



Council Report

Report Number:	PLAN2021-027
Meeting Date:	May 18, 2021
Title:	Removal of Holding Provision, Lindsay Seniors GP Ltd./Lindsay Seniors LP
Description:	An application to amend the Town of Lindsay Zoning By-law to remove the Holding provision on the property from a Residential High-Rise One Special Five Holding [RH1-S5(H1)] Zone to permit a five storey, 176 unit senior citizens' home on vacant land at 37 Adelaide Street North.
Author and Title:	Mark LaHay, Planner II, MCIP, RPP

Recommendations:

That Report PLAN2021-027, **Block 15, Plan 57M-782, former Town of Lindsay, City of Kawartha Lakes, identified as vacant land at 37 Adelaide Street North, Lindsay, Lindsay Seniors GP Ltd./Lindsay Seniors LP - D06-2021-007**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix 'C' to Report PLAN2021-027, be adopted by Council; and

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

(Acting) Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	This application proposes to remove the Holding (H1) symbol from the Residential High-Rise One Special Five Holding [RH1-S5(H1)] Zone. The effect of the amendment is to permit a five storey, 176 unit senior citizens' home/apartment building on vacant land identified as 37 Adelaide Street North, Lindsay.
Owner:	Lindsay Seniors GP Ltd./Lindsay Seniors LP c/o MTCO Holdings Inc.
Applicant:	Carolyn Molinari, CM Planning Inc.
Legal Description:	Block 15, Plan 57M-782, former Town of Lindsay
Official Plan:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zone:	'Residential High-Rise One Special Five Holding [RH1-S5(H1)]' on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75
Site Size:	11,519.8 square metres (2.85 acres)
Site Servicing:	Serviced by municipal water and sanitary and storm sewers
Existing Uses:	Vacant Land
Adjacent Uses:	North: High and Low Rise Residential East: Low Rise Residential, Fair Avenue West: Vacant Lands owned by Ross Memorial Hospital South: Ross Memorial Hospital, Low Rise Residential

Rationale:

The subject land is vacant property, which fronts Adelaide Street North and adjacent to a portion of the parking area of the Ross Memorial Hospital in Lindsay. The property was zoned Residential High-Rise One Special Five (RH1-S5) by By-law 2006-330. A Site Plan application has been submitted to permit a 5-storey Seniors' Retirement Residence with 176 suites, with range of uses including Memory Care, Assisted Living, and Independent Living options. The Holding (H1) symbol was placed to ensure that the following criteria was met:

- the removal of the (H1) Holding Symbol shall occur after Council allocates an adequate supply of municipal water and sewer servicing to the proposed development

It has been confirmed that the Rivera Park Sanitary Pumping Station has been built, commissioned, and is operational and that the proposed units for the property at 37

Adelaide Street North can be accommodated. An adequate supply of municipal water and sewer servicing to the proposed development exists. As a result, it is now appropriate to remove the (H1) Holding provision.

The owner has applied to have the Holding (H1) provision removed to allow the construction and servicing of a new 176 unit five-storey seniors' building (See Appendix B) in accordance with the RH1-S5 zone provisions, as amended. The development of this property is subject to the owner entering into a site plan agreement with the City. Site plan approval is nearing completion with construction expected to begin in the near future. On this basis, it is appropriate for Council to consider removal of the Holding (H1) provision.

Applicable 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, 2020 (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 property being considered by this application is zoned 'Residential High-Rise One Special Five Holding [RH1-S5(H1)]' Zone, which permits the five-storey 176 unit seniors' building, subject to site specific development standards. In addition, relief has been granted through a Minor Variance application to allow a portion of the required parking (28 parking spaces) in the front yard, a loading space partially in the front yard and to allow an increase in height from 18m to 21m (plus a little extra to account for differences during construction) to accommodate parapet and mechanical features on the roof. Any proposed use of the property would need to conform to the appropriate zoning provisions, and relief, as granted. The applicant has submitted a rezoning application for removal of the Holding (H1) provision to implement the proposed development.

Other Alternatives Considered:

No alternatives have been considered at this time.

Alignment to Strategic Priorities:

The Council Adopted 2020-2023 Strategic Plan identifies these Strategic Priorities:

- Priority 1 – A Vibrant and Growing Economy
- Priority 2 – An Exceptional Quality of Life
- Priority 3 – A Healthy Environment
- Priority 4 – Good Government

This application aligns with an Exceptional Quality of Life Priority as it provides housing options to supply purpose built accommodation for seniors.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendment is appealed to the Local Planning Appeal Tribunal.

Servicing Comments:

The lot is proposed to be serviced by municipal water and sanitary and storm sewer and will be confirmed through the site plan approval process.

Consultations:

Notice of this application was given in accordance with the Planning Act. Engineering and Assets (Development Engineering Division) confirmed that the Rivera Park Sanitary Pumping Station has been built, commissioned, and is operational and can accommodate the proposed units for the subject property.

At the time of writing this report, no other comments were received.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Development Services – Planning Division Comments:

Staff support the application based on the information contained in this report and as such, respectfully recommends that the proposed zoning by-law application to remove the Holding (H1) symbol be approved and adopted by Council.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Mark LaHay, Planner II at 705.324.9411 x1324.

Appendix 'A' – Location Map



Appendix 'A'
PLAN2021-027.pdf

Appendix 'B' – Proposed Site Plan



Appendix 'B'
PLAN2021-027.pdf

Appendix 'C' – Draft Zoning By-law



Appendix 'C'
PLAN2021-027.pdf

(Acting) Department Head email: rholy@kawarthalakes.ca

(Acting) Department Head: Richard Holy

Department File: D06-2021-007