

PLANNING JUSTIFICATION REPORT (REVISED)

39 PINE STREET NORTH

PORT HOPE, ONTARIO



PREPARED BY:

MARTINDALE PLANNING SERVICES

URBAN PLANNING, HERITAGE & DEVELOPMENT CONSULTANTS

PREPARED FOR:

2640573 ONTARIO CORPORATION

UPDATED MARCH 2025

1.0 INTRODUCTION

This report has been prepared in order to provide a planning rationale for the proposed 28-room, 5-storey dormitory or residence to be built adjacent to the Globe Cambridge High School at 39 Pine St. N., Port Hope. The purpose of this dormitory is to accommodate 80 international students who will be attending the private high school existing on the subject property.

The subject property is located on the east side of Pine Street and the south side of North Street within the Urban Area of the Municipality of Port Hope. The property has a lot area of 5,254.7 m² and has 56.15 m of frontage on Pine Street.

A full description of the proposed dormitory was included in the Cultural Heritage Impact Assessment report prepared by Martindale Planning Services in August 2023. This report evaluated the proposal in light of the 2017 designation of the property and demonstrated that the dormitory will not detract from the heritage attributes of the former Central Public School, now known as the Globe Cambridge High School.

1.1 Existing Condition of the Site

The subject property consists of a relatively flat upper westerly portion, upon which is located the historic school, and a much lower easterly portion formerly used as recreational open space for Central Public School. The proposed student residence will be located in the eastern or lower portion of the property and will be accessed from North Street by a new driveway leading to a new parking lot with the dormitory located in the southeast corner of the property.

Presently, the proposed site of the dormitory is flat and open with traces of the former paved school yard and remnants of a basketball court and other recreational activities provided by the school.

There are presently seven (7) parking spaces located northwest of the existing school, accessed by a driveway off Pine St. N., that provide parking for the staff of the school. The school administration has advised that none of the students drive themselves to the school and therefore don't require dedicated parking on-site.

Vegetation on the site consists of a mature cedar tree at the southwest corner, a prominent deciduous tree near the northwest corner, two birch trees in front of the school, a deciduous tree behind the school, coniferous trees along the southerly lot line and shrubs along the north and east lot lines. A retaining wall topped by a chain link fence runs along the south, west and north lot lines.

Properties to the west are significantly higher and slope easterly towards the subject property.

2.0 PLANNING CONTEXT

2.1 Surrounding land uses

To the north, east and west of the subject property are single-detached homes, while directly across Pine St. to the west is Pinehurst, a large designated property. Immediately to the south is St. John the Evangelist Anglican Church, while to the southeast is Port Hope United Church. To the northwest of Pine St. and North St. is a vacant parcel of land that was formerly owned by Central Public School and continues to be owned by Globe Cambridge High School. It was used in the past for sports and recreation, but is now overgrown.

2.2 Port Hope Official Plan

The subject property is designated “Major Institutional – School” on the Official Plan, which permits both public and private schools. Since the proposed dormitory will be an essential component of the Globe Cambridge School, it complies with the Port Hope Official Plan.

More specifically, Section D5.2 of the Plan permits as primary uses cultural, educational, health, welfare, religious and government activities and related uses. Residential uses in the form of nursing homes, retirement homes, homes for the aged, senior citizen apartments or similar institutional facilities shall also be permitted. The proposed dormitory is similar to these uses but is more closely aligned to the principal use of the property, i.e. the school.

Cultural and heritage conservation policies are outlined in Section C11.2 of the Plan. They require that “*all new development shall be planned in a manner that preserves and enhances the context in which Cultural Heritage Resources are situated.*” Development adjacent to significant Cultural Heritage Resources is to be “*of an appropriate scale and character*”.

As noted previously, a Cultural Heritage Impact Assessment was prepared for this property and submitted to the municipality in August 2023. This report demonstrated that the cultural heritage value of the property will be conserved in light of the location, scale, massing and design of the proposed dormitory. It also demonstrated that there will be no negative impacts to the existing heritage resource located on the subject property and the adjacent designated properties, primarily due to the fact that the dormitory will be a separate building from the school and on a much lower grade, thereby reducing its visibility from Pine Street.

2.3 Northumberland County Official Plan

The subject property is designated as “Urban Area”, which permits residential uses. The proposal complies with the Northumberland County Official Plan.

2.4 Provincial Planning Statement, 2024

The Provincial Planning Statement or PPS replaced the former Provincial Policy Statement (dating back to 2020) in 2024. The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development, including topics such as:

- *Efficient use and management of land and infrastructure;*
- *The provision of sufficient housing to meet changing needs, including affordable housing;*
- *The protection of the environment and resources including farmland, natural resources and water;*
- *Opportunities for economic development and job creation;*
- *The appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs;*
- *The protection of people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.*

Because the PPS focuses on broad policies affecting all municipalities rather than specific policies related to local development issues, it has little direct relevance to the proposed dormitory. However, Section 2.2 (Housing) does call on planning authorities to “provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area”. More specifically, the policy requires municipalities to “permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents”, which can be broadly interpreted to include student housing. It also promotes all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use.

The Provincial Planning Statement replaced the Growth Plan for the Greater Toronto Area on Oct. 20, 2024.

2.5 Port Hope Zoning By-law

The subject property is zoned “Institutional Urban” by By-law 20/2010 and is within the “Waste Disposal Assessment Area”. The by-law stipulates that an accessory dwelling is only permitted as an accessory use to a place of worship in the IU zone. Accordingly, a zoning by-law amendment is required to permit the residential use on the subject property. We have incorporated a draft zoning amendment in the Appendix to this report.

There are a number of zoning non-compliances, most of which relate to the fact that the school was constructed prior to the establishment of zoning regulations in Port Hope, as detailed in Appendix ‘B’ to this report entitled “Zoning Compliance Chart”. It is intended

that these non-compliances will be addressed through the intended site-specific zoning by-law amendment.

2.6 Technical Studies

As required by the municipality, various studies are being submitted to accompany the rezoning and site plan applications, as follows:

2.6.1 Geotechnical study – a Geotechnical investigation was undertaken by Fisher Engineering in September 2023. The purpose of this study was to determine general subsurface conditions in the proposed building location and to provide geotechnical comments/recommendations for the design of the proposed multi-storey building by means of six boreholes.

2.6.2 Soil, Groundwater and Methane Investigation – a soil report was undertaken by Fisher Engineering in September 2023. It concluded that *“based on the methane field screening and soil and groundwater field investigation, no soil, groundwater or soil vapour impacts were noted. The consultants determined that the Highland Street Landfill, which is within 500 m of the property, has not impacted the on-site condition in regards to the scope of work undertaken”*.

2.6.3 Archaeological study – A Stage 1 archaeological assessment was undertaken in December 2023 by WSP Canada. The report resulted in the following recommendations:

“Archaeological resources from the 1866-1912 Union School/Model School and associated privies are predicted to survive in the west and east portions of the study area. Therefore, Stage 2 archaeological assessment is required prior to any ground disturbance or construction in the study area.

Portions of the study area were subjected to extensive and deep land alterations during construction of the 1912 Central School and associated parking area that would have severely damaged the integrity of any archaeological resources. These areas ... are exempt from Stage 2 archaeological assessment.”

2.6.4 Environmental Impact Assessment – a scoped environmental assessment was undertaken in late 2024 by Beacon Environmental. The study concluded that *“the subject property is entirely anthropogenic and currently developed as a private school and parking lots. This ESA confirms that there are no natural heritage features recognized under the PPS or municipality’s Official Plan within 120 m of the subject property, with the exception of three Butternut trees.*

Mitigation measures have been recommended to avoid and minimize potential impacts to urban wildlife and the surrounding environment. The implementation of the proposed development is in conformity with the current natural heritage policies of the PPS and the Port Hope Official Plan.”

2.7 Parking

As noted above, there are 7 parking spaces provided for the existing school. We have been advised that none of the students drive and there are six staff members currently using these spaces.

To fulfill additional parking needs associated with the dormitory, i.e. employees and visitors, the site plan provides for an additional 17 spaces behind the existing school which will be accessed from North St. by way of a new driveway.

3.0 Conclusion

This report has evaluated the conformity of the proposed development to the applicable provincial, county and local planning policy documents and summarized the results of the technical studies carried out at the Town's request.

In our professional opinion, the proposed development is in compliance with all relevant planning policies and should therefore be approved.

Respectfully submitted,



Robert A. Martindale, MCIP, RPP, CAHP

December 2024

APPENDIX 'A'

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NUMBER XXXX

Being a By-law of the Corporation of the Municipality of Port Hope

To amend Comprehensive Zoning By-law 20/2010, as amended by By-law xxxx, as otherwise amended, with respect to permitting a student dormitory containing 80 beds, in conjunction with the Globe Cambridge High School.

WHEREAS Zoning By-law No. 2010/10, as amended, was passed under the authority of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS on _____ the Council of the Corporation of the Municipality of Port Hope conducted a public meeting, in regard to the proposed zoning, as required by Section 34(12) of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Port Hope deems it advisable to amend Zoning By-law 20/2010, as otherwise amended, to permit a student dormitory on the lands identified on Schedule 'A';

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held on _____ and that a further public meeting is not considered necessary in order to proceed with this amendment;

NOW THEREFORE THE Council of the Corporation of the Municipality of Port Hope ENACTS as follows:

1. THAT Schedule A – Sheet 6 of the Municipality of Port Hope Comprehensive Zoning By-law is hereby amended by rezoning the subject site, as identified on Schedule 'A', from the Urban Institutional Zone to a site-specific _____ Zone.
2. THAT Schedule A – Sheet 1 of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by adding the following row:

Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6
Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
Urban Institutional	xxxx	Student Dormitory			i. Housing for students attending Globe Cambridge High School in the form of an apartment building comprising 28 rooms, each accommodating two students with shared washroom facilities and where meals are provided in a central dining area.

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					<p>ii. Notwithstanding the provisions of Table xx (Zoning Standards in the Institutional Zones), or any other provision in this By-law to the contrary, the following provisions shall apply to Student Dormitory uses:</p> <ul style="list-style-type: none"> a. <i>Minimum lot area – 5,254 m²</i> b. <i>Minimum lot frontage – 56.15 m</i> c. <i>Minimum Front Yard – 55.0 m</i> d. <i>Minimum Interior Side Yard – 7.5 m (west) and 0.80 m (east)</i> e. <i>Minimum Rear Yard – 7.5 m</i> f. <i>Maximum Building Height – 19.0 m</i> g. <i>Minimum planting strip adjacent to a street line - 2.79 m</i> h. <i>The minimum setback of the parking area from the streetline shall be 5 m.</i> i. <i>The minimum number of required parking spaces shall be 17.</i>

3. THAT Zoning By-law No. 2020/10, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No 2020/10, as otherwise amended, shall in all respects remain in force and effect save as same may be otherwise amended or hereinafter dealt with.

4. THAT this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Port Hope, subject to the applicable provisions of The Planning Act, R.S.O. 1990, c.P.13, as amended.

READ A FIRST, SECOND AND THIRD TIME and finally passed in Open Council the ____ day of _____, _____.

Olena Hankivsky, Mayor

Clerk

APPENDIX 'B'
ZONING COMPLIANCE CHART

(a) Existing school

Zoning Provision	By-law Requirement	Proposed	Comments
Min. lot area	n/a	Discrepancy between survey, app. form and PJR report	Discrepancy resolved (see site plan, app. form & PJR rpt.)
Min. int. side yard	6.0 m	5.01 m	Existing legal non-conforming situation, not being aggravated
Min. ext. side yard	6.0 m	2.79 m	“
Parking spaces	48	7	By-law should distinguish between elementary and secondary schools – no parking is required for students as none of them drive; minor variances will be applied for if necessary
Planting strip	3.0 m (along North St.)	None	Existing legal non-conforming situation, not being aggravated

(b) Proposed Dormitory

Zoning Provision	By-law Requirement	Proposed	Comments
Maximum height	19.0 m	19.0 m	In compliance – see revised site plan
Parking spaces	.25 spaces/bed = 20 spaces	17	Draft By-law amendment recognizes this non-compliance
Barrier free parking spaces			
Planting strip	3.0 m	Various widths being proposed on site plan	We feel that sufficient buffering is being proposed from neighbouring properties and are proposing that non-compliances be addressed through by-law amendment.

