



City of  
**Peterborough**

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

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

**Report Date:** **April 6, 2021**

**Subject:** **Report IPSPL21-014**  
**Municipal Incentive Grant Approval for 191-203 Rink Street and**  
**59-63 Olive Avenue**

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## **Purpose**

A report to recommend the approval of a Municipal Incentive Grant for 191-203 Rink Street and 59-63 Olive Avenue (project known as 191 Rink Street) and the execution of an agreement between the City of Peterborough and RPM Holdings (2006) Inc.

## **Recommendations**

That Council, approve the recommendations outlined in Report IPSPL21-014, dated April 6, 2021, submitted by the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Municipal Incentive Program Grant application submitted by RPM Holdings (2006) for 191 Rink Street be approved in the estimated amount of \$257,017.84; and
- b) That the Mayor and Clerk be authorized to execute such agreements and documents, with RPM Holdings (2006) Inc, on terms acceptable to the CAO and the Commissioner of Infrastructure and Planning Services, in forms acceptable to the City Solicitor.

## Budget and Financial Implications

Approval of the Municipal Incentive Grant (MIG) will commit \$257,017.84 to the project through the Community Improvement Plan Program. Funding for the building permit portion of the MIG is approved by Council through the capital budget process in the amount of \$100,000.00 each fiscal year, while application fees and cash-in-lieu levies are funded through the operating budget of the Planning Division. The MIG allows for a 100% refund of planning application fees for residential development, a refund of up to 100% for cash-in-lieu levies, and a grant of up to \$50,000.00 towards building permit fees for developments within the Central Area.

The components of the grant and their amounts are identified in Table 1:

Table 1 – Municipal Incentive Grant for 191 Rink Street

Incentive	Grant Value
Site Plan Application	\$2,720.00
Cash-in-lieu of Parkland	\$65,000.00
Cash-in-lieu of Parking	\$139,297.84
Building Permit	\$50,000.00
<b>Total Grant Value:</b>	<b>\$257,017.84</b>

If approved, the capital program of the Municipal Incentive Grant will have an uncommitted balance of \$195,843.45.

## Background

The subject lands are located at the southwest corner of the intersection of Rink Street and Olive Avenue. Currently, each of the ten properties that make up the subject lands contains a single-detached dwelling. The applicant is proposing to demolish the existing single-detached dwellings and construct a six-storey apartment building containing 64 dwelling units.

The proposed apartment building will consist of affordable rental units as determined by Canada Mortgage and Housing Corporation (CMHC) and is also utilizing the Rental Construction Financing Program administered by CMHC. The units developed under the Affordable Housing programs have rents that range from 80-100% of Average Market Rent.

To assist in the development, the applicant has applied to two programs offered by the City through the Central Area Community Improvement Plan:

1. Municipal Incentive Grant Program (MIG), which aids development in the form of a reduction of the costs associated with planning approvals and building permit fees; and
2. Central Area Revitalization (Tax Increment Based) Grant Program, which provides tax incentives to a development or redevelopment which increases the assessed value of a property.

Report PLPD12-044, approved by Council on July 12, 2017, outlines the approval and signing authority for the Central Area Community Improvement Plan Programs, which is in keeping with the City's Procurement By-law 18-084. In this instance, approval of the MIG is the decision of Council as the value of the grant is greater than or equal to \$100,000.

The Central Area Revitalization (Tax Increment Based) Grant Program application was approved by the Commissioner of Infrastructure and Planning Services on July 7, 2020 in accordance with Report PLPD17-023 under a separate recommendation report.

## **Analysis**

The Municipal Incentive Grant (MIG) has been implemented as part of the Central Area Community Improvement Plan to encourage development and redevelopment in Peterborough's Central Area. In addition to all the other criteria considered under the grant program, the development of affordable residential units 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, 2020 ("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 directing at least 40% of all annual residential development to the Designated Built-up Area, and to increase this target to 50% upon the approval of the new Official Plan which is currently in progress. Within the Delineated Built-up Area, the subject lands are located within the Urban Growth Centre. The Downtown Peterborough Urban Growth Centre must be planned to achieve a minimum overall density of 150 residents and jobs combined per hectare by 2031.

In 2016, the density was estimated at 109 residents and jobs per hectare, meaning that an additional 4,060 residents and jobs are required to achieve that target.

The development of the subject lands will assist the City in achieving the density and intensification targets outlined in the Provincial Policy Statement and the Growth Plan.

### **Official Plan**

As noted in the previous section, the current 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. The Transitional Uses Area policies of the Central Area Master Plan is intended to provide a transition between the Commercial Core and Waterfront Commercial Areas and the residential areas outside of the Central Area, recognizing that the majority of new uses will be medium and high density residential development, small scale office and studio uses, and home-based businesses. Development of 191 Rink Street is in keeping with Official Plan policies of supporting appropriate intensification within the Central Area.

### **Zoning By-law**

The zoning of the subject lands is Special District 366 (SP.336). The proposed 64-unit apartment building is permitted under the SP.336 zoning district.

### **Site Plan Approval**

Site Plan Approval was granted for the project on September 28, 2020 and is eligible for a refund of planning application fees and any required cash-in-lieu levies. As part of the site plan approval process, levies are established for parkland, and any required parking not being provided on site. In the case of the subject development, cash-in-lieu of parkland was valued at \$65,000 by the Parks Levy Committee. In the case of required parking, the zoning of the site requires 67 spaces for the proposed development. The approved site plan illustrates 45 spaces being provided on site, and therefore the applicant can pay cash-in-lieu of parking for the remaining 22 spaces which is calculated to be \$139,297.84. Therefore, the MIG will provide refunds of:

- \$2,720 – Site Plan Application fee
- \$65,000 – Cash-in-Lieu of Parkland fee
- \$139,297.84 – Cash-in-Lieu of Parking fee

## **Central Area Community Improvement Plan Area**

The Central Area Community Improvement Plan Policy Document provides some additional criteria for the evaluation of MIG applications. Properties must apply at the time of making a planning application or applying for a building permit and be current with their property taxes. Furthermore, there can be no outstanding work orders or requests to comply from the City's Building Division or Fire Department. As of the preparation of this report, all evaluation criteria have been satisfied for the subject lands.

## **Summary**

The applicant, RPM Holdings (2006) Inc., is proposing to redevelop an assembly of ten properties containing single-detached dwellings with a six-storey affordable apartment building containing 64 residential dwelling units. The application meets the eligibility requirements of the Central Area Community Improvement Plan. The proposed development is consistent with the PPS and conforms to the policies of the Growth Plan and the Official Plan. Approval of the MIG for 191 Rink Street would allow for intensification of underutilized lands within the Central Area. The proposed development will add much needed affordable rental apartments to the City's housing stock, result in a more efficient use of municipal services, and assist the City in achieving intensification targets for the Urban Growth Centre.

Submitted by,

Cynthia Fletcher,  
Commissioner, Infrastructure and Planning Services

### **Contact Name:**

Ken Hetherington, RPP, MCIP  
Chief Planner, Planning Division  
Phone: 705-742-7777, Ext. 1781  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
E-mail: [khetherington@peterborough.ca](mailto:khetherington@peterborough.ca)

Nolan Drumm, RPP, MCIP  
Assistant Planner, Planning Division  
Phone: 705-742-7777, Ext. 1733  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
E-mail: [ndrumm@peterborough.ca](mailto:ndrumm@peterborough.ca)

Attachments

Appendix A – Property Location

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