



City of
Peterborough

To: **Members of the General Committee**

From: **Cynthia Fletcher**
Commissioner of Infrastructure and Planning Services

Meeting Date: **December 2, 2019**

Subject: **Report IPSPL19-031**
Residential Conversion and Intensification Grant Approval for
475 George Street North

Purpose

A report to recommend the approval of a Residential Conversion and Intensification Grant for 475 George Street North and striking an agreement between the City of Peterborough and George and Murray Development Corporation.

Recommendations

That Council approve the recommendations outlined in report IPSPL19-031 dated December 2, 2019, of the Commissioner, Infrastructure and Planning Services, as follows:

- a) That, respecting the property known municipally as 475 George Street North, the incentives under the Central Area Community Improvement Plan outlined in Table 1 of Report IPSPL19-031 be approved; and
- b) That the Mayor and Clerk be authorized to execute agreements between the City and George and Murray Development Corporation to effect the approval on terms acceptable to the Commissioner of Infrastructure and Planning Services and in forms acceptable to the City Solicitor.

Budget and Financial Implications

Approval of the Residential Conversion and Intensification Grant (RCG) will commit \$1,000,000.00 to the project through the Community Improvement Plan Program. Funding for the RCG is approved by Council through the capital budget. A provision of \$800,000.00 was approved for the 2019 fiscal year. The RCG allows for funding of up to \$10.00 per square foot of new residential floor area. At \$1,000,000.00 funding is provided at a rate of \$8.64 per square foot based on 115,715 square feet of residential floor area.

The funding for this application was allocated through the program in 2017 and 2018. In 2018, the capital budget allocated \$1,300,000.00 to the RCG program, in part to provide additional program support for this application. Since this funding has already been allocated, there will be no impact to the remaining capital funding balance for the program.

Background

The subject property is the former YMCA building located on the southwest corner of the intersection of George Street North and Murray Street. The designated heritage structure was established on the property in 1895 with several additions taking place in the intervening years. The building has been vacant since the departure of the Peterborough YMCA to their Aylmer Street site in 2007.

The property was subject to a Zoning Amendment in 2017 to support the development of a seven-storey residential development consisting of 147 dwelling units. The development will maintain the original 1895 structure and will incorporate a reconstruction of the façade of the 1930 addition fronting on George Street North.

To assist in the redevelopment, the applicant has applied to a number of programs offered by the City of Peterborough through the Central Area Community Improvement Plan:

- Residential Conversion and Intensification Grant: A grant to incentivize the redevelopment of existing buildings or vacant properties into new residential units.
- Façade Improvement Grant: Provides assistance towards the rehabilitation of facades in the Central Area by covering 50% of the total project costs to a maximum of \$30,000.00 (\$15,000.00 per façade to a maximum of two façades).
- Municipal Incentive Grant: Provides assistance by reducing or eliminating development fees by refunding the cost of **Planning Act** applications and providing a grant of up to \$50,000.00 to assist with demolition and building permit fees.

- Central Area Revitalization (Tax Increment Based) Grant Program: This program provides tax incentives for any redevelopment which results in an increased assessed value of a property.
- Municipal Brownfield Rehabilitation Grant Program: This program provides tax incentives to refund the costs of cleaning up a contaminated property where a Record of Site Condition is **not** required under the **Environmental Protection Act, R.S.O. 1990 c. E.19**.

Report PLPD17-023, approved by Council on July 12, 2017, outlines the Central Area Community Improvement Plan Programs.

Table 1 - Summary of Community Improvement Plan Incentives for 475 George Street North

Incentive Program	Amount of Incentive
Residential Conversion and Intensification Grant Program (RCG)	\$1,000,000.00 \$8.64 / square foot of new habitable space
Façade Improvement Grant Program (FIG)	\$30,000.00
Municipal Incentive Grant Program (MIG)	\$55,945.00 Consisting of a grant for building permit fees (\$50,000.00) and application refunds for consent (\$550.00), zoning by-law amendment (\$990.00) and site plan approval (\$4,405.00)
Municipal Brownfields Rehabilitation Grant Program (MBRGP)	As per MPAC Reassessment and cannot exceed eligible costs
Central Area Revitalization Rehabilitation Program (CARP)	As per MPAC Reassessment and 10-year phase in. The benefit received cannot exceed the cost of redevelopment.

Analysis

The RCG has been implemented as part of the Central Area Community Improvement Plan to encourage residential development in Peterborough's Central Area. This can occur either through conversion of an existing building, an addition or comprehensive redevelopment of a property that retains significant portions of the existing building. The proposed development on the subject lands is in accordance with Provincial and City policies and would benefit from municipal support by way of the Central Area Community Improvement Plan.

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan):

The PPS and the Growth Plan encourage land use patterns based on densities which efficiently use land and resources, including infrastructure, and provide a range of housing types and forms. Furthermore, opportunities for intensification and redevelopment should be promoted where they can be accommodated on brownfields or in existing building stock. The Growth Plan also requires that the intensification target of 40% of new development occurring within the City's Delineated Built-up Area, as outlined within the City's Official Plan, be met.

Redevelopment of 475 George Street North will result in the comprehensive redevelopment and reuse of an existing heritage building, helping the City to achieve the target of 40% of development occurring within the Delineated Built-up Area. The redevelopment of the subject lands is therefore consistent with the policies of the PPS and conforms to the policies of the Growth Plan.

City of Peterborough Official Plan

As noted in the previous section, the Official Plan requires that 40% of new housing units are created within the Built Boundary. Furthermore, the Official Plan notes that land and infrastructure will be optimized by intensification and that intensification is appropriate where it can be compatible with existing built form. Within the Commercial Core sub area of the Central Area designation, redevelopment should maintain existing buildings and/or facades, wherever practical, with "main street" buildings designed to ensure continuity of the existing facades and building heights in the immediate vicinity.

Additional policies for the Central Area are provided within the Central Area Master Plan. One of the objectives of the Central Area Master Plan is the encouragement of residential development in either higher density or mixed-use forms to add vitality to the Central Area. Redevelopment of 475 George Street North is in keeping with Official Plan policies of supporting appropriate intensification.

City of Peterborough Comprehensive Zoning By-law 97-123 (Zoning By-law)

The subject lands were zoned to a modified Special Commercial District (SP.13) to permit the proposed development through amending By-law 17-062.

Central Area Community Improvement Plan Policy Document

The Central Area Community Improvement Plan Policy Document provides some additional criteria for the evaluation of applications to the RCG. In addition to conformity with City policies and compliance with the Zoning By-law, properties that are the subject of an application must have their taxes up to date. Furthermore, there can be no outstanding work orders or requests to comply from the Building Division or the City's Fire Service. As of the preparation of this report, property taxes are up to date and there are no work orders or requests to comply impacting the subject property.

Summary

The applicant, George and Murray Development Corporation, is proposing to redevelop the subject property with an apartment building comprised of a mix of new and retained structure containing 147 dwelling units. The proposed development is consistent with the PPS and conforms to the policies of the Growth Plan and the Official Plan. Approval of the RCG for 475 George Street North would promote the conversion of an underutilized property within Peterborough's Central Area and the creation of additional residential units that allow for intensification and use of existing City services.

Submitted by,

Cynthia Fletcher
Commissioner, Infrastructure and Planning Services

Contact Names:

Ken Hetherington
Chief Planner, Planning Division
Infrastructure and Planning Services
Phone: 705-742-7777, Ext. 1781
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: khetherington@peterborough.ca

Nolan Drumm
Planner, Policy and Research, Planning Division
Infrastructure and Planning Services
Phone: 705-742-7777, Ext. 1733
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: ndrumm@peterborough.ca