



City of
Peterborough

To: **Members of the General Committee**

From: **Michael Papadacos, Commissioner, Infrastructure, Planning and Growth Management (Acting)**

Meeting Date: **February 20, 2024**

Report: **Zoning By-law Amendment for 950 Lansdowne Street West, Report IPGPL24-001**

Subject

A report to evaluate the planning merits of amending the zoning of the southern portion of 950 Lansdowne Street West from SP.138 – Commercial District to a modified SP.138 – Commercial District to add animal hospital and/or veterinary office to the list of permitted uses.

Recommendation

That Council approve the recommendation outlined in Report IPGPL24-001, dated February 20, 2024, of the Commissioner, Infrastructure, Planning and Growth Management (Acting) as follows:

That Special District 138 (SP.138) of Zoning By-law 97-123 be amended in accordance with the draft amendment attached as Appendix 'C' to Report IPGPL24-002.

Executive Summary

- The applicant is proposing to amend the zoning of the subject property to add animal hospital and/or veterinary office as a permitted use.
- No new buildings, structures or gross floor area are proposed as part of the application.

- The application for Zoning By-law Amendment was deemed complete on January 3, 2024.
- The proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan and Official Plan.

Background

The subject property is located on the east side of The Parkway between Lansdowne Street West and Clonsilla Avenue. The property is currently developed with three separate commercial plazas and a stand-alone restaurant. The subject property is split-zoned, with the southern portion of the property being zoned SP.138 and the northern portion being zoned SP.303, with the zoning boundary being located just north of the Montana's restaurant. The applicant proposes to amend the SP.138 – Commercial District zoning in effect on the southern portion of the subject property to add an animal hospital and/or veterinary office as a permitted use. No new or additional buildings, structures or floor area is contemplated as part of this application. It is proposed that the animal hospital / veterinary office would locate on the north side of the plaza that contains Wal-Mart and FreshCo, which is on the portion of the property zoned SP.138.

The surrounding area consists of a wide range of land uses. There are commercial uses to the south along Lansdowne Street West, multi-residential development to the north abutting Clonsilla Avenue and low-density residential to the east along Arthur Avenue and Goodfellow Road. The subject property represents a major commercial destination for the local population and beyond.

The applicant first reached out to staff regarding the proposed application on December 18, 2023. Upon review of the scope of the proposal, it was determined that a formal Pre-Consultation meeting would not be required. A minor Zoning By-law Amendment application was submitted by the applicant on January 3, 2024 and supported by the following documents:

- Planning Justification Report prepared by sai Spears + Associates Inc. dated December 28, 2023, and
- Concept Site Plan prepared by BentallGreenOak dated September 2023.

The concept site plan is attached as Appendix 'B' to Report IPGPL24-001.

Analysis

a) 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 states that healthy, livable and safe communities are sustained by, among other things, accommodating an appropriate affordable and market-based range and mix of unit types, employment, institutional, recreation, parks and open space, and other uses to meet long term needs.

Section 1.1.3 states that “settlement areas shall be the focus of growth and development” and Section 1.1.3.2 states that “land use patterns within settlement areas shall be based on densities and a mix of land uses which: 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.”

Section 1.3.1 of the PPS requires municipalities to promote economic development and competitiveness by “a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long term needs; and b) providing opportunities for a diversified economic base, including maintaining a range and choice of employment uses, and take into account the needs of existing and future businesses”.

The subject property is located within the City’s settlement area boundary and is serviced with full municipal services and represents an efficient use of existing building stock without the need for expansion or extension of infrastructure consistent with the directives of the PPS. Although portions of the property are within areas identified by Otonabee Region Conservation Authority as floodplain, the existing building is located outside of the floodplain area.

It is the opinion of staff that the proposed Zoning By-law Amendment is consistent with the policy direction of the PPS.

b) Growth Plan for the Greater Golden Horseshoe, 2019 (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 Growth Plan requires that municipalities focus growth within Delineated Built-Up Areas and support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local

stores, services and public service facilities (Section 2.2.1.3.4(a)). Furthermore, Section 2.2.5.3 seeks to promote economic development and competitiveness by directing retail and office uses to locations that support active transportation and have existing or planned transit.

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

c) **Official Plan**

The subject property is designated Major Mixed-Use Corridor on Schedule 'B' – Land Use in the City's Official Plan.

The Major Mixed-Use Corridor designation is intended to accommodate significant growth, in an intensified built form, with mid-rise and high-rise buildings as well as community or regionally scaled retail and service commercial uses, institutional facilities and office uses. The mixed-use corridors are expected to provide the broadest range of activities, goods and services to meet the needs of the local population as well as those in a wider regional area.

The application proposes to amend the existing SP.138 zoning district to add an animal hospital and/or veterinary office to the list of permitted uses. Office and service commercial uses are among the many uses permitted in the Major Mixed-Use Corridor designation. The addition of the proposed use will expand on the range of services that are available in the area. It is the opinion of staff that the proposed amendment conforms to the Official Plan.

d) **Zoning By-law**

The subject property is split-zoned. The southern portion of the property is zoned SP.138 – Commercial District and the northern portion of the property is zoned SP.303 – Commercial District. The approximate boundary of the two zoning districts is just north of the existing Montana's restaurant. The proposed animal hospital / veterinary office is expected to locate in the plaza on the north side of the building that contains Wal-Mart and FreshCo.

In the current list of permitted uses in the SP.138 zoning district, item (I) permits an office, except for a veterinary office. The applicant proposes to remove the 'except for a veterinary office' qualifier from the office use, as well as add 'animal hospital and/or veterinary office' to the list of permitted uses.

Since no new buildings or additional floor area is contemplated as part of this proposal, no change to the regulations is required.

Strategic Plan

Strategic Pillar: Growth & Economic Development

Strategic Priority: Establish area-specific plans for the redevelopment of key sites in the City to promote strong, compatible, connected neighborhoods that enhance the quality of life and encourage greater infill.

- The proposed Zoning By-law Amendment will support the attraction of new businesses and the continued development of mixed-use neighbourhoods.

Engagement and Consultation

Response to Notice

a) Agency Responses

Agency circulation was issued on January 19, 2024.

No significant concerns or comments from agencies or departments have been received as of the writing of this report.

b) Summary of Public Responses

Notice of Public Meeting was issued by mail to property owners within 120 metres of the subject property and published in the Peterborough Examiner on January 22, 2024.

No written comments have been received from the public as of the writing of this report.

Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of this application.

Conclusion

The applicant is proposing to amend the SP.138 – Commercial District in effect on the southern portion of the subject property to permit the use of an animal hospital and/or veterinary office. The proposal is consistent with the Provincial Policy Statement, conforms with the Growth Plan and Official Plan and aligns with the Strategic Plan.

Attachments

Appendix A: Land Use Map
Appendix B: Concept Site Plan
Appendix C: Draft Zoning By-law Amendment

Submitted by,

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Commissioner, Infrastructure, Planning and Growth Management (Acting)

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Exhibit A – Land Use Map

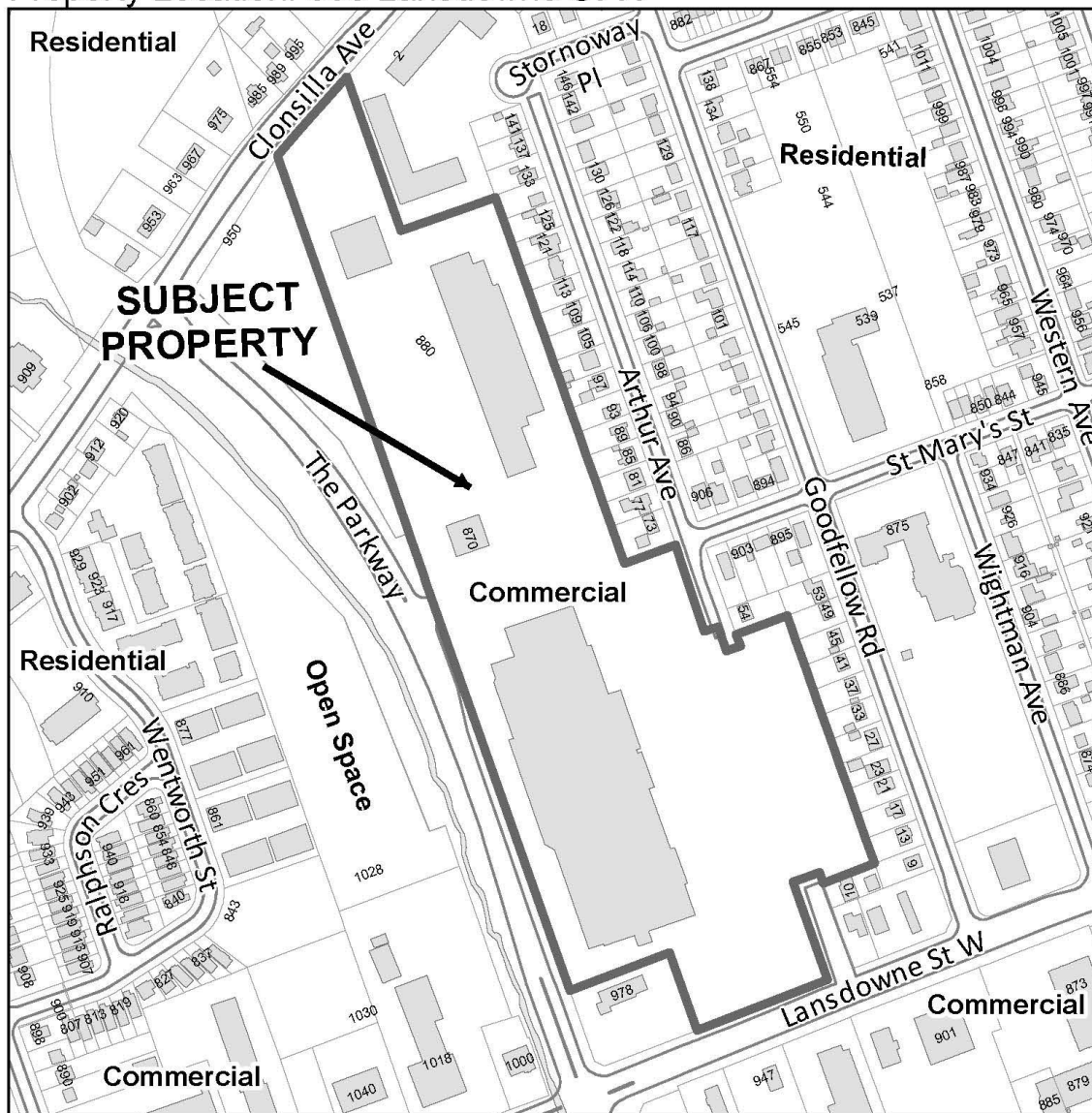
Land Use Map

File: Z2401

Property Location: 950 Lansdowne St W

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: January 3, 2024

Map by: bgautam

0 15 30 60 90 120 150 Metres

Exhibit B – Concept Plan

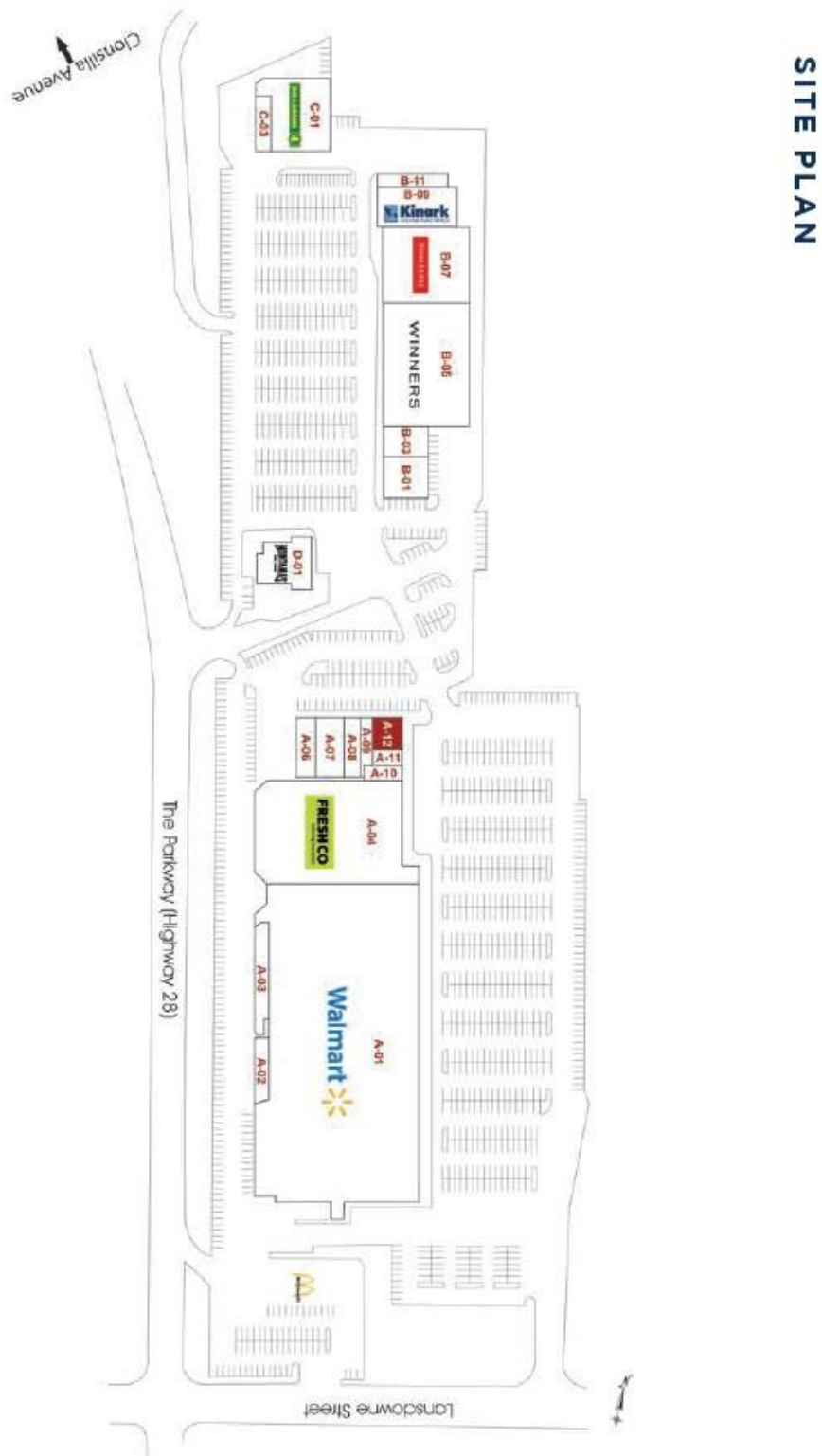


Exhibit C – Draft Zoning By-law Amendment



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 950 Lansdowne Street West

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

1. That Section 168.2 – Special District 138 (SP.138) Permitted Uses be amended as follows:
 - a) Permitted use “(l) an office, excluding a veterinary office” be revised to “(l) an office”, and
 - b) A new permitted use “(ae) an animal hospital and/or veterinary office” be added to the list of permitted uses.

By-law passed this 26th day of February, 2024.

Jeff Leal, Mayor

John Kennedy, City Clerk