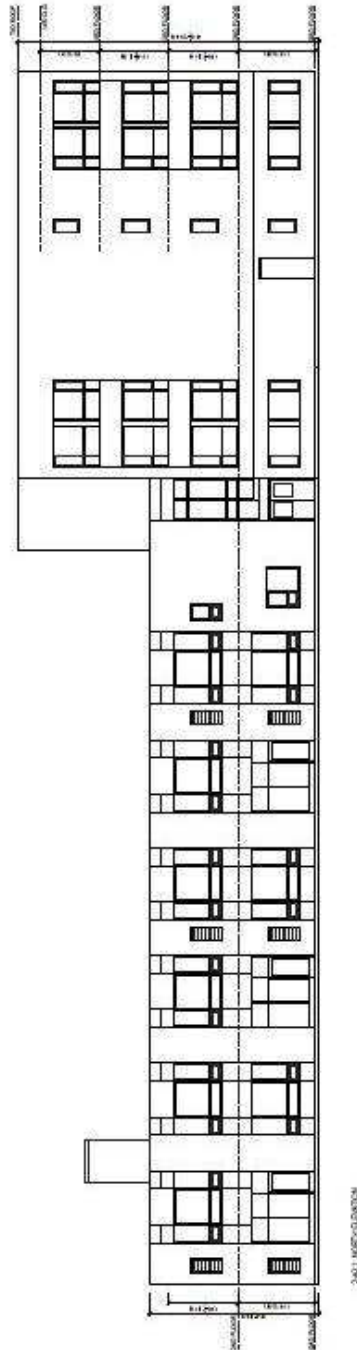
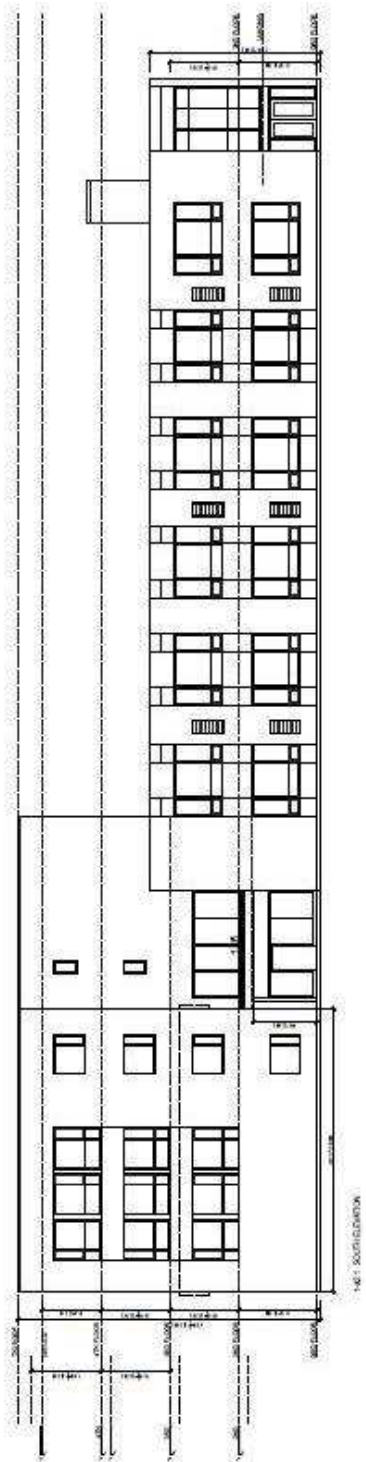


Exhibit D – Draft Zoning By-law - Page 1 of 3



The Corporation of the City of Peterborough

By-Law Number 17-

Being a By-law to amend the Zoning By-law for the lands known as 186 Romaine Street

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Section 3.9 – Exceptions, be amended to add the following:

“**.313** Notwithstanding the provisions of this By-law to the contrary, the following shall apply:

Regulation	Requirement
Minimum Lot Area per Unit	125 m ²
Minimum Building Setbacks:	
- From East side lot line	15m
- From West side lot line	4m
- From Rear lot line	8m
Maximum Building Height	4 storeys
Minimum Landscaped Open Space Strip	25%
Minimum Motor Vehicle Parking	1.2 spaces/unit
Minimum Motor Vehicle Parking Space Dimension	5.5m by 2.5m

2. That Map 18 forming part of Schedule “A” to By-law 97-123, is amended by changing the area shown on the sketch attached hereto as Schedule ‘A’ from the PS.2 – Public Service District to the R.5-313 ‘H’ - Residential District.
3. That the ‘H’ Holding Symbol be removed at such time as Site Plan Approval is granted for the redevelopment of the property.

Exhibit D – Draft Zoning By-law - Page 2 of 3

By-law read a first, second and third time this ____ day of September, 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit D – Draft Zoning By-law - Page 3 of 3

