



City of
Peterborough

To: **Members of the General Committee**

From: **Michael Papadacos, Interim Commissioner, Infrastructure and Planning Services**

Meeting Date: **May 2, 2022**

Subject: **Residential Conversion and Intensification Program Grant for 345 Armour Road, Report IPSPL22-004**

Purpose

A report to evaluate the merits of providing a Residential Conversion and Intensification Program grant to the proposed redevelopment of the property municipally known as 365 Armour Road.

Recommendations

That Council approve the recommendations outlined in Report IPSPL22-004 dated May 2, 2022, of the Interim Commissioner, Infrastructure and Planning Services, as follows:

- a) That a Residential Conversion and Intensification Program grant application submitted by TVM 345 Armour Road Inc. be approved in the amount of \$130,020.00, and
- b) That the Mayor and Clerk be authorized to execute such agreements and documents with TVM 345 Armour Road Inc., on terms acceptable to the Chief Administrative Officer and the Commissioner, Infrastructure and Planning Services, in forms acceptable to the City Solicitor.

Budget and Financial Implications

Approval of the Residential Conversion and Intensification Program (“RCI”) grant will commit \$130,020 to the project through the Central Area Community Improvement Plan Program. Funding for the RCI is approved by Council through the Capital Budget process. The RCI allows for a grant of up to a maximum of \$10.00 per square foot of new residential floor area. At \$130,020, the grant requested represents a rate of \$8.51 per square foot based on the creation of 15,272.00 square feet of new residential floor area.

If this grant application is approved, the RCI budget will have an uncommitted balance of \$1,246,894.60 to be allocated to future projects.

Background

In 2012, the former St. Joseph’s Hospital at 384 Rogers Street was subject to a severance application which created several parcels from the original site, including 345 Armour Road. Recently, the Committee of Adjustment approved another consent application that involves several lot line adjustments. 365 Armour Road is an irregularly shaped parcel with frontage on Armour Road. The parcel is currently occupied by a building that was known as the “Boiler Room” of the former hospital.

Existing buildings can also be found on 185 Hunter Street East (North Wing), 384 Rogers Street (D Wing), 365 Armour Road (A Wing), and 175 Hunter Street (B Wing). The existing buildings on 185 Hunter Street East, 384 Rogers Street and 175 Hunter Street East have already been converted to residential-commercial mixed use and residential buildings. 345 Armour Road represents the fifth and final phase of redevelopment of the former St. Joseph’s Hospital/Peterborough Regional Health Centre Rogers Street Site.

The applicant, TVM 345 Armour Road Inc., is proposing to redevelop the existing building on the subject lands into 18 apartment dwellings. As part of this conversion, the applicant is demolishing and rehabilitating the interior of the existing building which requires the need to remove soil contaminated by the fuel tanks located on site and to remove asbestos containing materials from throughout the building. Similar redevelopment has occurred at 175 and 185 Hunter Street, 384 Rogers Street and 365 Armour Road.

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

- Residential Conversion and Intensification Program: This program provides a grant to incentivize the redevelopment of existing buildings or vacant properties into new residential units.
- Municipal Incentive Program: This program provides a grant in the form of reduced or refunded fees associated with planning approvals and building permits.

- Central Area Revitalization (Tax Increment Based) Program: This program provides tax incentives for any redevelopment which results in an increased assessed value of a property.
- Brownfield Tax Assistance Program: This program provides tax incentives to refund the costs of cleaning up a contaminated property where a Record of Site Condition is required under the **Environmental Protection Act, R.S.O. 1990 c.E.19**.

Analysis

The RCI has been implemented as part of the Central Area Community Improvement Plan to encourage residential development in Peterborough's Central Area. The conversion of the existing building 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 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 345 Armour Road will result in the reuse of an existing building and also provide for the rehabilitation of said property and building so that it is no longer contaminated by spilt fuel and other hazardous materials (e.g. asbestos). The redevelopment also helps the City to achieve the target of 40% of development occurring within the Delineated Built-up Area. This is the existing target under the current Official Plan but will increase to 50% once the new Official Plan is approved by the Province. 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% (to become 50%) 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 Business District sub area policies of the Central Area designation, the redevelopment of the subject lands is already contemplated. These policies support the development and note that the predominant use shall be residential. 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 higher density and mixed-use residential development. Development of 345 Armour Road is in keeping with Official Plan policies of supporting appropriate intensification.

City of Peterborough Comprehensive Zoning By-law 97-123

The Zoning By-law zones the subject lands Special District 356 - Holding ("SP.356-H District"). The proposed use of 18 dwelling units is permitted under the SP.356 District upon removal of the Holding provision which will be removed upon receiving Site Plan Approval. At this time, TVM 345 Armour Road Inc. has submitted a Site Plan application for the subject property which has been circulated to City departments and standard commenting agencies for review.

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 RCI. 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 Department. As of the preparation of this report, property taxes are up to date and there are no work orders or requests to comply.

Delegated Authority

Report PLPD12-044, approved by Council on July 30, 2012, outlines the approval and signing authority for the Central Area Community Improvement Plan Programs. These programs were extended and updated through Report IPSPL21-018 – Central Area Community Improvement Plan Update and Extension, which gives approval authority to Council or Council's designate in line with the City's Procurement By-law 18-084 (as amended). In this instance, approval of the RCI is Council's decision as the requested grant exceeds \$100,000.

Summary

The applicant, TVM 345 Armour Road Inc., is proposing to rehabilitate and convert the former boiler room building on 345 Armour Road to a rental apartment building containing 18 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 RCI for 345 Armour Road would promote the conversion of a vacant 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,

Michael Papadacos, P.Eng.
Interim Commissioner, Infrastructure and Planning Services

Contact Names:

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

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

Attachments

Appendix A – Site Location

Appendix A – Site Location

