



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: February 6, 2012

SUBJECT: Report PLPD12-003
Removal of 'H' – Holding Symbol from the Zoning of the
property at 475 George Street North
(former YMCA building)

PURPOSE

A report to recommend the removal of the "H" – Holding Symbol from the zoning of the property at 475 George Street North.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD12-003 dated February 6, 2012, submitted by the Manager, Planning Division, as follows:

- a) That the final design for the redevelopment of the subject property, including the demolition of the original gymnasium be approved and the approved design be reflected in the Site Plan Agreement.
- b) That the "H" – Holding Symbol be removed from the zoning of the property at 475 George Street North in accordance with Exhibit "C" attached to Report PLPD12-003.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising out of the recommendation to remove the “H” – Holding Symbol from the zoning of the subject property.

BACKGROUND

The property at 475 George Street South is the former YMCA property at the southwest corner of George Street and Murray Street.

The property was re-zoned on June 27, 2011, amending the SP.13 zoning district to expand the list of uses to permit a mix of residential and commercial uses with site specific development regulations (Report PLPD11-044). At the time of the Zoning By-law amendment application, 56 apartments and 84 residential suites with retail and clinic uses were proposed.

The Zoning By-law was amended for the subject property from SP.13 to SP.13 – “H”. The conditions for the removal of the “H” – Holding Symbol were as follows:

- a) Formal approval by Council for the demolition of the heritage designated gymnasium,
- b) That the final design of development directly adjacent to the heritage property be subject to review by the Municipal Heritage Committee and approval by Council, for its impact on the heritage attributes of the designated property, and
- c) Site Plan Approval for the redevelopment of the lands, including provision for the following:

That the developer is required to have an archaeologist on site during the excavation stage, and if archaeological resources are found, the developer is required to follow the requirements of The Ontario Heritage Act and complete a Stage 3 and/or Stage 4 Assessment.

At a special meeting conducted on December 13, 2011, The Peterborough Architectural Conservation Advisory Committee (PACAC) endorsed the final design for the redevelopment of the subject property, including the demolition of the original gymnasium. As well, PACAC has recommended its approval to Council.

With the approval of recommendation “a” in this report, the Planning Committee will be approving the recommendation of PACAC (see Exhibit “A”) to permit the demolition of the heritage designated gymnasium and will also be approving the final design of

the proposed development directly adjacent to the portion of the property that is designated under The Ontario Heritage Act. As a result, the first two of the conditions for the removal of the “H” – Holding Symbol will be satisfied.

The Site Plan application was received on January 12, 2012. The plans submitted for approval show the following information:

Ground Floor:

- Three proposed retail units fronting on George Street each with a floor area of 105 square metres and each with a 32.7 square metre mezzanine,
- A 641 square metre clinic,
- A large dining area, kitchen and interior garbage storage area.

Second to Fourth Floor:

- 92 suites for seniors with access to a roof-top landscaped courtyard from the second floor

Fifth to Eighth Floor:

- 48 market apartments

Although it will take some time to go through the site plan approval process the agreement will ensure that the final design is consistent with the design that was approved by PACAC at its December 13, 2011 meeting. As part of the site plan review process, the City’s Heritage Resources Coordinator will be given the opportunity to review the plans for consistency with the plans presented at the PACAC meeting.

The final condition to be satisfied for the removal of the “H” – Holding Symbol from the zoning of the subject property calls for site plan approval and the requirement for an archaeologist to be on site during the excavation stage. As well, if archaeological resources are found, the developer is required to follow the requirements of The Ontario Heritage Act and complete a Stage 3 and/or Stage 4 Assessment.

In accordance with the By-law to exempt certain classes of development from Site Plan Control and to delegate Site Plan Approval Authority, the magnitude and class of development for the subject property requires approval of the site plan application by City Council. As a result, Council is assured of its involvement with the approval of the site plan application. Furthermore, Council is assured that the conditions of approval will be satisfied as the conditions will appear as requirements pursuant to the site plan agreement. For example, the site plan agreement will obligate the owner to develop the property in accordance with the approved plans, and will obligate the owner to retain an archaeologist to provide the services in strict accordance with the original conditions for the removal of the “H”-Holding Symbol.

The removal of the “H” – Holding Symbol from the zoning of the property is critically important at this point in time, as the advancement of the financing for the development hinges on it.

SUMMARY

Staff is recommending the removal of the “H” – Holding Symbol from the zoning of the property because certain conditions for its removal have been addressed to the satisfaction of PACAC, plus the site plan agreement guarantees that the remaining conditions will be satisfied.

The requirement for Council’s approval of the site plan application and the fact that a site plan agreement will precede the issuance of building permits provides the leverage that may be needed to ensure strict compliance with the original conditions of the removal of the “H” – Holding Symbol from the Zoning of the subject property.

Submitted by,

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Attachments:

- Exhibit A - Resolution of the Peterborough Architectural Advisory Committee approving the final design for the redevelopment of the subject property, including the demolition of the original gymnasium.
- Exhibit B - Land Use Map
- Exhibit C - Site Plan and Elevation Drawings
- Exhibit D - Draft By-law – Removal of Holding Symbol from the zoning of the property at 475 George Street North