



City of
Peterborough

To: Members of the General Committee

From: Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

Meeting Date: August 6, 2024

Report: Zoning By-law Amendment for 780 Argyle Street, Report IPGPL24-023

Subject

A report to evaluate the planning merits of amending the Zoning By-law to add a school and a day nursery to the list of permitted uses for the property located at 780 Argyle Street.

Recommendation

That Council approve the recommendation outlined in Report IPGPL24-023, dated August 6, 2024, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That the subject property be rezoned from UC – University and College District to UC – 366 University and College District in accordance with the draft amendment attached as Appendix 'C' to Report IPGPL24-023.

Executive Summary

- The applicant is proposing to amend the zoning of the subject property to add school and day nursery uses to the list of permitted uses.
- Rowan Tree Children's School currently operates out of 1545 Monaghan Road (The Mount Community Centre). The school is seeking space to facilitate the relocation of their existing business for the upcoming school year.

- The application does not propose new buildings or structures, nor an increase to the existing gross floor area at this time.
- The application for Zoning By-law Amendment was deemed complete on June 21, 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 Argyle Street between George Street North and Dumble Avenue. The property contains two existing institutional buildings and is currently home to The Village on Argyle and a student residence for Trent University. The property was also previously home to Master's College and Seminary which recently moved out of the building at the end of July. Trent University is taking over the residential portion of the building vacated by Master's College and Seminary, and it is proposed that Rowan Tree Children's School will operate a school and daycare use in the classroom space on the second floor of the building. The subject property is zoned UC – University and College District, permitting university and college facilities and accessory uses thereto. The applicant proposes to rezone the subject property to add a school and day nursery to the list of permitted uses. The application does not propose new buildings or structures, nor an increase to the existing gross floor area at this time.

The surrounding area consists primarily of single-detached dwellings, limited multi-unit residential development and community facilities (e.g. Queen Alexandra Community Centre and Pioneer Memorial Park). The Rotary-Greenway Trail Link passes by the property to the immediate east. The subject property represents an existing institutional hub in an existing built-up area.

The applicant initially contacted staff regarding the proposed application on June 10, 2024. Upon review of the scope of the proposal, it was determined that a formal Pre-Consultation meeting would not be required. The Director deemed the proposal exempt from Pre-Consultation on June 13, 2024. A minor Zoning By-law Amendment application was submitted by the applicant on June 21, 2024, and supported by the following documents:

- Planning Justification Report prepared by One Community Planning Inc. dated June 14, 2024, and
- Existing Site Plan prepared by Marshall Design Studio dated June 17, 2024.

The concept site plan is attached as Appendix 'B' to Report IPGPL24-023.

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.

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)).

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 Residential, Minor Mixed-Use Corridor, Major Mixed-Use Corridor and Natural Areas on Schedule 'B' – Land Use in the City's Official Plan. This proposal is being considered under the policies of the Residential designation. The Natural Areas designation corresponds with the wooded area between the developed portion of the subject property and the Rotary-Greenway Trail Link. An Environmental Impact Study was not required to support the proposal as no site works are being contemplated as part of the application.

The Residential designation is intended to accommodate a wide range of housing forms and other land uses that are integral to, and supportive of a residential environment. Permitted uses in the Residential designation include different housing forms, home occupations and neighbourhood supportive uses. Day care facilities are a permitted neighbourhood supportive use in the Residential designation (Section 4.2.2.s). Furthermore, in accordance with Section 4.1.2.a, schools shall be permitted in all designations provided that the use is necessary or essential and can be made compatible with the existing neighbourhood. The proposed uses will utilize the existing building and parking areas which will not create any issues regarding compatibility with the existing neighbourhood.

School and day care uses are among the many uses permitted in the Neighbourhood designation. The addition of the proposed uses 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 UC – University and College District only permits uses including and associated with the function of a university or college. The applicant is proposing to amend the UC zoning as it relates to the subject property to add a school and daycare on the list of permitted uses. The amended zoning would facilitate the move of the Rowan Tree School to locate their operations to the property.

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: Create a balanced property tax base by:

- Proactively exploring all the available options for securing and enhancing competitive employment lands
- Economic development focus that supports existing businesses and facilitates the retention, expansion and attraction of new business

The proposed rezoning will facilitate the relocation of an existing business within the City. The use of the subject property for a broader range of non-residential neighbourhood supportive uses will support the development of complete communities.

Engagement and Consultation

Agency circulation was issued on July 5, 2024, and the 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 July 8, 2024.

No written comments have been received from agencies or 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 UC – University and College District in effect on the subject property to add school and day nursery to the list of permitted uses. 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,

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

Contact Name:

Brad Appleby, MA, MCIP, RPP
Director, Planning, Development and Urban Design
Phone: 705-742-7777 Ext. 1886
Toll Free: 1-855-738-3755
Email: bappleby@peterborough.ca

Anne Taylor Scott, RPP, MCIP
Manager, Development Planning
Phone: 705-742-7777 Ext. 1869
Toll Free: 1-855-738-3755
Email: ataylorsscott@peterborough.ca

Nolan Drumm, RPP, MCIP, PLE
Land Use Planner
Phone: 705-742-7777 Ext. 1733
Toll Free: 1-855-738-3755
Email: ndrumm@peterborough.ca

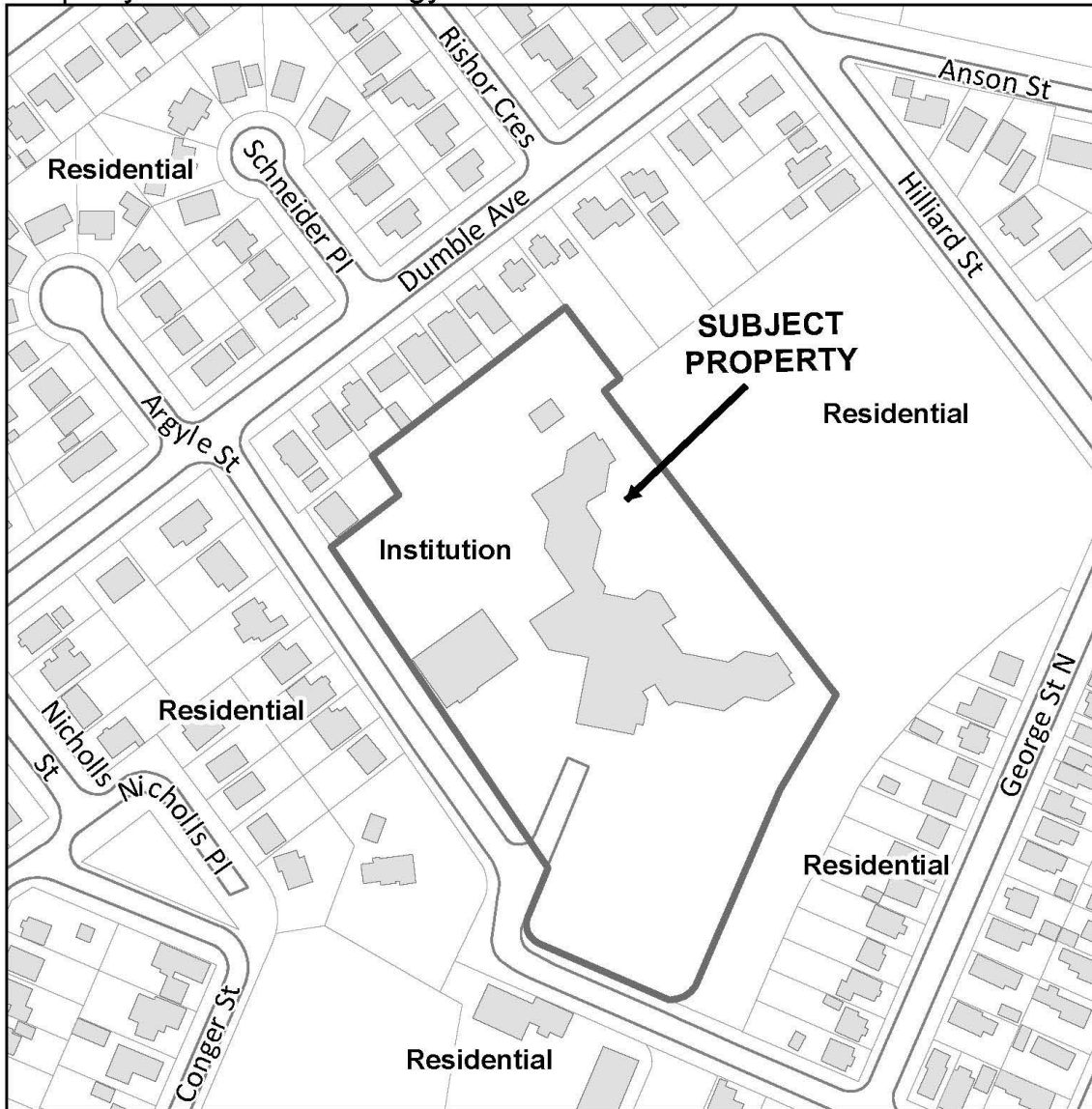
Appendix A – Land Use Map

Land Use Map

File: Z2407

Property Location: 780 Argyle St

EXHIBIT
SHEET OF



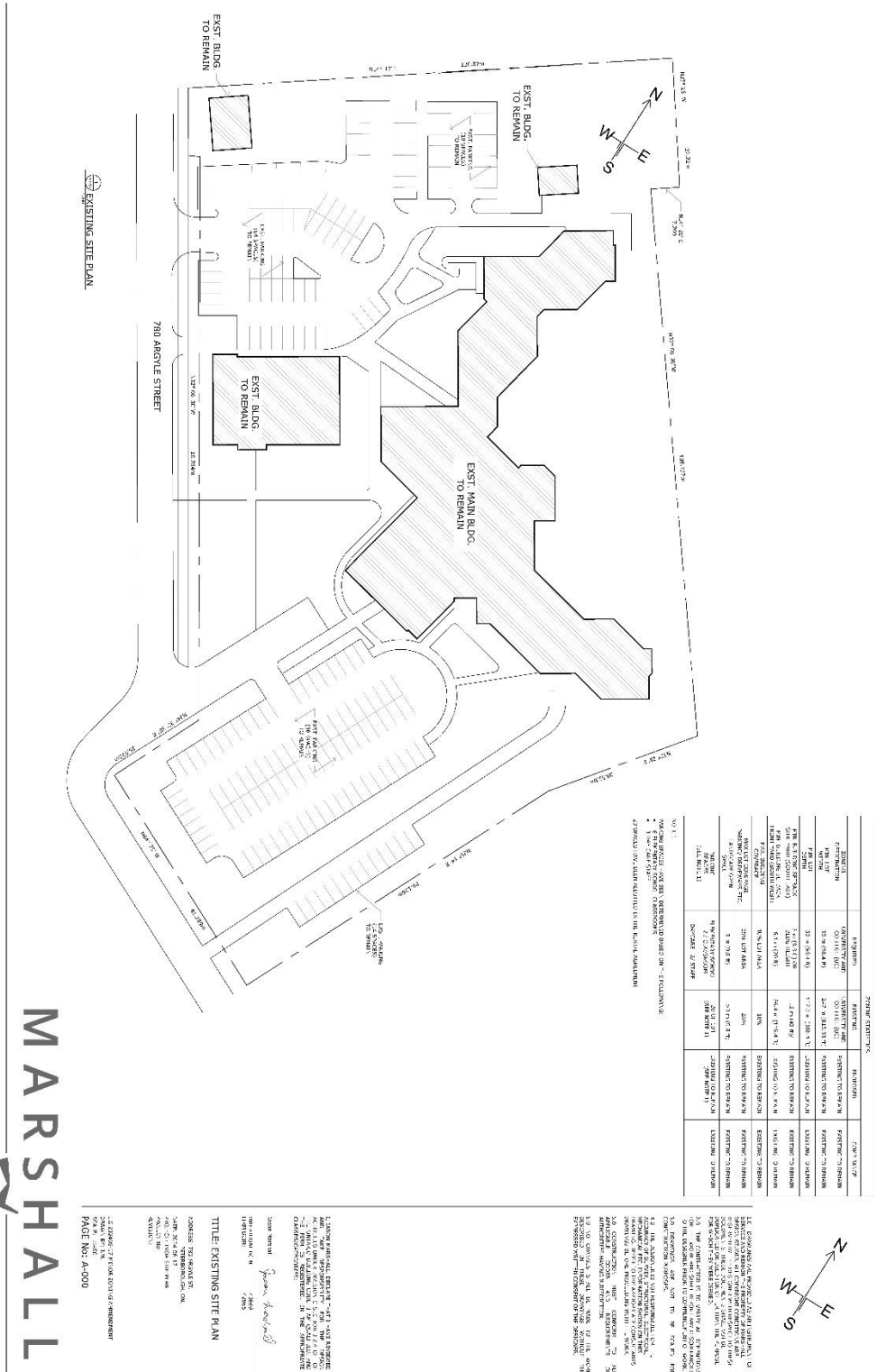
The City of Peterborough Planning Division

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.



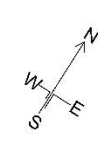
Date: June 18, 2024
Map by: ANichols
0 5 10 20 30 40 50 Metres

Appendix B – Concept Plan



MARSHALL
DESIGN STUDIO

1. 22046-27 (LOCAL ZONING) AMENDMENT
 2. 2024
 3. 780 ARGYLE STREET
 4. 2024
 5. 2024
 6. 2024
 7. 2024
 8. 2024
 9. 2024
 10. 2024
 11. 2024
 12. 2024
 13. 2024
 14. 2024
 15. 2024
 16. 2024
 17. 2024
 18. 2024
 19. 2024
 20. 2024
 21. 2024
 22. 2024
 23. 2024
 24. 2024
 25. 2024
 26. 2024
 27. 2024
 28. 2024
 29. 2024
 30. 2024
 31. 2024
 32. 2024
 33. 2024
 34. 2024
 35. 2024
 36. 2024
 37. 2024
 38. 2024
 39. 2024
 40. 2024
 41. 2024
 42. 2024
 43. 2024
 44. 2024
 45. 2024
 46. 2024
 47. 2024
 48. 2024
 49. 2024
 50. 2024
 51. 2024
 52. 2024
 53. 2024
 54. 2024
 55. 2024
 56. 2024
 57. 2024
 58. 2024
 59. 2024
 60. 2024
 61. 2024
 62. 2024
 63. 2024
 64. 2024
 65. 2024
 66. 2024
 67. 2024
 68. 2024
 69. 2024
 70. 2024
 71. 2024
 72. 2024
 73. 2024
 74. 2024
 75. 2024
 76. 2024
 77. 2024
 78. 2024
 79. 2024
 80. 2024
 81. 2024
 82. 2024
 83. 2024
 84. 2024
 85. 2024
 86. 2024
 87. 2024
 88. 2024
 89. 2024
 90. 2024
 91. 2024
 92. 2024
 93. 2024
 94. 2024
 95. 2024
 96. 2024
 97. 2024
 98. 2024
 99. 2024
 100. 2024



1. 22046-27 (LOCAL ZONING) AMENDMENT
 2. 2024
 3. 780 ARGYLE STREET
 4. 2024
 5. 2024
 6. 2024
 7. 2024
 8. 2024
 9. 2024
 10. 2024
 11. 2024
 12. 2024
 13. 2024
 14. 2024
 15. 2024
 16. 2024
 17. 2024
 18. 2024
 19. 2024
 20. 2024
 21. 2024
 22. 2024
 23. 2024
 24. 2024
 25. 2024
 26. 2024
 27. 2024
 28. 2024
 29. 2024
 30. 2024
 31. 2024
 32. 2024
 33. 2024
 34. 2024
 35. 2024
 36. 2024
 37. 2024
 38. 2024
 39. 2024
 40. 2024
 41. 2024
 42. 2024
 43. 2024
 44. 2024
 45. 2024
 46. 2024
 47. 2024
 48. 2024
 49. 2024
 50. 2024
 51. 2024
 52. 2024
 53. 2024
 54. 2024
 55. 2024
 56. 2024
 57. 2024
 58. 2024
 59. 2024
 60. 2024
 61. 2024
 62. 2024
 63. 2024
 64. 2024
 65. 2024
 66. 2024
 67. 2024
 68. 2024
 69. 2024
 70. 2024
 71. 2024
 72. 2024
 73. 2024
 74. 2024
 75. 2024
 76. 2024
 77. 2024
 78. 2024
 79. 2024
 80. 2024
 81. 2024
 82. 2024
 83. 2024
 84. 2024
 85. 2024
 86. 2024
 87. 2024
 88. 2024
 89. 2024
 90. 2024
 91. 2024
 92. 2024
 93. 2024
 94. 2024
 95. 2024
 96. 2024
 97. 2024
 98. 2024
 99. 2024
 100. 2024

Appendix 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 municipally known as 780 Argyle Street

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

1. That Section 3.9 – Exceptions be amended as follows:

“.366 In addition, a school and a day nursery are permitted uses.”
2. That Map 7 forming a part of Schedule ‘A’ to By-law 97-123, is amended by changing the area shown on the sketch hereto as Schedule ‘A’ **from UC to UC – 366.**

By-law passed this 12th day of August, 2024.

Jeff Leal, Mayor

John Kennedy, City Clerk

Schedule A

