



City of  
**Peterborough**

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

**From:** **Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management (Acting)**

**Meeting Date:** **April 22, 2024**

**Report:** **Zoning By-law Amendment for 1509, 1529 and 1533 Sherbrooke Street, Report IPGPL24-009**

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## **Subject**

A report to evaluate the planning merits of amending the Zoning By-law to facilitate the use of a portion of the subject properties for a three storey 93-unit residential apartment dwelling.

## **Recommendations**

That Council approve the recommendations outlined in Report IPGPL24-009, dated April 22, 2024, of the Commissioner, Infrastructure, Planning and Growth Management (Acting) as follows:

- a) That Section 3.9, Exceptions of the Zoning By-law 1997-123 be amended by adding Exception Number 361 to prescribe site-specific regulations to a portion of the property in accordance with the draft amendment attached as Exhibit D to Report IPGPL24-009;
- b) That Section 236.3 be amended to reflect site-specific changes that would result from the introduction of a line of severance, and having the effect of reducing the size of the property at 1509 Sherbrooke St. which is zoned SP.206 'Public Service District' in accordance with the draft amendment attached as Exhibit D to Report IPGPL24-009
- c) That the subject property be rezoned from D.1 to R.5-361-'H' and SP.206 to R.5-361-H Residential District, in accordance with the draft amendment attached as Exhibit 'D' to Report IPGPL24-009

- d) That the 'H' – Holding Symbol be removed from the lands zoned R.5-361-H at such time that:
- i. The lands zoned R.5-361-H, which includes a portion of 1509 Sherbrooke Street, 1529 and 1533 Sherbrooke Street are consolidated;
  - ii. A payment of \$3,988.35 for the downstream sanitary sewer upgrades is received by the City;
  - iii. The Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law;
  - iv. Arrangements are made for the design of all necessary elements of a safe access point from Sherbrooke Street to the satisfaction of the Manager, Transportation Planning;
  - v. Pedestrian connections to the nearest transit stop are fully investigated and arranged, to the satisfaction of Transportation Engineering Staff;
  - vi. A Road widening is conveyed to the City of Peterborough along the Sherbrooke Street Frontage as prescribed in "I": Road Allowance Widths of the Official Plan; and
  - vii. 1-foot reserves are established along open sides of road frontage to the satisfaction of the City Engineer.

## Executive Summary

- Moloney Project Developments Inc. (MPDI) has requested Council to amend the Zoning By-law for the lands at 1509, 1529 and 1533 Sherbrooke Street.
- MPDI has executed Agreements of Purchase and Sale with The Trustees of Westdale United Church Congregation for a portion of lands associated with the church that will be the subject of a future severance application, as well as with the City of Peterborough for 1529 and 1533 Sherbrooke Street.
- Upon the consolidation of 1529 and 1533 Sherbrooke Street with the lands to be severed from the Church property, adequate frontage along Sherbrooke Street will be achieved to facilitate the redevelopment of the vacant lands for a low-rise residential apartment building.
- The Zoning By-law Amendment would permit a three-storey residential apartment building with 93 residential units. This amendment will also modify the existing zoning of the Church lands to reflect the introduction of a new property line.

- Staff is supportive of the Applicant's request for a residential development that is in conformity with the Official Plan.
- If the Zoning By-law Amendment is approved, the development of the residential building will be subject to Site Plan Control which will address site access details, along with other matters typically addressed through the Site Plan Approval Process in advance of the issuance of a Building Permit.
- Technical Adequacy Review (TAR) took 227 business days to complete once a complete TAR submission was received. Of those days, the project was in the control of the Applicant for 142 business days (63%), 85 business days (37%) for the City. Following submission of a complete application for Zoning By-law amendment, the application was in the City's control for 45 days to the date of Public Meeting.

## Background

The subject properties are comprised of 1509 Sherbrooke Street, the location of Westdale United Church, as well as 1533 and 1529 Sherbrooke street, two City-owned vacant parcels of land. These properties sit west of the intersection of Woodglade Boulevard and Sherbrooke Street. 1509 Sherbrooke Street also has frontage along Lynhaven Road on the south side of the property. The property is surrounded by low-rise residential dwellings along Lynhaven Road to the south, Mountland Drive to the West and Woodglade Boulevard to the East. École catholique Monseigneur-Jamot is north east of the subject lands.

A Preconsultation meeting was held for this property in March, 2021 and a record of Preconsultation was issued on April 8 2021. Prior to the current agent having carriage of the file, two incomplete submissions were received in March and July of 2022. Following the change in carriage of the file to One Community Planning, revised submissions were received in March, August, and December 2023. Final changes to the application materials were submitted in January 2024, following which a Record of Technical Adequacy Review was issued by the City on January 15, 2024.

The application for Zoning By-law amendment was supported by a variety of documents including: a Planning Justification report, a conceptual Site Plan, an architectural drawing set including floor plans, a Functional Servicing Report, a preliminary Stormwater Management Report, conceptual Grading and Servicing Plan, a Record of Public Consultation and Consultation with First Nations, Surveys and draft reference plans, Tree inventory, Preservation and Protection Report, Addendum to TIPP Report, Parking Assessment, Hydrogeological Assessment Report, noise Impact Study, and Access Report.

Agency and department comments were provided to the applicant throughout the review process and modifications and or responses were provided by the applicant to

address these comments. The applicant hosted a virtual Public Open House on June 8, 2023.

In total, the TAR process took 227 business days to complete (142 business days in Applicant control/85 business days in City control) while the formal Zoning By-law application took 45 business days (City control) to bring the application to a Public Meeting.

The latest Concept Plan is attached as Exhibit B to Report IPGPL24-009.

## **Analysis**

### **a) City of Peterborough Housing Pledge**

On November 27, 2023, Council pledged to support the construction of 4,700 new dwellings by 2031 as requested by the Minister on June 16, 2023. Provincially, municipal housing pledges are a key tool for ensuring the construction of 1.5 million new homes by 2031 to address an ongoing housing supply and affordability crisis. This development, with a proposed 93 residential units, is an example of the type of infill development that the City will need to meet its housing target while mitigating the need for significant investments in new infrastructure.

### **b) Provincial Policy Statement, 2020 (PPS)**

Any decision on the proposed Zoning By-law Amendment must be consistent with the PPS which came into effect on May 1, 2020. The PPS provides general direction to municipalities with respect to addressing matters of provincial interest in land use planning.

Section 1.1.1 of the PPS lists how healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

Section 1.1.3.1 notes that Settlement areas shall be the focus of growth and development and that within these settlement areas – land use patterns shall be based on densities and a mix of land uses which:

- a) efficiently uses land and resources
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- e) support active transportation; and
- f) are transit-supportive, where transit is planned, exists or may be developed.”

Section 1.4.3 of the PPS requires municipalities to provide for an appropriate range and mix of housing options by:

- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
  - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

In staff’s opinion, these policies are satisfied by the proposed development. The development will be constructed on an underutilized and vacant portion of serviced urban land within an existing neighbourhood. This development will utilize existing infrastructure, provide additional housing, and introduce a housing form that is underrepresented in the area.

Planning for sewage, water, and stormwater shall be in accordance with Section 1.6.6 of the PPS. Section 1.6.6.1 requires Planning for sewage and water services to accommodate forecasted growth in a manner that promotes the efficient use and

optimization of existing municipal sewage services and municipal water services; to ensure that these systems are provided in a manner which is feasible and financially viable over their lifecycle; to promote water conservation and water use efficiency; and to integrate servicing and land use considerations at all stages of the planning process.

Existing municipal services and infrastructure will be utilized and improved, where necessary, to ensure the development has adequate infrastructure to support the proposed use. Located on a main east-west arterial street in the City's west end, this development is conveniently located within walking distance to a plaza, parks, schools, and places of worship. It is intended that through the application of an 'H'-Holding Symbol that the details and arrangements with respect to safe access to and from the site onto Sherbrooke Street will be finalized to the satisfaction of the City.

The development is not impacted in accordance with Section 3.1, Natural Hazards, or Section 3.2, Human-Made Hazards. The proposed development is located outside of areas of flooding and natural hazard.

The subject property is located within the City's settlement area boundary and is serviced with full municipal services. In accordance with the PPS, the development represents an efficient re-use of the property without the need for expansion or extension of existing infrastructure.

In staff's opinion, the proposed Zoning By-law Amendment is consistent with the policy direction of the PPS.

**c) Growth Plan for the Greater Golden Horseshoe, 2019 and Including Amendment 1, 2020 (Growth Plan)**

Any decision on the proposed Zoning By-law Amendment must conform with the policies of the Growth Plan. The Growth Plan builds upon the policy foundation of the PPS by providing land use planning policies to address specific issues in the Greater Golden Horseshoe. The subject property is located within the Delineated Built-Up Area as defined in the Growth Plan.

The policies of the Growth Plan encourage cities and towns to develop as complete communities which:

- feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, transportation options and public service facilities;
- improve social equity and quality of life;
- provides a diverse range and mix of housing options to accommodate people at all stages of life;
- provide for a more compact built form; and
- integrate green infrastructure and low impact development.

Lands within the Delineated Built-Up Area are expected to accommodate a minimum of 50% of all residential development in the City annually. Growth within the Delineated Built-Up Area is expected to occur on full municipal services and contribute to a complete community, designed to support healthy and active living and meet the needs of residents throughout a full life cycle. This application introduces 93 residential units within the delineated built-up area of the city. These units will be connected to existing municipal infrastructure and will create necessary residential units within a modern building.

It is the opinion of staff that the proposed Zoning By-law Amendment conforms with the policy direction of the Growth Plan.

**d) Official Plan**

The subject property is designated 'Neighbourhoods' on Schedule 'A' – Urban Structure and 'Residential' on Schedule 'B' – Land Use in the City's Official Plan. Sherbrooke Street is identified as a High-Capacity Arterial Road on Schedule D 'Roadway Network' in the City's Official Plan. A future on-road Bikeway Network is identified along Sherbrooke Street on Schedule E 'Trails and Bikeways Network Plan of the Official Plan.

The Neighbourhoods designation encompasses areas of the City that are focused on residential land uses, including a variety of housing types but also includes public service facilities, parks, institutional uses and supportive local retail and service commercial uses. These neighbourhoods comprise a range of communities within the City, from historic neighbourhoods to recently constructed subdivisions.

The objectives of the Neighbourhoods are to encourage the provision of a broad range of housing types with respect to location, size, cost, tenure, design, and accessibility, including affordable housing, to meet the needs of all residents; and to encourage residential intensification and infill development in residential areas where the impacts of development on existing uses can be minimized and where development can efficiently utilize existing municipal services and facilities.

The Residential Designation is intended to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential environment. Housing may range in scale from single-detached dwellings to high-rise apartment buildings, and therefore the development policies of this Designation provide an appropriate policy framework to guide the development of the various built forms.

The general development policies of the Residential Designation outline the criteria to be evaluated when reviewing an application for development or intensification within the Residential Designation. In addition, there are specific policies for low, medium and high-rise residential development. Low rise residential development is interpreted as having a maximum building height up to three storeys and includes a spectrum of built

forms including detached, duplex and semi-detached dwellings, townhouse blocks, apartment buildings and additional residential units.

For residential growth in Neighbourhoods, new development on full urban services is required. Neighbourhoods are expected to evolve over time, with new development and intensification being evaluated based on the concept of compatible development. Intensification will be primarily through development on vacant lots, minor infill development and the establishment of additional residential units and garden suites.

In the Residential designation, the following criteria shall be considered:

- i. All development shall be identified as **compatible development**;
- ii. The type, mix, density and affordability of the housing form proposed for the site **positively contributes to the area and the provision of a diverse housing stock**, including a mix of unit sizes;
- iii. The **adequacy of municipal services available** to the area or to the site, including water, wastewater and stormwater management services;
- iv. The **promotion of active transportation and transit** and mitigation of adverse impacts on traffic and the surrounding transportation system;
- v. The **adequacy of existing and/or proposed amenities within easy access** to serve future residents and the existing community, including public service facilities, commercial opportunities and parks and open spaces;
- vi. The provision of **adequate vehicular and bicycle parking, buffering, and landscaping**;
- vii. The prevention of adverse impacts on cultural heritage features;
- viii. The appropriate **protection of natural features and ecological functions of the Natural Heritage System from negative impacts**;
- ix. The **incorporation of sustainability features**, including green infrastructure, green building practices, energy conservation measures and renewable/alternative energy systems;
- x. The **financial viability of life-cycle costs of new and existing infrastructure** and public service facilities required to service the development;
- xi. The phasing of development is consistent with the availability of municipal services and City intensification and/or density objectives; and
- xii. Where applicable, consistency with approved urban design and architectural control guidelines.

The proposed design is considered a low-rise typology. The Official Plan notes that Low-rise residential uses can include apartment buildings up to three storeys in height, which are generally located within the interior of neighbourhoods, on local or collector roads. In accordance with Section 4.2.2 f. and g. of the Official Plan, multi-unit low-rise residential built forms must provide for adequate on-site amenity spaces, active transportation routes and on-site waste pickup. New low-rise apartment buildings shall be on a site of suitable size for the proposed development and provide adequate landscaping, amenity features, on-site parking, buffering and stormwater management features including low impact development, and be sited to minimize their effect on neighbouring lot-rise residential land uses.

The proposed development has incorporated landscaping, amenity features, on site secure bike parking, vehicle parking and stormwater management. A Parking study has been submitted in support of the parking ratio of 1.25 per dwelling unit for the proposed apartment building. The development proposes to utilize existing municipal services and the reduced on-site parking is appropriate given the proximity to active transportation and transit, and the inclusion of on-site bike parking. Details pertaining to the connectivity of the site to the broader pedestrian and transit network in support of this parking reduction will be addressed through the Site Plan Approval. The proposed amendment aligns with the directives of the Official Plan and will assist in achieving the intensification targets contemplated in the Provincial and Official Plan Policy.

In accordance with Section 42 of the Planning Act, Section 7.12 of the Official Plan, and By-law 90-331, cash-in-lieu of parkland dedication will apply to the proposed dwelling units and will be collected at the site plan stage.

Section 7.4.2 of the Official Plan outlines circumstances upon which it would be necessary to enact a Holding provision in relation to a Zoning By-law Amendment, which would prevent development from occurring until the City is satisfied that certain conditions have been met. The City may pass a by-law Under Section 36 of the Planning Act that places a Holding 'H' Symbol on the property and specifies the conditions that shall be met prior to the lands being developed and the Hold being lifted.

The reasons that a holding symbol may be utilized are summarized in Section 7.4.2(b) i-vii of the Official Plan. For this application, an H is being recommended to:

- i. Ensure that certain conditions, studies or requirements related to a proposed zoning change are met;
- ii. Achieve orderly staging of development or redevelopment, in accordance with municipal and Provincial policies;
- iii. Ensure the payment of monies for services and/or local improvements; and,

- iv. Ensure the execution of legal agreements, approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy any of the criteria set out above.

Staff require additional clarification and details at the site plan stage relating to the proposed access point from Sherbrooke Street. Additionally, the subject lands are presently being assembled from two independent parties. It is intended that following Council approval, the developer will proceed with the next stage of their land assembly which includes obtaining a consent for severance in accordance with their Agreement of Purchase and Sale with the Trustees of Westdale United Church Congregation and consolidating those lands with the City owned parcels in accordance with a separate Agreement of Purchase and Sale. The Holding Symbol will require these details and transactions to be satisfied.

**e) Zoning By-law**

To facilitate the proposed use, the Applicant is requesting that a portion of the properties be rezoned to a modified R.5 – Residential Zoning District and that a new exception, Exception Number 361, be added to Section 3.9 of the Zoning By-law to establish the following site-specific standards:

- Minimum building setbacks of 7.5 metres from 1545 Sherbrooke Street,, 15 metres from all other residential lot lines, and 7.5 metres from non- residential lot lines;
- Reduce the maximum building coverage from 30% to 25%;
- Reduce the maximum number of storeys from 5 to 3 storeys;
- Increase the maximum lot coverage by open parking, driveways and vehicle movement areas from 25% to 30%;
- Modify the minimum width of landscape open space from a blanket 1.5 metres to 1.5 metres abutting 1545 Sherbrooke Street, 3 metres along a residential lot line, and 1.5 metres along a non-residential lot line;
- Reduce the minimum ratio of site parking from 1.75 per unit to 1.25 per unit;
- Reduce the minimum number of loading spaces from 2-‘B’ Spaces to 1-‘B’ Space; and,
- Reduce the minimum building setback from the centreline of Sherbrooke Street from 24.4 metres to 20 metres.

The proposal will require an application to the Committee of Adjustment to sever the lands to be developed from the Church property (1509 Sherbrooke Street). The

introduction of a lot line requires amendments to SP.206 – Public Service District to reflect the reduced lot size of the resulting Church property as follows:

- Increase the maximum lot coverage by open parking areas, driveways and vehicle movement areas to 35 % of the lot area; and,
- Allow motor vehicle parking spaces within 8.9 metres of the east limit of the property and 2.6 metres of the north limit of the property.

It is proposed that this severance and consolidation of the severed parcel, along with the two City-Owned parcels be completed prior the Zoning being in effect at the subject property through the use of a Holding Symbol. This will ensure that the staging of the land assembly occurs prior to the development proceeding.

Site specific regulations are proposed in the draft Zoning Amendment attached as Exhibit D to Report IPGPL24-009.

Staff note that the applicant is seeking a reduction to the standard 5-storey maximum building height permitted in the R.5 Zoning District to suit their site development concept.

The proposed zoning provides flexibility for a second smaller scale building located closer to Sherbrooke Street. The developer does not have current intentions of proceeding with this second building, but through discussions with staff has worked the flexibility into the site and the requested zoning so that if or when it is feasible to construct a second building, they could do so. Planning staff note that this second building would require further review through the Site Plan Approval process.

The submission is accompanied by the necessary studies and analysis to ensure conformity with the Official Plan policies.

Staff has no objection to the requested regulations as they will permit an infill low rise development upon an underutilized portion of the lands affiliated with the Church. Given the lot configuration and the proximity of an existing established neighbourhood, modifications to the standard R.5 Zoning District are required. Modifications to the existing SP.206 Zoning District are also required to reflect an anticipated lot severance. The built form of the proposed residential development will be subject to further review through the Site Plan Approval process.

## **f) Site Plan Approval**

Following Zoning approval, the proposal will also be subject to Site Plan Approval prior to issuance of a Building Permit. Site Plan Approval will address the details related to the location of parking, driveways, road widening, payment in lieu of dedication of parkland, lighting, landscape treatment and buffering. Details pertaining to the safe access to the site will be resolved between the City and the Applicant's Transportation Consultant and could include measures to be implemented as part of the Site Plan Agreement by the applicant.

## **Strategic Plan**

Strategic Pillar: Growth & Economic Development

Strategic Initiative: Plan for mid-density and high-density, mixed-use neighbourhoods to make the most efficient use of land and municipal services and provide affordable options for residents.

The proposed Zoning By-law Amendment will facilitate development that will allow the establishment of a higher density residential use to make efficient use of the land.

## **Engagement and Consultation**

### **Summary of Agency Responses**

The first Agency Technical Adequacy Review Circulation was issued on April 4, 2023, with follow up circulations in August and December 2023.

The Chief Fire Prevention Officer advised that their comments have been addressed by the Applicant in their comment matrix. Peterborough Fire Services intends to see an appropriately sized fire route and turning radii. Further detailed review by Fire Services will occur through the Site Plan Approval Process.

The Urban Design Planner recognizes that there has been flexibility in place in the Zoning District to facilitate a potential future development closer to the Sherbrooke Street frontage and that when and if that proposal is advanced, Site Plan approval would be required. Urban Design noted that a pedestrian connection via a sidewalk along Lynhaven will be discussed at the Site Plan Approval stage.

The Asset Management and Capital Planning Division concluded that following the third circulation of the application they had no future comments on the technical adequacy of the submitted materials. They noted that there is a requirement for a payment of the downstream sanitary sewer upgrades. Asset Management and Capital Planning

Division Staff will be involved in the review of the detailed design through the Site Plan Approval process.

The City's Development Engineering advised the proposed internal sanitary service is acceptable.

The Senior Transportation Project Manager advised that access-related matters will be discussed further during Site Plan Approval. They are satisfied with the Parking Justification report that accompanied the request reduction in parking ratio to 1.25 spaces per unit. Finally, they reiterated the importance of the sidewalk connection from the site along Lynhaven Road to connect to the existing sidewalk and transit stop at the intersection with Woodglade Boulevard.

The Accessibility Compliance Coordinator confirmed the number of accessible parking spaces comply with the Accessibility for Ontarians with Disabilities Act (AODA) requirement and provided a list of technical comments which will need to be addressed through the subsequent site plan approval.

The Urban Forestry Section advised that for the purposes of the Zoning By-law amendment, the Tree Inventory and Protection Plan (TIPP) was generally acceptable – however the tree replacement compensation details will be formally reviewed through the review of the Landscape Plan as part of the application for Site Plan Approval.

The Otonabee Region Conservation Authority (ORCA) have reviewed the materials and deemed them technically adequate. ORCA mapping shows the proposed new development falls outside of the regulated area. Permits from ORCA will not be required prior to the issuance of a building permit. The subject lands are not located in a vulnerable area as per the Source Protection Plan. ORCA noted that the material is acceptable for ORCA's technical services for the purposes of the Zoning By-law and provided a list of details and information that will be required to be confirmed through the detailed design/site plan approval process.

Peterborough Utilities Group advised that development and/or frontage charges are applicable. Water service sizing is the responsibility of the Owner.

### **Summary of Public Responses**

In accordance with the Planning Act requirements, a Notice of Complete Application and Public Meeting for the proposed Zoning by-law Amendment was published in the Peterborough Examiner on March 25, 2024 and was mailed to property owners within 120 metres of the site on March 22, 2024. As of the writing of this report, no written or verbal public comments have been received in response to the notice.

On June 8, 2023, the Applicant hosted a virtual neighbourhood open house with their consultants, staff, the two Monaghan Ward Councillors and members of the public in attendance. Concerns included the scale of the development, the backing of properties

onto a parking area, the status of upgrades to Sherbrooke Street and access to the site, Stormwater Management, traffic, approximate start date and impacts of construction, nature of landscaping and fencing, garbage location and snow storage.

In response to comments, the applicant's consultants reduced the overall parking coverage on site in an effort to reduce the amount of impervious surface coverage on site, and formalized the location of the enclosed waste management building.

In response to the above comments, City staff note that issues such as the access to the site, final stormwater Management design, fencing and landscaping are all to be addressed through the Site Plan stage. Furthermore, during the 2024 Budget process, (Report IPGENG23-003) City Council approved funding to facilitate design works for the reconstruction of Sherbrooke Street in 2024 and to initiate property purchases in 2024/2025. Pending further budget approval, utility relocations could start in 2026 and construction could take place in 2027 and 2028.

## **Budget and Financial Implications**

There are no direct budget or financial implications arising from the approval of this application. Indirectly, City Council may elect to invest in public infrastructure along Sherbrooke Street and supplement connections to existing transit infrastructure in the vicinity of this property. Under the current 2024 rates, the 93-unit building could generate approximately \$2.4 Million in Development Charge revenue (based on 93 units at \$25,905.00/unit). The City will also collect Cash-In-Lieu (CIL) of parkland for 93 units in accordance with the requirements of the Planning Act. The additional residential units will increase the assessment applicable to the subject lands, which is presently not generating tax revenue as a Place of Worship and City owned lands. This will in turn also increase the City's tax revenue. This supports the City's financial sustainability and makes more efficient use of the existing services. The value of the increase in tax revenue is ultimately determined by the assessed value of the property which will be calculated by the Municipal Property Assessment Corporation (MPAC) once a building permit has been issued.

## **Conclusion**

The applicant is proposing to amend the Zoning By-law to permit a 93-unit three-storey residential apartment building. The proposal conforms with the Growth Plan, is consistent with the PPS, and conforms with and implements the Official Plan. Staff are in support of this proposal. The proposal will assist the City in achieving its housing pledge to provide at least 4,700 units by 2031. On that basis, staff respectfully recommends that the application be approved.

## Attachments

Exhibit A: Land Use Map  
Exhibit B: Concept Plan  
Exhibit C: Conceptual Elevations  
Exhibit D: Draft Zoning By-law Amendment

Submitted by,

Blair Nelson, P. Eng.  
Commissioner, Infrastructure, Planning and Growth Management (Acting)

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## Exhibit A – Land Use Map

# Land Use Map

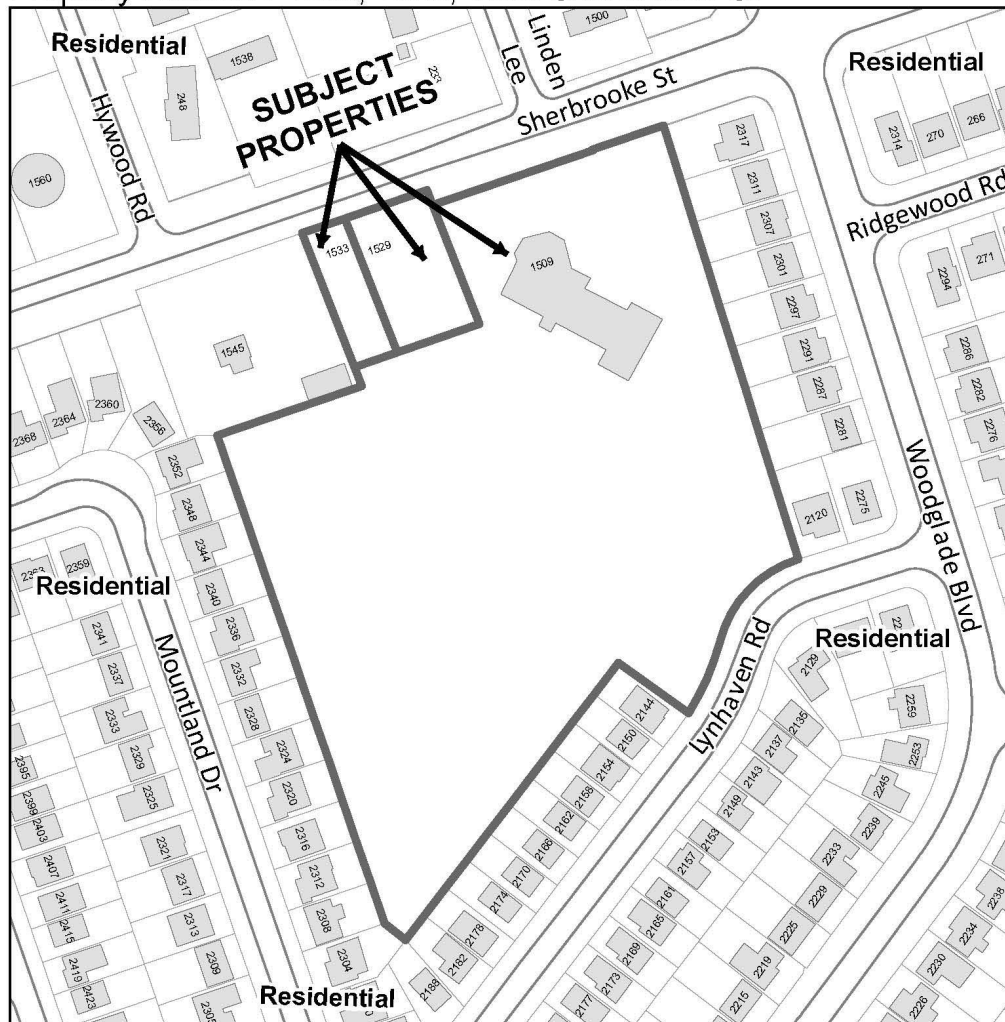
File: Z2403

Property Location: 1509, 1529, 1533 Sherbrooke 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: February 14, 2024

Map by: BGautam

0 5 10 20 30 40 50  
Metres

## Exhibit B – Concept Plan

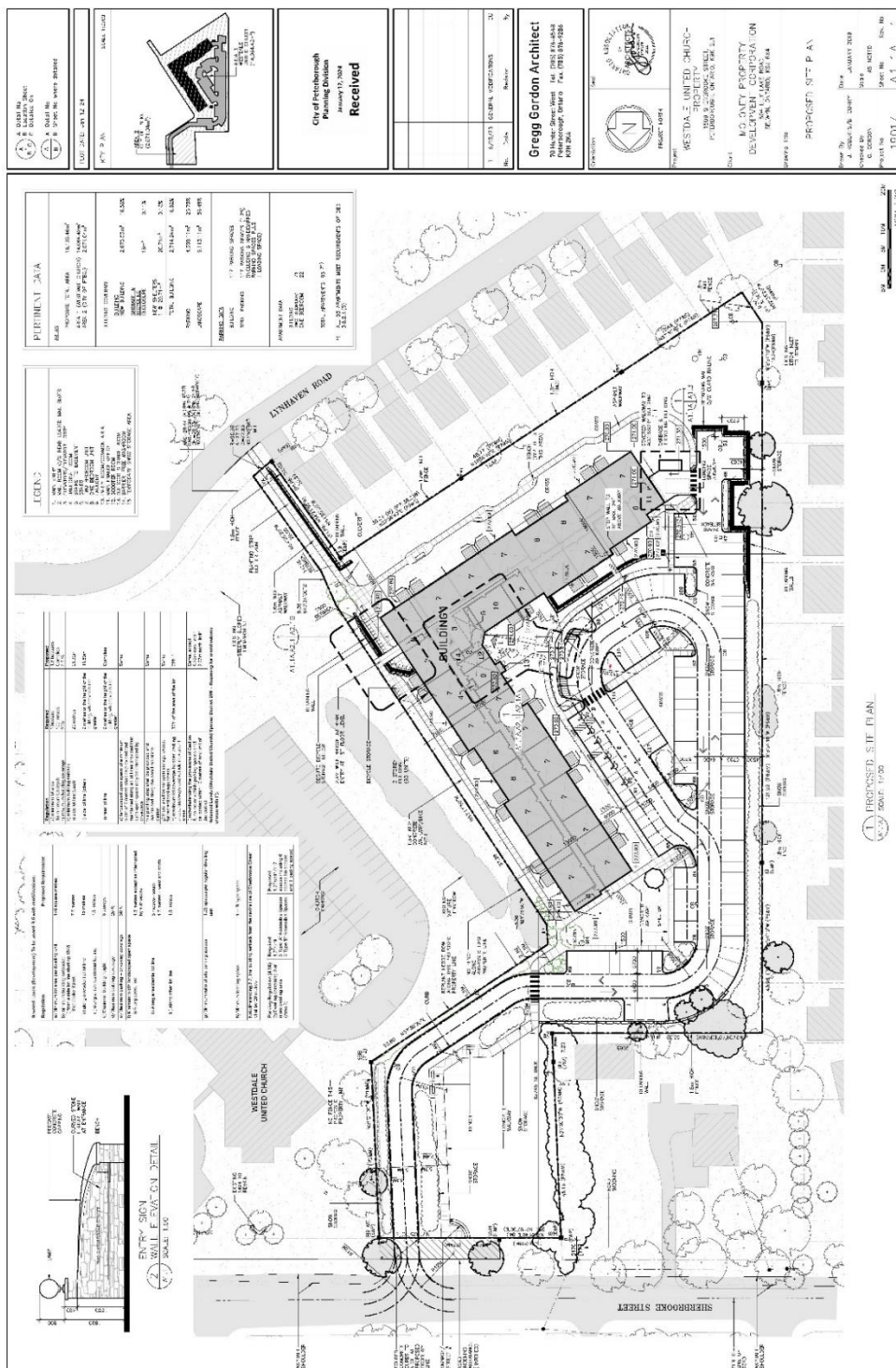


Exhibit C – Conceptual Elevations

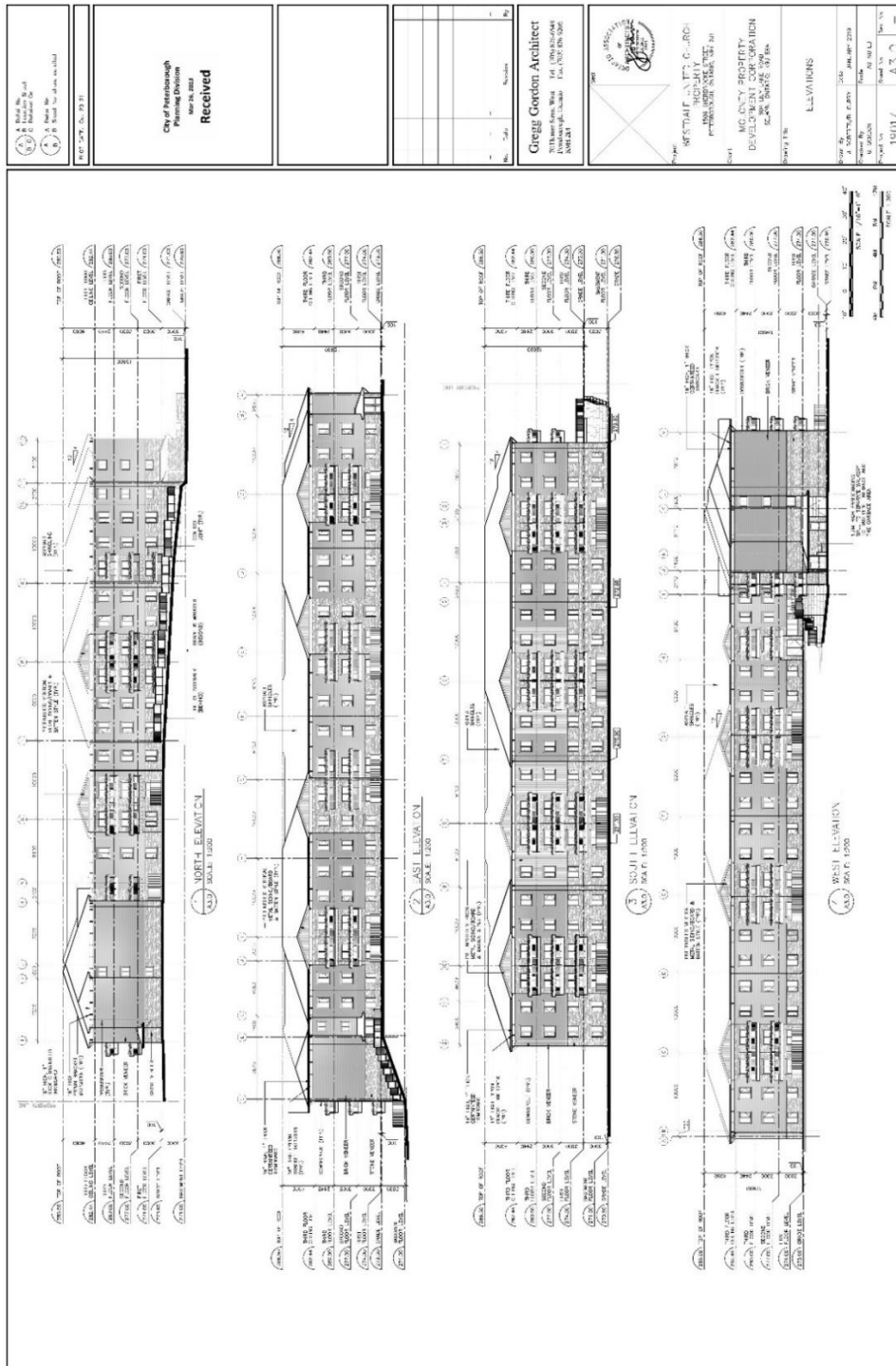


Exhibit D – Draft Zoning By-law



The Corporation of the City of Peterborough

By-Law Number 24-[Clerk's Office will assign the number]

Being a By-law to amend the Zoning By-law for the lands known as 1509, 1529 and 1533 Sherbrooke Street

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

1. That Section 3.9 – Exceptions of the Zoning By-law be amended to add the following exception:

“.361 Notwithstanding the provisions of the Zoning by-law, the following regulations shall apply:

Regulation	Exception
Minimum building setback	i) from a lot line abutting 1545 Sherbrooke Street: 7.5 metres ii) along a residential lot line: 15 metres iii) along a non-residential lot line: 7.5 metres
Maximum building coverage	25%
Maximum number of storeys	3
Maximum lot coverage by open parking, driveways and vehicle movement areas	30%
Minimum landscape open space between a side or rear lot line and parking or driveway area	i) from a lot line abutting 1545 Sherbrooke Street: 1.5 metres ii) along a residential lot line: 3 metres iii) along a non-residential lot line: 1.5 metres
Minimum ratio of site parking spaces for a dwelling containing 3 or more dwelling units in Area 3	1.25 per unit
Minimum number of loading spaces	1 ‘B’ Loading space

Minimum building setback from the Centreline of Sherbrooke Street	20 metres
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2. That Section 236 – SP.206 of the Zoning By-law be amended as follows

Regulation	Exception
236.3(c) Maximum building coverage	35%
236.3(j) ) Notwithstanding the provisions of Section 4, no motor vehicle parking spaces shall be located within the following limits of the district	i) 8.92 metres East Limit ii) 2.67 metres North Limit iii) 10 metres All Other limits

3. That Section 236.3 – SP.206 of the Zoning By-law be amended by adding the following new regulation:

“k) Notwithstanding the provisions of Section 4.2(D)(5) - Area 3, 75 motor vehicle parking spaces shall be provided and maintained on the lot which is used for a church”

4. That map 15 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 D.1 – Development District to R.5-361-‘H’ – Residential District and from SP.206 – Public Service District to R.5-361-‘H’ – Residential District.

5. That the ‘H’ – Holding Symbol be removed from the lands zoned R.5-361-H at such time that:

- a. The lands zoned R.5-361-H, which includes a portion of 1509 Sherbrooke Street, 1529 and 1533 Sherbrooke Street are consolidated;
- b. A payment of \$3,988.35 for the downstream sanitary sewer upgrades is received by the City;
- c. The Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City’s Parkland Dedication By-law;
- d. Arrangements are made for the design of all necessary elements of a safe access point from Sherbrooke Street, to the satisfaction of the Manager, Transportation Planning;
- e. Pedestrian connections to the nearest transit stop are fully investigated and arranged, to the satisfaction of Transportation Engineering Staff;
- f. A Road widening is conveyed to the City of Peterborough along the Sherbrooke Street Frontage as prescribed in “I”: Road Allowance Widths of the Official Plan
- g. 1-foot reserves are established along open sides of road frontage to the satisfaction of the City Engineer.

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Jeff Leal, Mayor

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John Kennedy, City Clerk

