

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2019-036

Date: July 16, 2019
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 7 – Lindsay

Title: Removal of Holding (H) Symbol for Lindsay Retirement Home GP Limited

Description: Application to amend the Town of Lindsay Zoning By-law 2000-75 to Remove the Holding (H) symbol and Permit Construction of a 90 unit five storey Independent Senior's Apartment Building, Eastern Portion of 84 Adelaide Street South/81 Albert Street South, Lindsay (Lindsay Retirement Home GP Limited)

Author and Title: Ian Walker, Planning Officer – Large Developments

Recommendations:

That Report PLAN2019-036, **Removal of Holding (H) Symbol for Lindsay Retirement Home GP Limited**, be received;

That Zoning By-Law Amendment application D06-2019-012 identified as 84 Adelaide Street South/81 Albert Street South, City of Kawartha Lakes, as generally outlined in Appendix 'C' to Report PLAN2019-036, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

This application was received on April 23, 2019 and deemed to be a complete application. This application proposes to remove the Holding (H) symbol from Schedule A of the Town of Lindsay Zoning By-law 2000-75, which regulates development and use of 84 Adelaide Street South/81 Albert Street South. The removal of the Holding (H) symbol would permit the eastern portion of the lot to be developed with a 90 unit five (5) storey Independent Senior's Residential Apartment Building in accordance with the permitted uses and development standards in the "Residential High Rise One Special Thirteen (RH1-S13) Zone".

Owner:	Lindsay Retirement Home GP Limited
Applicant:	Lindsay Retirement Home GP Limited – Andy Bicanic
Legal Description:	Plan 8P, Part of Park Lot K, 57R-7336, Part of Part 1, former Town of Lindsay
Designation:	"Residential" on Schedule 'A' of the Town of Lindsay Official Plan
Zone:	"Residential High Rise One Special Thirteen – Holding [RH1-S13(H)] Zone" on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75
Lot Area:	2.45 ha. [6.04 ac. – MPAC], of which approximately 1.25 ha is contemplated for this development
Site Servicing:	Municipal sanitary sewer, storm sewer and water supply
Existing Uses:	Adelaide Place Retirement Community, Vacant Land
Adjacent Uses:	North: Clancy's Service Centre, Low Density Residential East: Albert St. S., Hamilton Park, Vacant Residential South: Unopened George St. Road Allowance, Trinity Auto Sales & Service, Low Density Residential West: Adelaide St. S., Vacant Residential

Rationale:

The eastern portion of the subject land is zoned "Residential High Rise One Special Thirteen – Holding [RH1-S13(H)] Zone". The lot is currently developed with an existing Senior Citizens' Home on the western portion of the property, with associated parking on the south side of the building. The RH1-S13(H) zone was applied to this property on December 12, 2017 through By-law 2017-251. The Holding (H) symbol is to be removed to permit development of a portion of the lot in accordance with the following criteria:

- The owner shall enter into a site plan agreement with the City;
- Council allocates an adequate supply of municipal water and sewer servicing to the proposed development; and

- The removal of the capacity restriction on the Colborne Street Sanitary Sewer.

The owner has applied to have the Holding (H) provision removed to allow the construction and servicing of a new 90 unit five (5) storey Independent Senior's Apartment Building in accordance with the RH1-S13 zone provisions. See Appendix B. The development of this property is subject to the owner entering into a site plan agreement with the City. On August 31, 2018, the site plan agreement was registered on title, satisfying the first condition. The City recently completed the Rivera Sanitary Pump Station, which satisfies the third condition. By removing the Holding (H) provision, Council would agree to allocation of the servicing for the development. On this basis, it is appropriate for Council to consider removal of the Holding (H) provision for this portion of the lot.

Provincial Policies:

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (2019 Growth Plan) and is consistent with the Provincial Policy Statement, 2014 (PPS).

Official Plan Conformity:

The land is designated "Residential" on Schedule A of the Town of Lindsay Official Plan. The proposed development conforms to the applicable policies of the designation.

Zoning By-law Compliance:

The portion of the property being considered by this application is zoned "Residential High Rise One Special Thirteen – Holding [RH1-S13(H)] Zone", which permits the 90 unit five (5) storey Independent senior's apartment building, subject to established development provisions. Any proposed use of the property would need to conform to the appropriate zoning provisions. The applicant has submitted a rezoning application for removal of the Holding (H) provision to implement the proposed development.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed by the owner/applicant to the Local Planning Appeal Tribunal. In the event of an appeal there could be costs for legal representation and planning staff.

Relationship of Recommendations To The 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life
- A Healthy Environment

This application aligns with the exceptional quality of life strategic goal as it enhances access to community health services and lifestyle choices.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Servicing Implications:

The lot is serviced by full municipal services.

Consultations:

Notice was given in accordance with the Planning Act. To date, we have received the following comments:

Agency Review Comments:

June 26, 2019 – The Building Division advised it has no concerns.

Development Services – Planning Division Comments:

The landowner has entered into an amending site plan agreement with the City, which has been registered on title. Staff support this application based on the information contained in this report and the comments received as of July 3, 2019. As such, staff respectfully recommends that the proposed zoning by-law application to remove the Holding (H) symbol be approved and adopted by Council.

Attachments:

The following attached documents may include scanned images of appendixes, maps, and photographs. If you require an alternative format, please call Ian Walker, Planning Officer – Large Developments, (705) 324-9411 extension 1368.

Appendix 'A' – Location Map



PLAN2019-036
Appendix A.pdf

Appendix 'B' – Proposed Development Plan, dated April 24, 2018



PLAN2019-036
Appendix B.pdf

Appendix 'C' – Draft Zoning By-law Amendment



PLAN2019-036
Appendix C.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director, Development Services

Department File: D06-2019-012