

City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: July 26, 2010

**SUBJECT: Report PLPD10-060
723, 733 and 741 George St. N.
(former Peter Robinson Residence)**

PURPOSE

A report to evaluate the planning merits of amending Schedule E – Residential Density and by way of a site specific policy in the Official Plan and amending the Zoning By-Law as it relates to the property known as 723, 733 and 741 George Street North to permit the conversion of the existing buildings to 59 one and two bedroom units at a density of 94 units per hectare.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD10-060 dated July 26, 2010, of the Manager, Planning Division, as follows:

- a) That Section 4.2.4 of the Official Plan be amended, to add a site specific provision for the subject lands to permit up to a maximum of 94 units per hectare (59 dwelling units) in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-060.
- b) That Zoning By-Law Number 1997-123 be amended to add Special District SP. 347 in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD10-060.
- c) That the zoning of the subject property, be amended from the UC - University and College District to the SP.347 – 'H' Special Residential District, in

accordance with the draft amendment attached as Exhibit 'D' to Report PLPD10-060.

- d) That the 'H' Holding Symbol be removed at such time that Site Plan Approval is granted for the subject property, including a requirement to remove snow from the site as part of a registered Site Plan Agreement.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

The subject applications were received on February 23, 2010 proposing an amendment to the Official Plan and Zoning By-Law to permit a multi-unit residential development with a maximum of 59 dwelling units on the lands known as 723, 733 and 741 George Street North. The application proposes to reuse the existing buildings and convert the large units having up to six bedrooms per unit (total of 115 bedrooms) to 59 one and two bedroom units (approx. 80 bedrooms) for rental housing.

The existing UC – University and College District zoning restricts the residential use of the existing units to students. The proposed amendments are intended to facilitate the conversion and rental of smaller units to a wider tenant base.

The subject land is the remnant parcel of the Peter Robinson College - Sadleir House property and has supported student dormitory type housing in association with Trent University. The property was named Peter Robinson Residence and has now been sold to the applicants who wish to convert the existing development to facilitate smaller units.

The subject property is approximately 0.63 hectares (1.56 acres) in size and supports a total of five existing buildings with a building coverage of approximately 30% of the lot area. The existing parking on the site is limited to a small asphalt and gravel parking area, providing parking for approximately 10 vehicles, accessed by a driveway between the buildings known as 733 and 741 George Street North. The applicant proposes to expand the parking area to provide parking at a ratio of 1 parking space per unit.

A neighbourhood meeting related to both the subject application and the owners' application for the redevelopment of 21 Barnardo Avenue was hosted by the applicants

at Queen Alexandra Community Centre on June 9, 2010 . The meeting was well attended by area residents and provided an opportunity to review preliminary plans for the proposed development. Questions regarding the proposal related primarily to the property relationship to the compatability of the proposed use with the existing use of the Sadleir House and the entertainment venues scheduled at that location and how future tenants will react to these. Tenancy and rental rates were also discussed at the meeting.

ANALYSIS

a) Official Plan

The lands are currently designated “Residential” on Schedule ‘A’ – Land Use of the City of Peterborough Official Plan. The application proposes a density of approximately 94 units per ha. (38 units per acre) for the entire parcel, considered to be High Density in accordance with the Official Plan policies.

Although the Official Plan allows some flexibility in introducing higher densities (units per hectare) within the low density residential areas through infill policies, the proposed conversion of the existing units will result in a density more consistent with the ranges anticipated by high density residential provisions. A special policy is proposed to be included in the Official Plan to recognize the density of the development within existing buildings.

The measurement of density used in the City’s Official Plan is based on the number of units versus the population of an area of land. In this instance, it is anticipated that the total number of bedrooms will decrease from approximately 115 bedrooms to approximately 80 bedrooms, corresponding with a similar expected reduction in population. So, although the total number of units is increasing, the number of people per hectare is expected to decrease.

The property is located along George Street North, classified as a high capacity arterial road, and within an area with a mix of medium and low density designated lands. The application proposes to limit the density to the proposed 59 units, to be restricted within the existing buildings, through a site specific policy to ensure that additional units would be subject to a further Official Plan Amendment with a further public consultation process.

The Official Plan policies require development applications for High Density Residential proposals to be accompanied by a concept plan. The re-use of the existing building will have no impact on the existing built form. Introduction of additional parking will create additional hard surface areas to be part of a stormwater management plan to be approved at the Site Plan Approval stage of development. The Site Plan Approval

process will ensure the detailed servicing requirements and will formalize the concept plan to ensure the adequate landscaping and stormwater management facilities.

The area is well served by municipal parks and recreation areas, as well as schools in order to serve the proposed residents and any future residents of the property. Adequate standards for parking, buffering and landscaping will be provided in the zoning by-law and through Site Plan Approval.

b) Zoning By-law

The subject property is currently zoned UC – University and College District, permitting institutional type uses including the existing student residence use.

The applicant has requested a zoning by-law amendment to rezone the property to permit the re-use of the existing buildings to support multiple residential units (59) as well as introduce additional parking to the site.

The proposed SP. 347 Zoning has been developed to address the specific development standards of the existing buildings as well as a complimentary introduction of new parking areas to the site.

The application further requests relief from the standard minimum parking requirement of 1.75 spaces per unit for multi-unit residential developments in this area. The proposed concept plan illustrates an expansion of the existing parking area to introduce additional spaces, sufficient to provide 1 parking space/dwelling unit. The proposed units are to be modest in size and the site is situated along a high capacity arterial road, well serviced with public transportation. The proposal to renovate the existing buildings will result in a net reduction of bedrooms from the existing 115 bedrooms to approximately 80 to 90 bedrooms. The tenancy of the development is anticipated to shift from student to senior housing and it is further anticipated that the level of automobile ownership will be limited. Considering the increase in on-site parking, and based on the size of the proposed units and the availability of public transit within the area, Planning Staff are recommending the implementation of a minimum of 1 parking space/dwelling unit.

The draft zoning amendment proposes the following regulations associated with the property:

a) minimum lot area	6000 m ²
b) maximum number of dwelling units	59
c) maximum building height	2 storeys
d) minimum lot area per dwelling unit	100 m ²
e) maximum number of dwelling units per building	18
f) minimum building setbacks side and rear lot lines	3m or existing
g) notwithstanding the provisions of Sections 4.2 and 4.4,	1 space per dwelling unit

the minimum parking standards shall be as follows:	
h) minimum landscaped open space	35% of lot area
i) maximum building coverage	30% of lot area
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	35% of lot area
k) Notwithstanding Section 4.3.2, the minimum distance of parking spaces to windows of habitable rooms	1m

In addition to the above regulations, Planning Staff propose the use of a 'H' Holding Symbol to provide for the introduction of parking, landscaping, lighting and site improvements through a Site Plan Agreement, to be registered on title. In addition, the Site Plan Agreement will also include a provision to require that snow be removed from the site to address the deficiency with regard to a landscaped strip around the perimeter of the parking area.

RESPONSE TO NOTICE

a) Significant Agency Responses:

Agency circulation was issued on March 25, 2010.

The City's Building Division suggested that the existing garbage container located on the City's property (George Street road allowance), be relocated to the subject property; and that physical barriers be installed to prevent vehicular access to the adjacent trail, as part of a required Site Plan Agreement.

Peterborough Utilities Services Inc. indicate that the proponent will be required to make servicing arrangements with PUSI for water service and extension of existing lines to accommodate development in addition to any development charges that may apply. Development charges will apply for water service.

The City's Site Plan Review Committee of the Council for Persons with Disabilities provided comments and recommendations related to the location of accessible parking spaces; surfacing of walkways and interior recommendations related to additional accessible and barrier free design.

The City's Utility Services Department has no objection to the proposed zoning in principle, however, suggest use of a 'H' Holding Symbol to ensure demonstration of adequate servicing and acceptable Site Plan. Concern was also expressed regarding the proposed parking ratio of 1 space/unit and the off-site impacts. Waste management and stormwater management related to quality and quantity controls to be addressed at the Site Plan Approval stage. Utility Services also recommends the introduction of a

1.5m landscaped strip along the parking lot to address any grading differences from the adjacent lands.

The City's Heritage Resource Officer notes that the property at 733 George Street North is not designated, but is a significant heritage building to be considered by Council. 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 was issued on March 31, 2010 by newspaper advertisement (Peterborough Examiner) and on March 25, 2010 by direct mail. Notice of Public Meeting was issued on July 2, 2010 by direct mail and by newspaper advertisement (Peterborough Examiner). The notices comply with the requirements of the Planning Act.

A neighbourhood meeting related to both the subject application and the owners' application for the redevelopment of 21 Barnardo Avenue was hosted by the applicants at Queen Alexandra Community Centre on June 9, 2010 . The meeting was well attended by area residents and provided an opportunity to review preliminary plans for the proposed development. Questions regarding the proposal related primarily to the property relationship to Sadler House and the entertainment venues scheduled at that location and how future tenants will react to these. Tenancy and rental rates were also discussed at the meeting.

No further written comments have been received as of July 12, 2010.

Submitted by,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Caroline Kimble,
Land Use Planner

Concurred with,

Malcolm Hunt, Director
Planning and Development Services

Contact Name:

Caroline Kimble

Planner, Land Use

Planning & Development Services

Phone – 742-7777 Ext. 1735

Fax – 742-5218

E-Mail – ckimble@peterborough.ca

Attachments:

Exhibit A - Land Use Map

Exhibit B - Concept Plan

Exhibit C – Draft Official Plan Amendment

Exhibit D - Draft Zoning By-law

Land Use Map

File # z1008

Property Location: 723, 733, 741 George St N

EXHIBIT 'A'
PAGE 1 OF 1

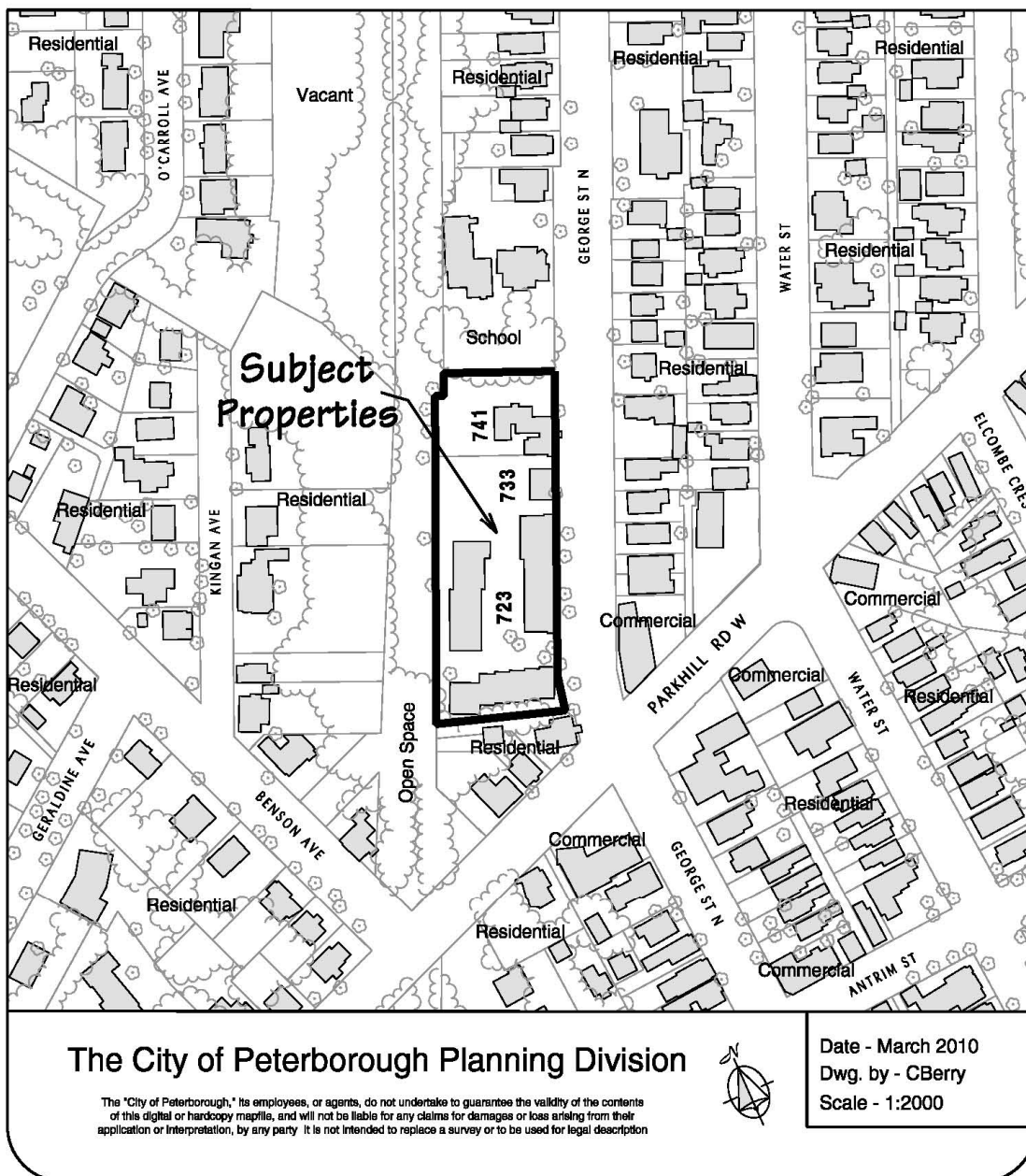
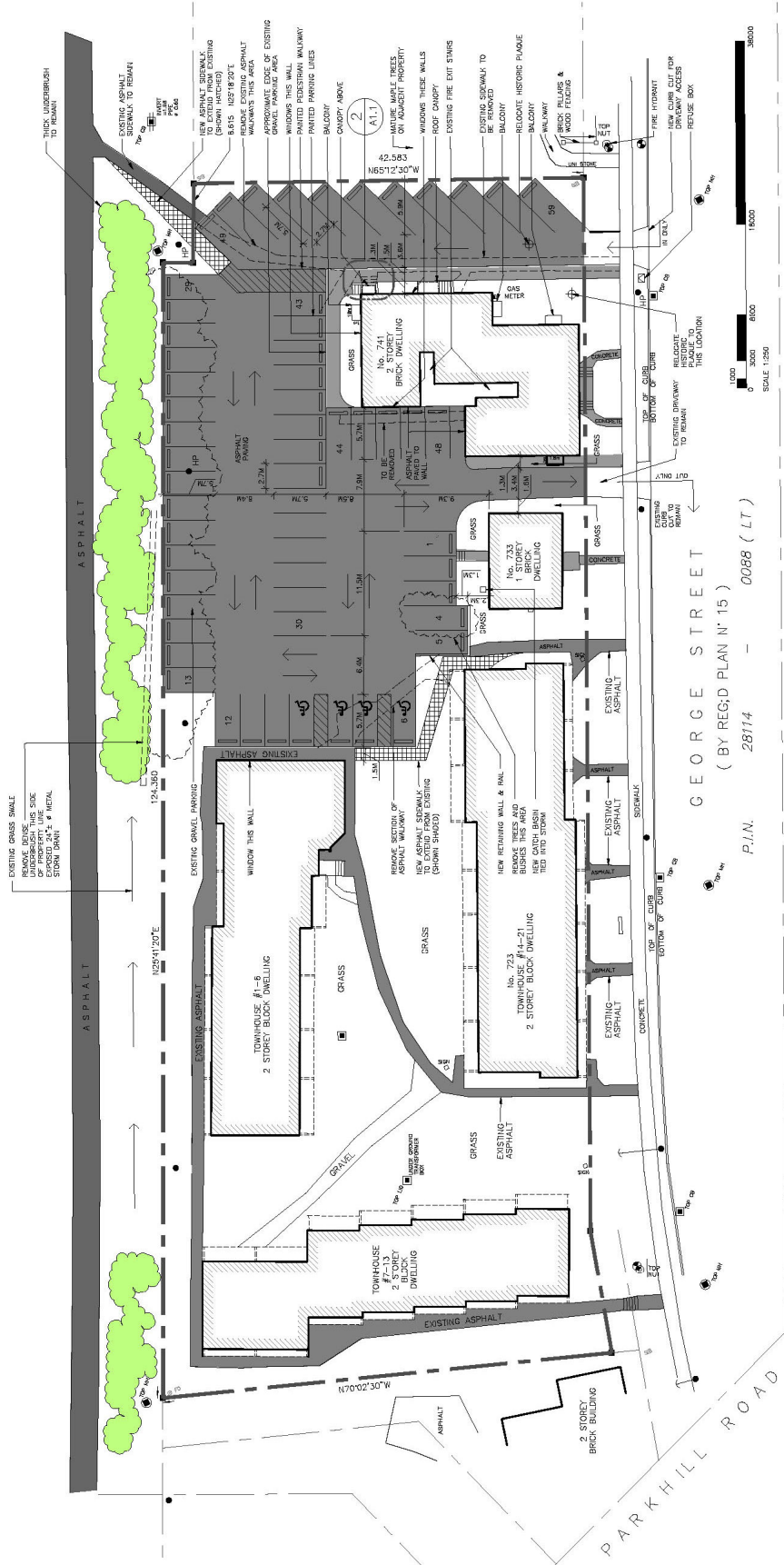
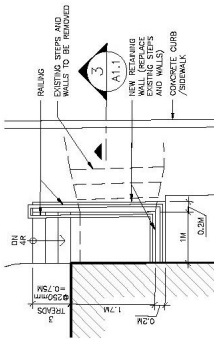
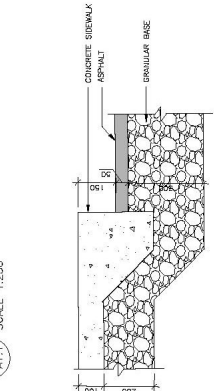


EXHIBIT 'B' PAGE 1 OF 1



PERMIT DATA
PARKING AREA-1, ACCORDING TO SCHEDULE E (1) TO BULK 1987-123.
RATIO OF PARKING SPACES TO DWELLING UNITS REQUIRED: 1.25/UNIT
RATIO OF PARKING SPACES TO DWELLING UNITS PROPOSED: 0.75/UNIT
NUMBER OF PARKING SPACES IN TOTAL: 58
NUMBER OF PARKING SPACES FOR DISABLED PERSONS REQUIRED (4.4.3): 4
NUMBER OF PARKING SPACES FOR DISABLED PERSONS PROPOSED: 4
SIZE OF PARKING SPACES FOR DISABLED PERSONS, FOR (NOT) ANGLED PARKING AND FOR PERPENDICULAR PARKING: 3.0m x 5.5m (AS PROPOSED)
WIDTH OF PARKING SPACES FOR DISABLED PERSONS: 3.5m (AS PROPOSED)
WIDTH OF ABLE REQUIRED ADJACENT TO PERPENDICULAR PARKING: 6.4m (AS PROPOSED)
SETBACK OF PARKING SPACES FROM THE SIDEWALK AND FROM THE STREET: 1.5m (AS PROPOSED)
SETBACK OF PARKING SPACES, ABLE, AND DRIVWAYS FROM THE SIDEWALK AND FROM THE STREET: 1.5m (AS PROPOSED)
WIDTH OF PARKING SPACES, ABLE, AND DRIVWAYS FROM THE SIDEWALK AND FROM THE STREET: 1.5m (AS PROPOSED)
WIDTH OF PARKING SPACES, ABLE, AND DRIVWAYS FROM THE SIDEWALK AND FROM THE STREET: 1.5m (AS PROPOSED)



THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 10-

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 146 TO THE OFFICIAL PLAN OF
THE CITY OF PETERBOROUGH FOR THE PROPERTY KNOWN AS
723, 733, 741 GEORGE STREET NORTH**

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF ENACTS AS FOLLOWS:

1. Section 4.2.4 of the Official Plan of the City of Peterborough is amended to add the following subsection:

“4.2.4.17 The density of the property known as 723, 733, 741 George Street North shall be limited to a maximum density of 94 dwelling units per hectare.”

By-law read a first, second and third time this day of _____, 2010.

Paul Ayotte, Mayor

Nancy Wright-Laking, City Clerk

EXHIBIT 'D'
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THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 10- _____

**BEING A BY-LAW TO AMEND THE ZONING FOR
723, 733, 741 GEORGE STREET NORTH**

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. By-Law 1997-123 is amended by adding Section 377 as follows:

“SECTION 377

SPECIAL DISTRICT 347 (SP.347)

377.1 For the purpose of this by-law, land use district “Special District 347” is hereby established and may be referred to as the symbol “SP.347”.

PERMITTED USES

377.2 No person shall within any SP.347 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dwelling unit

REGULATIONS

377.3 No person shall, within any SP.347 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

TYPE	REQUIREMENT
a) minimum lot area	6000 m ²
b) maximum number of dwelling units	59
c) maximum building height	2 storeys
d) minimum lot area per dwelling unit	100 m ²
e) maximum number of dwelling units per building	18
f) minimum building setbacks side and rear lot lines	3m or existing

g) notwithstanding the provisions of Sections 4.2 and 4.4, the minimum parking standards shall be as follows:	1 space per dwelling unit
h) minimum landscaped open space	35% of lot area
i) maximum building coverage	30% of lot area
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	35% of lot area
k) Notwithstanding Section 4.3.2, the minimum distance of parking spaces to windows of habitable rooms	1m

EXHIBIT 'D'
PAGE 2 OF 3

377.4 SP.347 District is hereby designated as a residential district.”

2. Map 11 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 U.C to SP. 347 – 'H'**.
3. The 'H' – Holding Symbol will be removed from the Zoning By-Law upon Site Plan Approval being granted for 723, 733, 741 George Street North, such Site Plan to include provisions for removal of snow from the lot.

By-law read a first, second and third time this day of , 2010.

D. Paul Ayotte, Mayor

Nancy Wright-Laking, City Clerk

