



City of  
**Peterborough**

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**To:** **Members of the General Committee**

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

**Meeting Date:** **September 8, 2020**

**Subject:** **Report IPSPL20-020**  
**Application for Site Plan Approval: 191 – 203 Rink Street and**  
**59 – 63 Olive Avenue, Six-Storey Apartment Building with 64**  
**Dwelling Units and Removal of “H” – Holding Symbol from the**  
**zoning of the properties at 59, 61 and 63 Olive Avenue**

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## **Purpose**

A report to recommend the approval of a Site Plan Application for the property at 191 – 203 Rink Street and 59 – 63 Olive Avenue, for the construction of a six-storey, 64-unit apartment building and the removal of an “H” – Holding Symbol.

## **Recommendations**

That Council approve the recommendations outlined in Report IPSPL20-020 dated September 8, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Site Plan Application submitted by Lett Architects Inc. for the construction of a 64 unit, six-storey apartment building at 191 – 203 Rink Street and 59 – 63 Olive Avenue be approved, subject to the following conditions:
  - i) The deposit of a Parkland Levy in accordance with **The Planning Act**, as amended;
  - ii) The deposit of site work performance security in the amount of \$100,000.00;

- iii) That all the detailed technical requirements are addressed to the satisfaction of the Site Plan Review Committee;
  - iv) The deposit of a cash-in-lieu of parking payment in the amount of \$132,966.12; and
  - v) The conveyance of road widening to the City free of charge and free of encumbrances, resulting in a 5 metre by 5 metre day-lighting triangle at the southwest corner of Olive Avenue and Rink Street and a 5.0 metre wide strip of land across the property's frontage on Olive Avenue.
- b) That the properties at 59, 61 and 63 Olive Avenue be re-zoned from SP.336 – "H" to SP.336 in accordance with Exhibit "C" attached to Report IPSPL20-020.

## **Budget and Financial Implications**

There are no budget or financial implications arising out of the recommendation to approve the Site Plan Application.

## **Background**

The site is a collection of properties fronting on Rink Street and Olive Avenue, to be consolidated into one property with a future municipal address of 191 Rink Street. The site is located at the south-west corner of Rink Street and Olive Avenue with 81 metres of frontage on Rink Street and 70 metres of frontage on Olive Avenue.

The site lies within the "Transitional Uses Area" of the current Official Plan. The Zoning By-law was amended in the recent past to an SP. 336 – Residential District for properties fronting on Rink Street and SP.336 – "H" – Residential District for three properties at 59, 61 and 63 Olive Avenue. The "H" – Holding Provision may be removed with the approval of a Site Plan Application, creating a single SP.336 zoning district for the entire site. The SP.336 – Residential District will permit the construction of a six-storey apartment building as proposed. No development will occur on the property currently addressed as 59 Olive Avenue until such time as the developer secures title to the abutting lane. As soon as the developer obtains title to the lane, a request to amend the Site Plan Agreement will be submitted to include the property and reduce the parking deficiency.

## **Site Plan Application**

As the subject Site Plan Application proposes to construct 64 dwelling units, it is subject to Council's approval. The Site Plan By-law requires the approval of a Site Plan Application where a residential or mixed-use development exceeds 50 dwelling units.

Highlights of the Site Plan Application include:

- A six-storey building with 64 dwelling units constructed of a combination of acrylic stucco and coloured cement board fronting on Rink Street within 100 metres of Del Crary Park;
- The establishment of on-street parallel parking spaces across the property's frontage on Rink Street, including one to serve persons with a disability;
- A walk-up building entrance off the Rink Street sidewalk including an accessible ramp in compliance with the Ontario Building Code;
- Concrete walkway access entirely around the proposed building;
- A patio space wrapping around the south-west corner of the building;
- One vehicle driveway from Rink Street along the west side of the building;
- The provision of 46 parking spaces, including two "Type A" and two "Type B" parking spaces for persons with a disability;
- The provision of two drop-off/pickup parking spaces and two electrical vehicle charging spaces;
- Bicycle storage and parking facilities;
- A garbage/recycling enclosure of heavy-duty board construction on a concrete slab located in the south-west area of the parking lot;
- A professionally prepared Landscape Plan showing new street trees lining Rink Street and Olive Avenue with the generous massing shrubs and perennials; and
- A Storm Water Management Plan and Report submitted and revised as requested by City staff.

### **Cash-in-lieu of Parking**

A specific parking rate of 1.05 spaces per dwelling unit was applied at the time the Zoning By-law was amended for the subject property. As a result, the parking space requirement for the proposed development is 67 spaces. However, given the size and configuration of the site, it can only yield 46 parking spaces, resulting in a parking deficiency of 21 spaces. The site qualifies for a cash-in-lieu payment for deficient parking spaces due to its proximity to the downtown, City transit, trail systems and nearby off-site parking opportunities. The current cash-in-lieu of deficient parking requirement is \$6,331.72 per space, resulting in a total cash-in-lieu of payment requirement of \$132,966.12.

## **Removal of “H” – Holding Symbol**

All of the conditions associated with the removal of the “H” – Holding Symbol from the zoning of the properties at 59, 61 and 63 Olive Avenue have been satisfied. These properties will be consolidated with the properties fronting on Rink Street to create a single property, which will be municipally addressed as 191 Rink Street. The condition for the removal of the “H” – Holding Symbol specifically related to the approval of a Site Plan Application that did not propose an incompatible building with respect to its setback from Olive Avenue and its height and massing when compared to existing dwellings further south on Olive Avenue. The Site Plan shows vehicle parking and landscaping and does not propose any buildings on these three properties. Accordingly, it is recommended that a By-law be passed to remove the “H” Holding Provision from the Zoning of the properties at 59, 61 and 63 Olive Avenue.

## **Notice**

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies and utilities. All comments have been considered and addressed.

## **Summary**

The Site Plan Application for the construction of a six-storey apartment building with 64 dwelling units at 191 Rink Street has been fully reviewed by staff with all the requested revisions incorporated and is recommended for approval by City Council in accordance with By-law 11-081, Section 3 (b), which requires Site Plan Applications to be approved by Council where a residential development contains more than fifty dwelling units.

The removal of the “H” – Holding Symbol from the zoning of the properties at 59, 61 and 63 Olive Avenue will create a single SP. 336 – Residential District permitting the development as proposed in the Site Plan Application.

Submitted by,

Cynthia Fletcher  
Commissioner, Infrastructure and Planning Services

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**Attachments:**

Exhibit A: Land Use Map  
Exhibit B: Site Plan Set of Drawings  
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the properties  
at 59, 61 and 63 Olive Avenue

## Exhibit A, Page 1 of 1

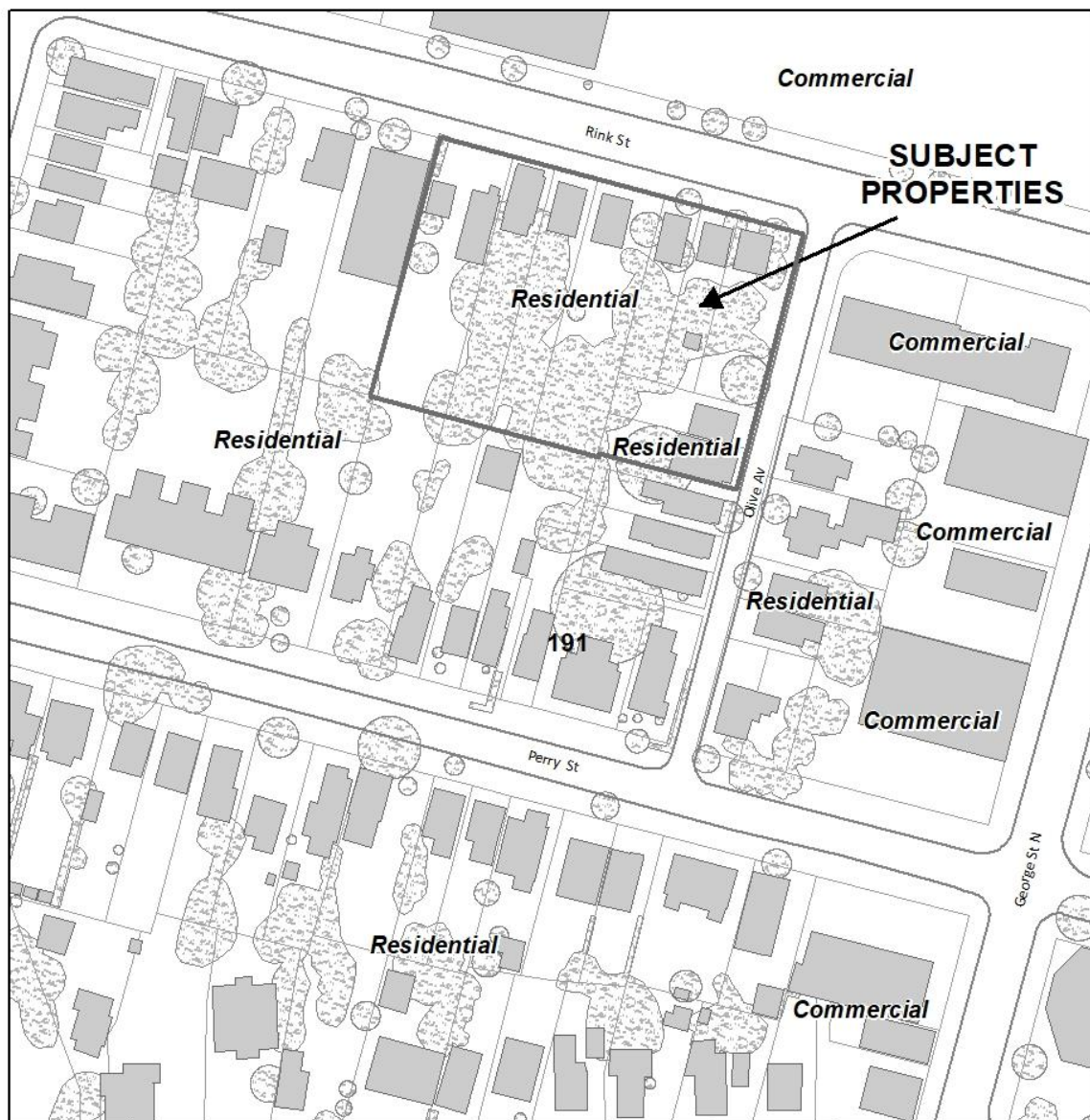
# Land Use Map

File: Z1310

Property Location: 191-203 Rink St & 61-63 Olive St

EXHIBIT

SHEET OF



The City of Peterborough Planning Division

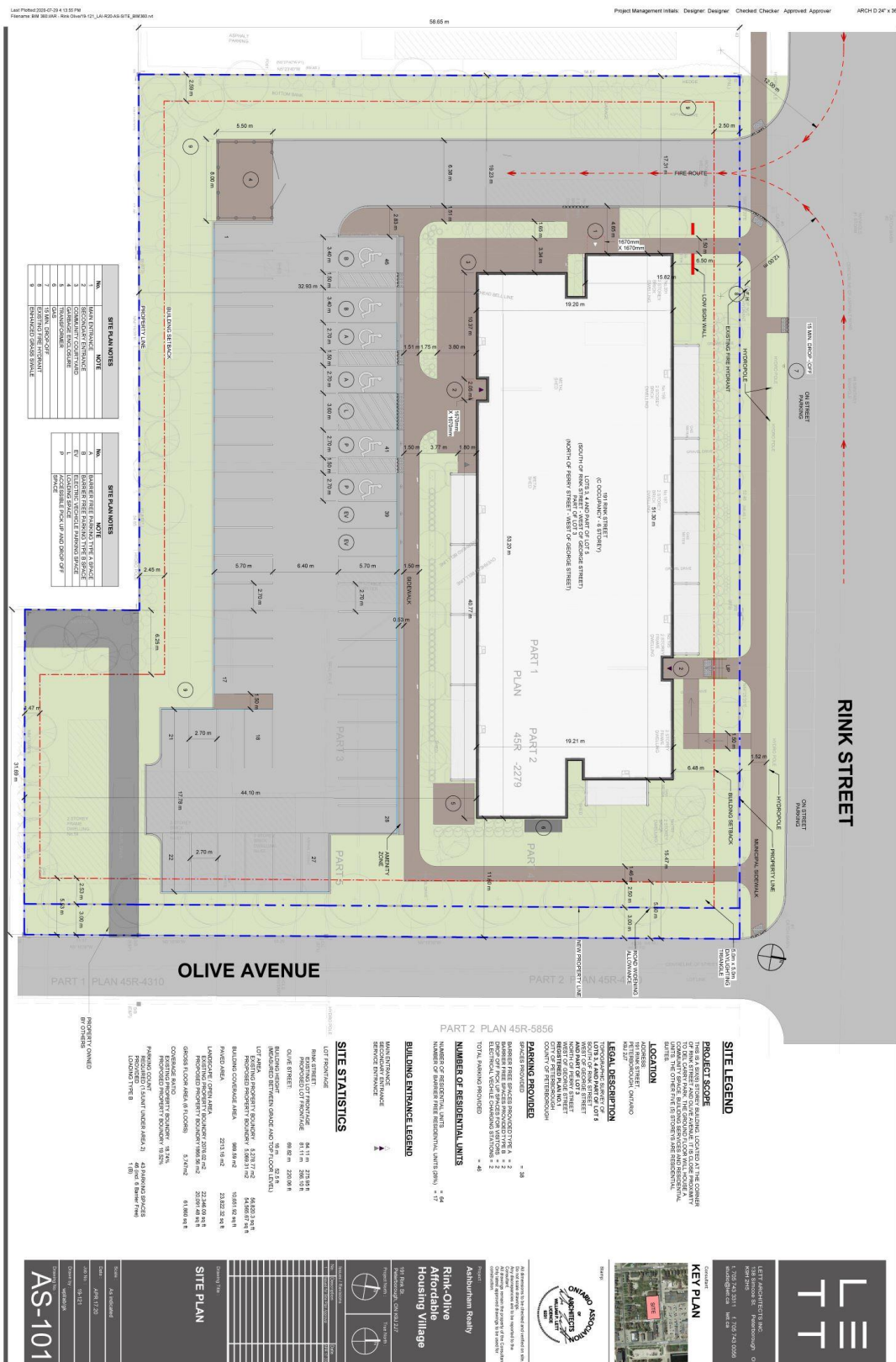
The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.

Date: August 11, 2020

Map by: ANichols

0 5 10 20 30 40 50 Metres

## Exhibit B – Site Plan, Page 1 of 7





## Exhibit B – Site Plan, Page 2 of 7







## Exhibit B – Site Plan, Page 4 of 7



[illegible]

[illegible]



**ASTUBURN REALTY**  
RISK-OLIVE AFDORALE HOUSING VILLAGE

**EAST ELEVATION**  
Scale: 1/8" = 1'-0"

**WEST ELEVATION**  
Scale: 1/8" = 1'-0"

**ASTUBURN REALTY**  
RISK-OLIVE AFDORALE HOUSING VILLAGE

**EAST AND WEST ELEVATIONS**  
Scale: 1/8" = 1'-0"

**A-203**

## Exhibit C – Draft By-law, Page 1 of 2



### **The Corporation of the City of Peterborough By-Law Number 20-**

Being a By-law to remove the “H” – Holding Symbol from the zoning of the properties at 59, 61 and 63 Olive Avenue

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

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 **SP.336-H to SP.336**.

By-law read a first, second and third time this day of, 2020.

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Diane Therrien, Mayor

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John Kennedy, City Clerk



**Exhibit C – Draft By-law, Page 2 of 2**

