



City of
Peterborough

TO: Members of the Planning Committee

FROM: Malcolm Hunt, Director of Planning and Development Services

MEETING DATE: November 2, 2009

SUBJECT: Report PLPD09-067
Application For Condominium Conversion
Boarding House Conversion to Seven Condominium Units
756 George Street North

PURPOSE

A report to recommend the conversion of an existing building, previously used as a boarding house, to seven residential condominium units for the property at 756 George Street North.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD09-067 dated November 2, 2009, of the Director of Planning and Development Services, as follows:

That the application to convert the existing building at 756 George Street North, previously used as a boarding house, to seven condominium units be approved, subject to the following conditions:

- a) The execution of a Site Plan Agreement.
- b) That the Owner agree not to enter into agreements of Purchase and Sale for any unit in the condominium without first having delivered a copy of the Reserve Fund Study to the prospective purchaser.

- c) The submission of Condominium Plans in a register able form.
- d) That the Owner agrees to deliver a copy of the Reserve Fund Study to the new Board of Directors required to be elected in accordance with the applicable provisions of the Condominium Act, as amended.
- e) That the Director of Planning and Development Services be given the authorization to stamp, date, and sign the condominium plans indicating approval under the applicable section of the Condominium Act, as amended.
- f) That the registration of the condominium plans be withheld until such time as the Building Division indicates that all the units are ready for occupancy.

BUDGET AND FINANCIAL IMPLICATIONS

With the approval of the recommended conversion of the residential apartments to condominiums, there are no direct budget or financial implications for the City. Any change in the tax impact arising from tax class change after conversion is expected to be offset by an increase in assessed value.

BACKGROUND

The property at 756 George Street North was used for many years as a boarding house. Due to the challenges of operating and maintaining the boarding house, the owner investigated the possibility of creating condominium units within the existing building.

The property possesses dual zoning, where it may be used either as a boarding house or a dwelling containing up to 8 units. With variances granted by the Committee of Adjustment and given that the zoning was in place, the Building Division issued permits to renovate the building and construct seven apartment units. With the Owner's expressed intention to create a plan of condominium, Planning staff advised that an application for site plan approval was required and Site Plan approval granted before staff would recommend a condominium application for approval.

The property and building is distinctive, and is perceived as possessing architectural significance.

ANALYSIS

An application has been submitted seeking approval for the conversion of the subject property to a residential condominium. There are several criteria that must be satisfied before staff can recommend the approval of a condominium conversion:

a) Official Plan

Section 4.2.5.4 of the City's Official Plan provides that the conversion of an existing rental housing project to condominium ownership shall be permitted conditional upon Council approval under the Rental Housing Protection Act. This Act, however, is no longer in existence, having been replaced by the Residential Tenancies Act. In the absence of the Act, the City continues to rely on the intent of the Act to guide the conversion of existing rental housing.

The Rental Housing Protection Act was first put in place in 1986 to restrict the removal of affordable rental housing units from the supply of rental housing. The Act required the submission of an application for City Council approval where an owner planned to demolish, convert or make major renovations to rental properties with 5 or more dwelling units.

The subject property was previously used as a boarding house. The number of boarders who rented rooms in the dwelling is unknown, as the numbers fluctuated greatly over time. Before an application for the condominium conversion was received, the building was vacant and renovations had begun to construct seven apartment units. As a result, the typical conditions associated with a conversion of housing from rental to condominium do not apply. There are no established tenants where incentives may be offered to purchase or remain in the building. Furthermore, there were no dwelling units contained within in the building, as the whole building was a dwelling where individual rooms were rented.

There are other applicable procedures for approval, such as the approval of a Site Plan application to ensure the redevelopment of the property is up to present day standards, and to ensure there is full compliance with the development regulations of the Zoning By-law. Furthermore, a Reserve Fund Study completed by a professional structural engineer was required and received. Since the building has undergone an extensive renovation, there are no building items identified in the study with a life expectancy of five years or less. The Study identifies items that will require attention over the long term. As is the usual case, the Owner will have to deliver a copy of the Reserve Fund Study to each prospective purchaser, and to the future condominium board of directors.

b) Zoning

The subject property is zoned R.1, R.2, R.3, and SP. 204 – Residential District. At the time the property was used as a boarding house, the development regulations

associated with the SP. 204 zoning district were applicable. With the conversion to apartments within the building, the R.3 development regulations applied. Accordingly, the Owner was directed to make an application for minor variances to the Zoning By-law, as it was not possible for the property to comply with minimum rear yard and set back requirements pursuant to the R.3 zoning category.

c) The Site Plan Application

The property is to be significantly improved. There will be formal paved parking provided for 13 vehicles, and an enclosure constructed for garbage and recycling storage. Walkways are to be constructed to two principle building entrances and additional landscaping completed, complimenting the many existing mature trees on the property.

The Site Plan application was deemed to comply with the provisions of the Zoning By-law, and the minor variances granted through the Committee of Adjustment.

Being the delegated approval authority for smaller scale Site Plan applications, staff have completed their review, and approval has been granted.

SUMMARY

The creation of a condominium for the property at 756 George Street North is an attractive re-use of an older building in a long established area in the City. Although the property lies well beyond the limits of the Central Area as defined by the Official Plan, it is located in an older residential corridor, and it is this type of conversion that can greatly assist in refreshing midtown neighbourhoods.

Submitted by,

Malcolm Hunt, Director
Planning and Development Services

Prepared by:

Brian Buchardt
Planner, Urban Design

Concurred with:

Ken Hetherington
Manager, Planning Division

Contact Name:

Brian Buchardt, Planner, Urban Design

Planning & Development Services

Phone – 742-7777 Ext. 1734

Fax – 742-5218

email – bbuchardt@peterborough.ca

Attachments:

Exhibit A – Land Use (Site Location) Map

Exhibit B – Approved Site Plan