



City of
Peterborough

To: Members of the General Committee

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

Meeting Date: August 5, 2025

Report: Zoning By-law Amendment for 1341 Water Street - Update, Report IPGPL25-040

Subject

A report to update Council on the proposed application to amend the Zoning By-law for 1341 Water Street to permit an 8-storey apartment building that was previously considered by Council on June 30, 2025 (Report IPGPL25-032).

Recommendations

That Council approve the recommendations outlined in Report IGPL25-040, dated August 5, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That Section 3.9, Exception No. 324, of Zoning By-law 1997-123, be amended to establish additional site-specific regulations for the property known as 1341 Water Street in accordance with the Draft Zoning By-law Amendment attached as Appendix B to Report IPGPL25-040.
- b) That the subject property be rezoned from R.5-324 'F' to OS-1 and R.5-324-'F'-'H', in accordance with the Draft Zoning By-law Amendment attached as Appendix B to Report IPGPL25-040.

Executive Summary

- On June 30, 2025, Council deferred the subject application to amend the Zoning By-law which sought flexibility to allow an eight-storey student-focused apartment building with up to 219 dwelling units and reduced parking requirements or a

traditional market rental building subject to more traditional Zoning regulations. The deferral was in response to concerns and questions raised at the Statutory Public Meeting held at General Committee on June 23, 2025, and was made pending confirmation from the applicant on the intended use of the property.

- On June 24, 2025, staff and the applicant discussed the concerns raised at the Public Meeting and options to move the application forward.
- On June 26, 2025 the applicant provided a revised development concept to staff and subsequently presented this concept to Council on June 30, 2025. The revised concept is included as Appendix A.
- The revised concept continues to propose an eight-storey apartment building. The concept provides a unit yield of 159 units with 175 parking spaces and is reduced from the previous student-focused concept that had a unit yield of 219 units with 117 parking spaces. The revised concept is intended to meet traditional Zoning parking regulations for quantity of spaces.
- Staff support the revisions and, given their scope, have not identified a need for further circulation, review or public notice, as the modification does not present a material change to the nature of the zoning by-law application. Technical studies provided at the site plan stage will reflect a building form permitted by the revised Zoning.
- The revised Zoning By-law Amendment (Appendix B) removes any reference to a student rental building and associated reduced parking rates. The Holding Symbol would remain until conditions relating to access and environmental impacts are addressed. The applicant has provided their concurrence on the revised Zoning By-law Amendment.

Analysis

The planning analysis and opinion contained in Report IPGPL25-032 and presented at the General Committee meeting on June 23, 2025, continue to apply in support of the revised application.

Strategic Plan

Strategic Pillar: Growth & Economic Development

Strategic Priority: Plan for mid-density and high-density mixed-use neighbourhoods to make the most efficient use of land and municipal services and provide affordable options for residents

The proposed amendment, as revised, would allow for the development of an eight-storey apartment building along Water Street, being an area designated as a Major Mixed-Use Corridor and Strategic Growth Area within the City of Peterborough.

Conclusion

The applicant has revised their proposal to demonstrate how the development of an eight-storey market rental apartment building could occupy the subject lands with the provision of parking spaces meeting the standard rates for these areas. The recommended zoning by-law amendment, with a Holding Symbol, would allow the application to proceed while ensuring the proposal is consistent with the Provincial Planning Statement, conforms to the City's Official Plan and supports the City's Strategic Plan objectives. The proposal will contribute to the City's Housing Pledge to deliver at least 4,700 new dwellings by 2031.

Attachments

Appendix A: Revised Preliminary Concept Plan
Appendix B: Draft Zoning By-law Amendment

Submitted by,

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Commissioner, Infrastructure, Planning and Growth Management

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Appendix B – Draft Zoning By-law Amendment



The Corporation of the City of Peterborough

By-Law Number 25-[Clerk's Office will assign the number]

Being a By-law to amend the Zoning By-law for the lands known as 1341 Water Street

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

1. That Section 3.9 Exception be amended by deleting and replacing the following exception:

“.324 Notwithstanding the provision of this By-law to the contrary, the following shall apply:

Regulation	Requirement
Minimum lot area per dwelling unit	96 square metres
Minimum lot width	26 metres
Minimum building setbacks	a) 26.5 metres from east side lot line [abutting 36 Champlain Crescent] b) 7.4 metres from west side lot line [abutting 161 Carnegie Ave] c) 0 metres from OS.1 zoned district shall be considered the minimum setback to the rear lot line.
Maximum number of storeys	Notwithstanding the definition of storey and

	<p>the maximum number of storeys otherwise referred to in this Zoning By-law, the maximum height shall be as follows:</p> <p>a) To flat roof: 30 metres [measured from the average finished grade of 218.77 ASL]</p> <p>b) To mechanical penthouse: 36.5 metres [measured from the average finished grade of 218.77 ASL]</p>
Minimum setback from the Centerline of Water Street	19.4 metres
Section 4.3.2(c): minimum distance between a driveway and a window of a habitable room	Notwithstanding 4.3.2(c), a driveway will be a minimum of 0.5 metres from a window of a habitable room in a dwelling unit
Section 4.3.1, a residential parking space size	Notwithstanding Section 4.3.1, a residential parking space shall be a minimum of 2.7 metres x 5.5 metres.
Section 4.3.1, the minimum width of a drive aisle	6 metres
Section 4.3.4(d) location of short-term bicycle storage	Notwithstanding the bicycle parking storage requirements of Section 4.3.4 (d), short-term bicycle storage shall also be permitted below grade exterior to a building.
Section 6.37 minimum floor area for dwelling units	<p>Notwithstanding Section 6.37, the minimum floor area for a dwelling unit shall be as follows:</p> <p>a) Bachelor dwelling unit: 23 square metres</p>

	b) Dwelling unit other than a bachelor dwelling unit: 30 square metres
Notwithstanding Section 4.3.2(b)(ii) motor vehicle parking spaces and the driveway thereto are located 1.7 metres from a side lot line.	
Notwithstanding Section 4.14 (a) landscape islands shall be in accordance with an approved site plan.	
That the R.5 –324 F and OS.1 District owned by the same entity, shall be treated as one lot for the purposes of interpreting compliance to the R.5-324 Zone regulations.	

2. That Map 27 forming part of Schedule “A” to By-law 97-123, is amended by changing the area shown on the sketch attached hereto as Schedule ‘A’ from R.5-324-‘F’ to OS-1 and R.5-324-‘F’-‘H’.
3. That the ‘H’ Holding Symbol be removed by the R.5-324 ‘F’ Zone upon the execution of a Site Plan Agreement that includes provisions to address the following matters to the satisfaction of the Director of Planning, Development and Urban Design, including but not limited to the approval of drawings, studies, security and maintenance provisions to ensure the completion of the following:
 - i. Installation of a northbound left turn lane to access the subject property; and,
 - ii. Wetland and tree compensation within the developable area and rehabilitation plans within the OS-1 area of the subject property.

By-law passed this 11th day of August, 2025.

Jeff Leal, Mayor

John Kennedy, City Clerk

Schedule 'A' to By-law 25-xx

