

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 00-115

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 111
TO THE OFFICIAL PLAN OF THE CITY OF PETERBOROUGH
(COMMERCIAL POLICIES)**

**THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF
ENACTS AS FOLLOWS:**

The Official Plan of the City of Peterborough is hereby amended as follows:

1. **Section 2.1.8 is hereby deleted and the following is substituted therefor:**

"2.1.8 Growth of the City's commercial economy shall be planned and promoted so as to maintain and strengthen Peterborough's role as a regional service centre. Growth shall be based on the needs of the City's residents, businesses and institutions and those of the surrounding regional area for which Peterborough provides specialized facilities and activities not available locally, and accommodated in accordance with the Commercial Structure policies of Section 2.3 and other provisions of this Plan."

2. **Section 2 (Basis of the Plan) is hereby amended by adding the following Section thereto:**

"2.3 COMMERCIAL STRUCTURE

2.3.1 ROLE & COMPONENTS

The urban structure of Peterborough and its image and identity as a community are profoundly influenced by the locational pattern of commercial functions carried on in the City.

The essence of Peterborough's commercial structure is illustrated by Figure 1. This commercial structure includes, on a base illustrating the major transportation network serving the City and the schematic distribution of commercial land uses, the following major structural elements:

- Central Area
- Shopping Nodes
- Special Policy Area

These are not necessarily areas exclusively devoted to commercial use.

The Central Area, is the Historic heart of the community and has the broadest range of commercial activity within the City. It is the prime focus of office, cultural and entertainment uses as well as a diverse range of retail facilities including specialty stores, regional uses and services, in addition to stores and services which support its resident population. It is also much more than a commercial area and provides the focus for government activities, community and recreational uses, higher density and specialized forms of housing, heritage sites and buildings, tourist facilities, as well as the site of several key industries. Differing land use designations (identified by Section 4.3.2 and Schedule J of the Plan) reflect this diversity.

The Shopping Nodes are located at strategic locations on the major transportation network in the northwest, southwest and southeast portions of the City. These nodes are primarily retail nodes which have developed historically with a shopping centre generally anchored by a department store. These centres, together with related commercial sites form Shopping Nodes which are intended to continue their function as the principle centres of non-downtown retail and service activity catering to the City and surrounding region. Differing land use designations (identified by Section 4.3 and Schedule 1 of this Plan) are employed within the Shopping Nodes to differentiate the specifics as to range, size and types of use intended for each location.

The Special Policy Area anticipates the arrival, to the Peterborough trade area within this planning horizon, of a unique region-serving retail facility that is not presently represented in the region, such as a membership warehouse club. The Special Policy Area is a strategic planning measure to maintain and strengthen Peterborough's role as a regional service centre. It is intended that the Special Policy Area not duplicate the planned function of a Shopping Node and therefore a department store or similar mass general merchandiser is not a contemplated use.

This commercial structure provides a strong and flexible foundation for the ongoing growth and evolution of Peterborough's commercial economy in response to the needs of its residents, businesses and institutions and those of the surrounding regional area for which Peterborough provides specialized facilities and activities not available locally. The Central Area together with the Shopping Nodes and Special Policy Area as identified by this Plan are intended to collectively meet these needs, in a manner which provides healthy interaction and balance within the City for the convenience of residents of the City and region, while maintaining the centrality and unique importance of the Central Area.

2.3.2 COMMERCIAL STRUCTURE GOALS AND OBJECTIVES:

It is the intention of this Plan that the actions of the City, in carrying out its responsibilities with respect to the planning of commercial land uses and the development approval process for commercial developments, shall be guided by the following goals and objectives:

- a) To provide for a broad range of commercial activities and services to meet the diverse needs of Peterborough's residents, businesses and institutions, as well as those from the surrounding areas, and to generate employment, investment and municipal revenues.
- b) To promote Peterborough's function as a regional service centre providing the broadest range of activities, goods and services to meet the diverse needs of its own resident population, work force, business and institutional sectors and visitors, as well as those in a widespread regional area who look to Peterborough for a range and depth of facilities and functions not locally available, within a strong commercial structure focussed on the Central Area and other appropriately located major commercial facilities and areas. Special measures to attract a unique region-serving retail facility will be considered.
- c) To support the further strengthening of Peterborough's commercial structure, by providing new retail opportunities in locations which support the planned commercial structure and which also provide convenience to residents, visitors, businesses and institutions.
- d) To maintain healthy interaction and balance within the commercial structure by providing a range of locations for new and expanded retail facilities:
 - i) within the Central Area wherever possible and practical,
 - ii) at other suitable locations within Shopping Nodes in order to accommodate justified retail facilities, recognizing that the Central Area may not be a viable location in terms of available land or building areas, or other locational attributes, and
 - iii) for a unique region-serving retail facility, other than a department store or similar mass general merchandiser, at a location with particular prominence on the provincial highway network serving the region, preferably in the vicinity of the Highway 7 By-Pass and Lansdowne Street East, subject to re-zoning.
- e) To ensure that prospective retail businesses have available a reasonable supply of land at these intended locations, including vacant sites, underutilized sites and sites for which redevelopment or intensification is appropriate, and that the zoned capacity of such sites, taken collectively, is at all times sufficient to match the anticipated market demands for new or expanded retail facilities in a timely manner which retains the intended structural balance.

- f) To require that proposals for major new or expanded retail developments outside the Central Area which are beyond those anticipated by this Plan are subject to studies of market justification and impact assessment which show, to Council's satisfaction, that the type and size of proposed facilities are warranted, that the planned function of Central Area will not be prejudiced, and that there will not be a loss of healthy interaction and balance within Peterborough's commercial structure.
- g) To maintain the economic vitality, historic and community value of the Central Area, by encouraging the development, redevelopment and rehabilitation of the area for a diverse range of uses, including retailing of all types, office uses, entertainment, cultural and recreation facilities, tourism and hospitality facilities, other types of service commercial uses and businesses, as well as governmental, institutional, residential and community uses. It is the intent of this Plan that, in most instances, Central Area lands will be rezoned to permit the full range and density of uses contemplated for various areas subject to site plan approval and other implementation processes.
- h) To increase the amount and intensity of residential uses in and around the Central Area by supporting appropriate multi-unit residential or mixed-use development and redevelopment.
- i) To undertake, by both direct municipal action and the encouragement of action by other parties, a programme of on-going improvements in the Central Area to enhance the efficiency, convenience, safety and appearance of the area and the activities it accommodates, including streetscape improvements, waterfront and riverside enhancement, infrastructure upgrading, facilities for off-street and on-street parking, improved vehicular connections and circulation patterns, and facilities for those not travelling by private automobile, including improvements for pedestrians, the elderly and physically-challenged, and those using transit services, taxis, and transportation for the disabled.
- j) To provide a wide range of service and facilities which meet the needs of visitors and tourists to Peterborough.
- k) To become pro-actively involved in the acquisition, assembly, servicing and zoning of lands for the accommodation of a unique region-serving retail facility at the preferred location in the vicinity of the Highway 7 By-Pass and Lansdowne Street East.
- l) To foster the re-use of out-moded sites and buildings which are in the Central Area or have significance to the commercial structure and economic well being of the City.

2.3.3 CENTRAL AREA:

- a) The planned function of the Central Area is to be a multi-faceted activity centre for the City and surrounding region, incorporating retailing of all types, business and professional offices, entertainment, cultural and recreation facilities, tourism and hospitality facilities, other types of service commercial uses and businesses, a number of important industries as well as governmental, institutional, residential and community uses.
- b) In order to maintain and enhance the breadth, depth and continued viability of the Central Area's functions, it is intended that the land use policies for those portions of the Central Area most suited for commercial uses be permitted the broadest practical range of retail and other commercial uses. At the same time, however, the following are regarded as the particular priority functions for the Central Area:
 - i) those types of small scale higher-order retail facilities such as specialty shopping and comparison shopping which attract and serve residents from throughout the City and surrounding region, business and professional offices, service commercial uses, entertainment facilities including cinemas and theatres, and hospitality and tourist facilities, governmental and community facilities, and

- ii) the food, drug and convenience shopping functions, personal services and other facilities which are of particular significance in reinforcing the attractiveness of the Central Area and nearby areas of Peterborough for residential purposes and in maintaining convenience and service for the population residing in those areas.
- c) As major office development is important to the planned function of the Central Area, new offices in Shopping nodes shall only be small scale and limited to the Shopping Centre Designation. Notwithstanding the office development opportunity prescribed in Section 4.3, zoning applications for new office permissions in commercial designations outside of the Central Area, with the exception of sites referenced in Section 2.3.6 will be deferred until a new Downtown Master Plan is reviewed, including an assessment of the office inventory, and adopted by Council.

2.3.4 SHOPPING NODES:

- 2.3.4.1** a) Four Shopping Nodes are conceptually identified by Figure 1. These locations have developed and evolved in recent decades in response to planning policies established by the City, as well as demographic and market forces, business decisions and consumer support. These Shopping Nodes comprise Peterborough's principal concentrations of non-downtown commercial activity, and are the appropriate locations to accommodate ongoing expansion of such commercial activity in accordance with the policies of this Plan. In addition to the more specific directions for individual Shopping Nodes as set out in Sections 2.3.4.2 through 2.3.4.5, the following provisions shall apply.
- b) In general, the planned function of a Shopping Node is primarily to provide a range of retail facilities for residents of the City and surrounding region.
 - c) As cinema and theatre facilities are important to the planned function of the Central Area and are identified as particular priority functions, new uses are not to be permitted in Shopping Nodes nor in the component land use designations.
 - d) Within Shopping Nodes, the lands intended for existing and future commercial use are identified on Schedule 'I', each subject to the land use policies for that designation as established in Section 4.3 of this Plan. However, among the Shopping Nodes there are significant differences in uses and forms of development as presently existing and as intended for the future. Accordingly, the particular intent of this Plan may vary significantly when addressing different Nodes or different locations within a particular Node.
 - e) In determining the appropriate extent of commercial land use designations in Shopping Nodes from time to time, and in considering zoning by-law amendment to implement such designations, it shall be the City's intent that prospective retail businesses seeking to establish or expand in Peterborough will have access to a reasonable supply of suitable land at intended locations, in a timely manner which also retains the intended structural balance, commensurate with anticipated market demands for new or expanded retail facilities.

2.3.4.2 Portage Node

As illustrated by Figure 1, the Portage Node encompasses the Portage Place enclosed shopping mall as well as nearby lands related to the major road frontage on Chemong Road and/or to the existing shopping centre itself. The land use designations

(identified by Section 4.3 and Schedule 'T' of this Plan) reflect the following strategic planning intent:

- a) The Portage Node is recognized as the location of one department store, located within the Portage Place shopping centre.
- b) The limited expansion potential of the existing Portage Place shopping centre is recognized, and has previously been approved, with the particular interest being to accommodate expansion of the department store and supermarket anchors. The comprehensive nature of the retail mix provided by the shopping centre, including both large anchor stores and smaller mall tenancies, is to be reflected in its designation as Major Shopping Centre, and in policies which encourage and permit this broad range and mix of uses.
- c) Further commercial development in the Portage Node will be accommodated by the off-site lands in the vicinity designated as Special Purpose Retail and Service Commercial. The policies for these lands are to effectively differentiate the type and size of permitted uses from those of the Major Shopping Centre.
- d) Smaller retail uses similar to those located in a Major Shopping Centre or the Central Area are not intended for the Special Purpose Retail designation and policies for that designation will restrict retail uses to those meeting or exceeding a specified size.
- e) Policies for the Service Commercial designation will focus those lands on automotive and hospitality uses, other services, recreational and institutional uses, and a restricted range of retail uses not suited to other commercial designations.

2.3.4.3 Lansdowne/Parkway Node

As illustrated by Figure 1 the Lansdowne/Parkway Node encompasses two existing shopping centres – the Lansdowne Place enclosed shopping mall and the Zellers Plaza as well as nearby lands related to the major road frontage on Lansdowne Street West, The Parkway and other major streets and/or to the existing shopping centres. The land use designations (identified by Section 4.3 and Schedule 'T' of this Plan) reflect the following strategic planning intent:

- a) The Lansdowne/Parkway Node is recognized as the location of two department stores, one located within each of Lansdowne Place and Zellers Plaza.
- b) The expansion potentials of both existing shopping centres are recognized and further elaborated by this Plan. In each case, the policies providing for such expansion are intended to accommodate and encourage the upgrading of retail facilities and other uses and elements, and enhancement of the retail mix of both large and small stores suitable to the comprehensive nature of the designation as Major Shopping Centre.
- c) In addition to shopping centre expansion, additional commercial development in the Lansdowne/Parkway Node will be accommodated elsewhere within the Shopping Node on lands designated as Special Purpose Retail or Service Commercial. The policies for these lands are to effectively differentiate the type and size of permitted uses from those of the Major Shopping Centre.
- d) Smaller retail uses similar to those located in a Major Shopping Centre or the Central Area are not intended for the Special Purpose Retail designation and policies for that designation will restrict retail uses to those meeting or exceeding a specified size. It is recognized that in the Lansdowne/Parkway Node, some smaller uses and building configurations exist at the time of adoption of the Special Purpose Retail designation and policy. It is generally intended that such

smaller uses and building configuration be recognized and given reasonable flexibility for ongoing use.

- e) Policies for the Service Commercial designation will focus those lands on automotive and hospitality uses, other services, recreational and institutional uses, and a restricted range of retail uses which are not suited to other commercial designations.

2.3.4.4 Summit Node

As illustrated by Figure 1, the Summit Node encompasses an existing shopping centre - the Summit Plaza - as well as nearby lands related to the major road frontage on Lansdowne Street West and Clonsilla Avenue. The land use designations identified by Section 4.3 and Schedule 'T' of this Plan reflect the following strategic planning intent:

- a) The Summit Node is recognized as a Shopping Node without a department store, the former K-Mart store having been converted into a Canadian Tire outlet. Accordingly, no land is designated or intended for designation as a Major Shopping Centre in this Node.
- b) Any additional commercial development in the Summit Node will occur on lands designated as Special Purpose Retail or Service Commercial. The policies for these lands are to effectively differentiate the type and size of permitted uses from those applicable to the Major Shopping Centre designations in other Shopping Nodes.
- c) Smaller retail uses similar to those located in a Major Shopping Centre or the Central Area are not intended for the Special Purpose Retail designation and policies for that designation will restrict retail uses to those meeting or exceeding a specified size. It is recognized that in the Summit Node, some smaller uses and building configurations exist at the time of adoption of the Special Purpose Retail designation and policy. It is generally intended that such smaller uses and building configurations be recognized and given reasonable flexibility for ongoing use.
- d) Policies for the Service Commercial designation will focus those lands on automotive and hospitality uses, other services, recreational and institutional uses, and a restricted range of retail uses not suited to other commercial designations.

2.3.4.5 Willowcreek Node

As illustrated by Figure 1, the Willowcreek Node encompasses an existing shopping centre the Willowcreek Centre as well as nearby lands related to the major road frontage on Lansdowne Street East . The land use designations (identified by Section 4.3 and Schedule 'T' of this Plan reflect the following strategic planning intent:

- a) The Willowcreek Node is recognized as a Shopping Node with a partially developed shopping centre with sufficient additional development capacity approved to accommodate a department store. The alternative utilization of this expansion potential for other forms of retail development to enhance the comprehensiveness and suitability of the retail mix under the Major Shopping Centre designation is also recognized.
- b) Additional commercial development in the Willowcreek Node will occur on lands designated as Special Purpose Retail or Service

Commercial. The policies for these lands are to effectively differentiate the type and size of permitted uses from those applicable to the Major Shopping Centre designations.

- c) Smaller retail uses similar to those located in a Major Shopping Centre or the Central Area are not intended for the Special Purpose Retail designation and policies for that designation will restrict retail uses to those meeting or exceeding a specified size, where smaller uses and building configurations exist at the time of adoption of the Special Purpose Retail designation and policy, it is generally intended that such smaller uses and building configurations be recognized and given reasonable flexibility for ongoing use.
- d) Policies for the Service Commercial designation will focus those lands on automotive and hospitality uses, other services, recreational and institutional uses, and a restricted range of retail uses not suited to other commercial designations.

2.3.5 Special Policy Area

Lands in the vicinity of the Highway 7 By-Pass and Lansdowne Street East are recognized as an appropriate and desirable location for a unique region-serving retail facility, such as warehouse membership club outlet. The locational characteristics of these lands combine the qualities of particular regional accessibility and prominence on the provincial highway network serving both the City and region, and the structural advantages of location which builds onto an existing and partially-established Shopping Node. It is intended that the City consider, investigate and pro-actively pursue the acquisition, assembly, servicing and zoning of these lands in order to promote the attraction and accommodation of such a unique region-serving retail facility at this preferred location. However, this policy does not preclude the selection of an alternative site which satisfies objective 2.3.2 d) iii).

2.3.6 Strategic Policies for the Re Use of Major Sites

The plan recognizes that many major public institutions will undergo a phase of considerable change during this planning horizon including the rebuilding of aging infrastructure. The City will encourage appropriate adaptive re-use proposals for buildings and structures rendered obsolete for their original purpose.

These major sites require a special policy approach in order to recognize the unique commercial opportunities of each. An Official Plan Amendment will not be required to permit the commercial opportunities outlined as follows:

- a) **Peterborough Regional Health Centre**
The Plan anticipates that the rebuilding of the Regional Health Centre on Hospital Drive will prompt a demand for additional clinic and laboratory space in close proximity to the Hospital. The demand for new medical space will be permitted to be satisfied through the re-use of the existing Hospital building(s) and in new medical facilities in freestanding buildings on the Hospital campus or adjacent properties. The St. Joseph's Hospital site at Hunter Street and Rogers Street and the adjacent Marycrest Home for the Aged have been included in the Hunter Street East Business District and land use is directed by the Business District policies of the Central Area.
- b) **Fairhaven Home**
The plan anticipates the rebuilding of Fairhaven Home and the reuse of the existing long-term care facility and property for medical clinic uses and a range of local commercial uses supportive of a residential setting.
- c) **Trent University**
The plan anticipates the consolidation of mid-town academic space at the main university campus during this planning horizon. General office, and clinic uses on

the Peter Robinson College properties will be permitted. Hospitality uses such as restaurants, and inns as well as places of assembly will be permitted on the properties of Peter Robinson and Trail Colleges.

d) Fleming College - McDonnell Street

The plan anticipates the reuse of the former college buildings as a mixed use development including office and medical uses.

e) Education Centre - 150 O'Carroll Avenue

The plan anticipates that the existing building may be utilized for office and medical uses.

New commercial uses will be permitted by way of a zoning by-law amendment. Where a zoning by-law amendment is required, the submission of a planning analysis in accordance with Section 4.3.7 may be required, in whole or in part.

2.3.7 OFFICIAL PLAN AMENDMENTS

a) It is not anticipated that a new Shopping Node will be required within the lifetime of this Plan. If an application is made to add a new node or if the effect of an application, in the opinion of the city, would be to create a new Shopping Node a review of the Commercial Structure will be required to be undertaken.

b) If an application is made to amend this Plan to alter or enlarge the designations or policies applicable to the Shopping Nodes or to their component commercial land use designations, a Planning Impact Analysis in accordance with Section 4.3.7 shall be submitted with the application.

c) In addition to the requirements which are indicated by that Section, and without detracting from the generality of those requirements, under the following circumstances:

i) an application to permit a department store, or similar mass general merchandiser, beyond those recognized by these policies for Shopping Nodes and their component commercial land use designations; or

ii) an application to substantially enlarge or add a Shopping Node, or a Major Shopping Centre or Special Purpose land use designation, and/or to amend the applicable land use policies to similar effect; or

iii) an application to permit any major retail facility or facilities not in accordance with the designations and policies of this Plan;

d) In these or comparable circumstances, the following requirements shall apply:

i) The proponent shall be required to submit a detailed market study of the proposal, including empirical research demonstrating the justification and support for the proposal and assessing the anticipated impacts (including directional impacts) which would result from approval of the proposal. The study will also include reference to available City data and information on the retail sector of the economy, its performance in meeting the needs of the City and region, and general measures of needs for retail growth, and shall update and augment such data and information with additional research as appropriate. The costs of such market study and other required supporting documentation shall be borne by the proponent.

ii) The City may require that such market study, and other studies required of

the proponent, be peer reviewed by the City consultants in the relevant fields. The City's costs in obtaining such peer reviews shall be reimbursed by the proponent.

- iii) At the discretion of Council, the preceding study requirements may be varied where Council is satisfied that sufficient information is already available to permit the above-noted requirements to be considered, or where a change in the content of required studies is deemed appropriate by Council in order to generate information relevant to the intended implementation of the policies of the Plan.
- e) Where a detailed Market Study is required pursuant to 2.3.7 (d), the results of the market study and peer review shall be employed to assist in identifying and weighing the benefits and dis-benefits of the application including:
- i) whether and to what degree the proposal would benefit consumers in the City and region by adding a facility or type of business not now available, by expanding the range of choice or improving service levels, by enhancing the distribution of facilities for the convenient access of the consumers in certain areas, or other benefits
 - ii) whether and to what degree there would be prejudice to the planned function and particular priority functions of the Central Area and, in particular, the Commercial Core Area
 - iii) whether and to what degree there would be a loss of the intended healthy interaction and balance within Peterborough's commercial structure

2.3.8 IMPLEMENTATION

- a) It is the intent of this Plan that the City carry out the ongoing and periodic work necessary to maintain an up-to-date data base of information on the retail sector of the economy, its performance in meeting the needs of the City and region, and general measures of the need for retail growth of various types from time to time.

The City will monitor on a yearly basis:

- i) the inventory of vacant land, either designated or zoned for differing commercial purposes within the City, including under-utilized sites and sites for which redevelopment or intensification is appropriate;
- ii) a comparative inventory of occupied space within each Shopping Node and within the Central Area;
- iii) the amount and type of vacant commercial space for various purposes within the Central Area;

The results of this monitoring program, together with the policies of this Plan, will assist the City in considering applications for amendment to this Plan or revisions to the policies of the Plan which are desirable in order to fulfill its intent.

- b) In order to encourage development of the Commercial Structure intended by this Plan, the City will ensure that there is a sufficient supply of land for various uses which is zoned to permit such use. In order to achieve the balance desired by this Plan:
 - i) the amount or type of zoned land to accommodate additional growth in a given location may be constrained from time to time until it is demonstrated

that a better balance throughout the City has been achieved.

- ii) initiatives to proactively pre-zone land will be undertaken by the city and proponent applications will be encouraged which promote balance.
- c) It is the City's intent to review zoning categories in order to:
 - i) reduce the number of site specific categories and
 - ii) create simplified and more uniform commercial zoning categories and standards which implemented the intent of this Plan."

3. **Section 4.2.6 (Local Commercial Uses) is hereby deleted and the following is substituted therefor:**

4.2.6 LOCAL COMMERCIAL

4.2.6.1 Purpose

Local Commercial facilities provide a range of convenience goods and services, generally required on a daily basis, to the adjacent residential areas.

4.2.6.2 Objective

To provide, in easily accessible locations for all residential areas, a range of convenience commercial uses in a manner compatible with adjacent residential areas.

4.2.6.3 Permitted Uses

Existing and approved freestanding stores or commercial buildings, shopping plazas and business districts which are consistent with the policies of this section will be recognized in the Zoning By-law. New local commercial uses or major expansions of existing facilities would require an amendment to the zoning by-law.

Permitted local commercial uses include:

- a) convenience retail stores, personal services, small scale restaurants, small scale food stores, and small scale service commercial uses such as video rental and gasoline sales outlets
- b) small scale office, studio and clinic uses
- c) Residential uses as a secondary use in a local commercial development.

Additional small-scale retail uses may be permitted in larger local commercial facilities where the facility is established to support planned residential development.

4.2.6.4 Form of Development

The form of development for any local commercial facility, in developing areas, will generally be a freestanding building or a small scale shopping plaza utilizing integrated access and parking between individual uses. The form of development for a local commercial facility in established areas will also include a business district comprised of a cluster of commercial establishments with diverse ownership.

Any site utilized for a local commercial use will be of a sufficient size to provide adequate buffering for any adjacent non-commercial use, as well as adequate parking facilities. Such buffering will generally be achieved through building setbacks,

landscaped open space and physical barriers.

The height and design of any local commercial use will be in keeping with the character of the adjacent residential area.

Where a local commercial facility incorporates the sale of gasoline or a high traffic generator, special regulations will be established in the Zoning By-law to ensure all uses of the site function in a safe and compatible manner and that the site will function adequately in terms of traffic movement on and off the property.

4.2.6.5 Scale of Development

Local commercial uses shall be developed at a scale which is compatible with adjacent residential land uses and at a scale which is adequate to satisfy the need for commercial services in the planning district. The Zoning By-law will establish appropriate standards to ensure compatibility of scale.

Where the policies of this section permit "small scale" uses, such individual uses shall generally have a gross floor area of less than 300 square metres.

Local Commercial facilities, whether shopping plazas or business districts, shall generally not comprise more than 2000 square metres of gross leaseable area.

4.2.6.6 Location of Development

Local commercial facilities will be located on a collector or arterial street, generally at an intersection or integrated with medium or high density residential developments. However, where such facilities include the sale of gasoline, they will generally be located on an arterial street at an intersection with another arterial or collector street.

Local commercial facilities in developing areas will generally be located through a secondary land use planning process. Local commercial facilities in established urban areas tend to locate on smaller sites in scattered locations, however, proposals to cluster local commercial uses to provide for a more comprehensive offering of services will be encouraged. It is expected that additional local commercial facilities will be required in planning districts which have higher residential densities or major institutional uses, or which are not well served by other commercial facilities or where major roads interrupt the convenient access to services by local residents.

4.2.7 Development Applications

Applications for new local commercial development or redevelopment in the Residential designation will be based on the policies outlined in this section and where a Zoning By-law Amendment is required, the submission of planning analysis in accordance with Section 4.3.7 may be required, in whole or in part."

4. Section 4.3 (Commercial Area) is deleted and the following is substituted therefor:

4.3 COMMERCIAL AREA

4.3.1 GENERAL

4.3.1.1 Purpose

The commercial areas of this Plan, as illustrated generically on Schedule "A" and by designation on Schedule "I", recognize existing commercial areas and provide opportunities for additional development and redevelopment. It is intended that these designations identify the lands which accommodate most of the commercial activities

of Peterborough and provide the City and surrounding regional area with the broadest range of commercial activities, goods and services to meet the diverse needs of residents, businesses and institutions of the City and region. Many of the designations also accommodate other important governmental, business, community and residential uses.

Growth and change in major commercial uses and functions shall be accommodated in accordance with the Commercial Structure policies of Section 2.3 of this Plan, as well as the land use policies of the applicable designation.

4.3.1.2 Designations

To recognize the varied nature of existing commercial areas in Peterborough and provide for the appropriate and orderly development of additional commercial uses in accordance with the Commercial Structure policies of Section 2.3 of this Plan and good planning practice, the following commercial and mixed-use land use designations are established on Schedule "I":

- Central Area
- Major Shopping Centres
- Special Purpose Retail
- Neighbourhood Centre
- Service Commercial

Policies are provided in Sections 4.3.2, 4.3.3, 4.3.4, 4.3.5 and 4.3.6 for each of these designations.

In addition, Local Commercial Uses are permitted in the Residential designation in accordance with the provisions of Section 4.2.6 of the Plan.

4.3.2 CENTRAL AREA

4.3.2.1 The Central Area is Peterborough's traditional centre, consisting of the downtown core and other central lands. This area accommodates the largest and most diverse concentration of central place functions in the City, including retail, office, service, entertainment and other commercial uses, as well as governmental, institutional, residential and community activities. Retail uses are a significant component of this mix of activities, and includes a broad range of comparison shopping, specialty outlets and more localized facilities related to the needs of nearby residents and the downtown working population. The form of development in the Central Area is more intensively urban than any of the City's other commercial areas.

The retail and service activities and other facilities in the Central Area are collectively the most significant location for the provision of specialized and higher-order functions serving the diverse needs of residents, businesses and institutions of Peterborough and of the surrounding regional area which looks to Peterborough for those functions not available locally.

Permitted uses, which may vary from sub-area to sub-area within the Central Area, encompass the full range of commercial activities, including all forms of retail and service commercial facilities, business and professional offices, hotels, restaurants, private clubs, places of recreation and entertainment, personal and business services, governmental facilities, outlets for wholesale, retail or mixed retail-wholesale trade, cultural facilities, parks, community facilities, public and private institutions, tourist related use, and many industrial operations.

Residential uses of varying forms and densities, as well as supporting uses and facilities, are permitted in most sub-area of the Central Area.

Throughout the Central Area are many Industrial operations currently existing on smaller isolated sites. While not specifically designated, with the exception of Quaker Oats, this does not diminish the desirability and contribution that such industrial uses make to the vitality of the Central Area. The City will continue to work with all industrial uses in the Central Area to encourage their ongoing viability.

In addition to the goals and objectives of Section 2.3.2 for the Central Area in particular, Council will expand and update the Regional Centre/CBD Area Master Plan of Section 4.8.2 to include all of the Central Area and this will be a priority activity of the City.

4.3.2.2 CENTRAL AREA SUB-AREAS

4.3.2.2.1 The Central Area is composed of a number of different sub-areas each of which require a special policy approach. The sub-areas are outlined on Schedule “J” and the policies for each sub-area are found in Sections 4.3.2.2.2 to 4.3.2.2.9 inclusive.

These policies provide general direction regarding development in the sub-areas. However, provided development conforms to the general policies of the Central Area it may be permitted without an Official Plan Amendment.

4.3.2.2.2 Sub-Area 1: Commercial Core Area

The focus of the Commercial Core Area is the major concentration of retail, office, entertainment and service commercial uses along the major streets in the area. New development and redevelopment should reinforce the character of the Commercial Core as a pedestrian shopping area in a “main street” setting and should generally be based on conformity with the following criteria:

- Uses, particularly retail commercial uses, which generate pedestrian traffic, should be located at grade level, with any office and residential uses in upper storeys in order to maintain the continuous shopping function.
- Existing buildings and/or facades should be preserved, whenever practical.
- New buildings, particularly those on “main streets” should be designed to ensure the continuity of the existing facades and building heights in the immediate vicinity.
- Pedestrian linkages throughout the core, particularly to parking areas and open space areas should be improved; and,
- The design of sites which abut Jackson Creek should recognize and enhance the relationship of the site to the creek.

The City will continue to work with the Business Improvement Area and individual landowners to encourage the maintenance and improvement of existing buildings and facilities in the Commercial Core utilizing programs such as a Community Improvement Plan under the Planning Act.

The City will ensure that adequate financial resources are available to maintain and improve existing public facilities in the Core Area and Waterfront Commercial Area, including programs to ensure that these areas maintain a public image of quality and cleanliness and foster civic pride.

4.3.2.2.3 Sub-Area 2: Waterfront Commercial Area

The Waterfront Commercial Area forms an extension of the Commercial Core Area and supports the same land uses as found in the Core. However, because the Waterfront Commercial Area signals the arrival to the downtown from the south and due to its direct relationship with the Otonabee River and Little Lake, it has its own unique potential and tourist related activities. All development, whether existing or new should reinforce the gateway profile and relationship to the waterfront by:

- adhering to high standards of urban design including building design which

- maintains the openness of the area and views to the water;
- providing enhanced landscaping, particularly in areas adjacent to public open space.
- providing strong pedestrian linkages with the waterfront

The City will consider opportunities to encourage the redevelopment of Waterfront Commercial properties in accordance with the policy objectives of this section including programs such as a Community Improvement Plan under the Planning Act.

4.3.2.2.4 Sub-Area 3: Business Districts

A Business District is defined as a cluster of commercial establishments with diverse ownerships and tenants along a major street. A Business District is distinguished from the Commercial Core and Waterfront Commercial Areas by the built form rather than the land uses. Business districts are generally small scale commercial activities operating from less intensively developed sites.

The Hunter Street East Business District connects the Central Area to the Liftlock Area and the Trent Severn Waterway. The Hunter Street East Area will be encouraged to develop a commercial base that supports the area's tourism potential as well as the resident population base in Ashburnham. All new uses will be carefully designed to ensure they are compatible with existing development in the area. Development which maintains the same setback and storefront orientation of the existing uses will be encouraged.

The Hunter Street East Business District also includes the mixed use Time Square development and the campus of the former St. Joseph's Hospital. These two sites have unique land use potential within the Business District. Permitted uses for these sites may include residential, office, institutional, cultural and/or recreational uses, as well as retail and service commercial uses. The predominant uses shall be residential and offices. Development within both sites shall be designed in a manner which will be compatible with the uses in the Liftlock area to the east.

The Charlotte Street West Business District forms an extension of the Commercial Core Area, but, it also has its own unique character. New development or redevelopment should reinforce the character of Charlotte Street as a separate pedestrian, small scale business district and should generally be based on conformity with the following criteria:

- uses, particularly retail commercial uses, which generate pedestrian traffic, should be located at grade level.
- buildings should be designed to ensure continuity of facades and heights of buildings in the immediate vicinity.
- development which is located on the side streets within the Business District should be compatible with adjacent residential uses, and the retention of existing residential buildings through conversion to other uses will be encouraged.
- the City will include the Charlotte Street West Business District in the Streetscape/sidewalk program to reinforce the area's relationship to the Commercial Core and its gateway profile.

The **Park Street Business District** recognizes an established cluster of retail and service uses and a limited infilling opportunity. It is intended that recognition as a Business District will encourage investment in existing commercial properties to improve building conditions and site treatments.

The **George Street South Business District** recognizes an established cluster of retail, office and personal service uses connecting the Central Area to Lansdowne Street. The Business District designation also anticipates the redevelopment of a limited number of residential properties along George Street in order to establish a quality commercial corridor denoting its gateway profile for the downtown. Development and redevelopment within the Business District should be compatible with adjacent residential uses and the zoning by-law will establish a range of commercial uses that minimize land use conflicts and promote sound urban design. While the retention of existing buildings will be encouraged, the assembly and redevelopment of properties will be permitted to promote comprehensively planned

development and high urban design standards befitting of the Business District's gateway profile.

4.3.2.2.5 Sub-Area 4: Industrial Conversion Area

The Industrial Conversion Area is situated in the south-west portion of the Central Area and recognizes a node of old, predominately single-storey industrial buildings. The focus of the Industrial Conversion Area is to provide policy flexibility allowing industrial buildings and sites to be utilized for a wide variety of alternative uses including retail commercial uses, office and studio uses, institutional and recreational uses, service commercial and service industrial activities. An objective of this designation is to also provide locations for larger floor plate retail uses that may have practical difficulties finding a "main street" presence in the commercial core yet desire a central area presence.

4.3.2.2.6 Sub-Area 5: Transitional Uses Area

The Transition Uses Areas are located on the edge of the Commercial Core Area and Waterfront Commercial Area and provide a transition between these areas and the residential areas outside the Central Area. The designation recognizes that Transitional Areas already exhibit a diversity of land uses co-existing and compatible with low density residential uses. The diverse uses include such uses as special care homes, medium and high density residential uses, institutional uses, small scale office uses, convenience retail and service commercial uses.

The designation recognizes that additional development and redevelopment will occur however the majority of new uses will be high and medium density residential development, small scale office and studio uses, and home based business activity operating under relaxed zoning regulations. Transitional Areas at the edge of the Commercial Core and Waterfront Commercial Areas will be permitted the greatest use flexibility including small scale specialty retail and hospitality uses such as small scale restaurants and inns.

New development and redevelopment should reinforce these objectives with comprehensive proposals which:

- minimize the impact on adjacent low density residential areas through the provision of adequate parking and adequate buffering, particularly landscaping and setbacks;
- provide pedestrian linkages with adjacent Business Districts, Commercial Core or Waterfront Commercial Areas wherever practical;
- ensure that new buildings are designed in a manner compatible with the existing buildings;
- place developments which generate a significant amount of traffic on arterial or collector streets.
- recognize the natural amenities of the site, particularly sites which abut Jackson Creek and respect the Creek as a public amenity and pedestrian corridor.

Prior to the zoning of sites for non-residential development Council may require the approval of an urban design study to ensure consistency in development standards on a block basis or larger rather than individual sites.

4.3.2.2.7 Sub-Area 6: Industrial Area

The Industrial Area recognizes the existing Quaker Oats plant. This is a major, successful industrial use with significant prospects for additional investment and growth. Its location, being buffered from the balance of the Central Area by topography, is such that the use can, and should be, maintained and expanded without any conflict with the Central Area.

4.3.2.2.8 Sub-Area 7: Open Space Area

The Open Space Area recognizes the existing and potential open space areas along the Otonabee River and Jackson Creek and the major public parks in the Central Area. The

availability of these areas is a major asset for the Central Area, and they should be maintained, enhanced and expanded wherever possible.

In particular, the City has made and will continue to make improvements to the Open Space Areas along the Central Area's Waterfront through the Otonabee River Trail project.

The designation recognizes that the Open Space lands within the Central Area support a very diverse range of public recreation, leisure, cultural and entertainment activities in addition to supporting tourism and will continue to be developed to support such uses.

4.3.2.2.9 Special Policy Area

Schedule "J" identifies a Special Policy Area on the south shoreline of Little Lake between George Street and Little Lake Cemetery. The Special Policy Area recognizes the potential of properties within the area to support a growing tourism industry through the establishment of bed and breakfast/inn accommodation, cafes/tea rooms, and boutique retail establishments. However, prior to the passage of any zoning by-laws to implement this policy potential the City will undertake a detailed planning analysis, adopted by Council, addressing the following matters:

- the need for such uses and the corresponding short term to long term geographical limits of the opportunity.
- the requisite urban design standards to ensure development and redevelopment exhibits high aesthetic qualities, is sensitive to abutting uses and reinforces the tourism potential of the area.
- the public infrastructure improvements that are necessary to support the commercialization of the Special Policy Area, including the extension of the Otonabee River Trail, lighting and off street parking opportunities.

4.3.2.3 Bonusing

The Zoning By-law will establish height and density units for the Central Area. However, in accordance with the provisions of Section 36 of the Planning Act, the Zoning By-law may include provisions permitting an increase in the height and density limits for any development in the Central Area to a specified limit.

Such bonus provisions may be utilized only where the result will be the provision of a distinct public amenity or benefit in conjunction with the proposed development, without any negative impacts on the Central Area or the City as a whole. Proposals where bonus provisions could be utilized include, but are not limited to developments which:

- a) are designed to permit the preservation of existing buildings, or the facade of a building of historic or architectural significance;
- b) include improvements to the shoreline area of the Otonabee River, Little Lake or Jackson Creek and/or provide linkages between the shoreline and the C.B.D.;
- c) incorporate a major regional facility;
- d) provide underground parking;
- e) promote housing intensification or provide affordable housing;
- f) provide on-site public open space and/or recreation facilities

As a condition of the application of the bonus zoning, the owner of the subject lands shall be required to enter into an agreement with the City, to be registered against the title of the land. The agreement will deal with the matters to be provided, the timing of their provision and the height and/or density bonus to be given.

4.3.2.4 Parking

In accordance with the provisions of Section 39 of the Planning Act, the City may enter into

an agreement with the owner or occupant of a building within the Central Area to exempt the owner and/or occupant from some or all of the parking requirements of the Zoning By-law. Such an agreement will provide for cash payments in lieu of the provision of parking.

4.3.2.5 Design Guidelines

The City will encourage a high standard of design in the Central Area and will continue to rely on the Site and Building Design Guidelines as a basis for the evaluation of Site Plan applications

4.3.2.6 Development Applications

Applications for new development and redevelopment in the Central Area will be evaluated based on the policies of Section 4.3.2 and particularly the policies for each sub-area of the Central Area as outlined in Section 4.3.2.2. In addition, where an application for an Official Plan or Zoning By-law amendment is made, the submission of a planning analysis in accordance with the provisions of Section 4.3.7 will be required.

4.3.3 MAJOR SHOPPING CENTRE

4.3.3.1 Purpose

The Major Shopping Centre designation on Schedule "I" provides for major retail developments in an enclosed or unenclosed shopping centre form. The general range and mix of uses is intended to provide a variety of regular and specialty goods and services in both large and small premises.

The facilities accommodated in Major Shopping Centres complement those of the Central Area in meeting the diverse needs of residents, businesses and institutions of Peterborough and of the surrounding regional area which looks to Peterborough for those functions not available locally.

4.3.3.2 Objectives

To provide for the existing shopping centres and provide for their expansion in accordance with the Commercial Structure policies of Section 2.3 of this Plan.

To provide the major conventional shopping centre component of a Shopping Node, including a range and mix of uses large and small.

To thereby strengthen the commercial economy of Peterborough, and maintain healthy interaction and balance within the Commercial Structure in relation to the Central Area and other Shopping Nodes.

4.3.3.3 Permitted Uses

Permitted uses of the Major Shopping Centre designation on Schedule "I" are less diverse than the Central Area and are primarily of a retail nature, including:

- a) a supermarket
- b) a department store
- c) other retail stores, including drug store, specialty food stores, variety and convenience stores, hardware stores, stores selling household supplies and furnishings, apparel, crafts and gifts, electronics, photography and leisure-time merchandise, and the like
- d) personal service shops
- e) eating establishments
- f) gas bars
- g) commercial recreation and assembly uses
- h) financial services
- i) small-scale office and studio uses
- j) clinic uses
- k) public and community facilities.

As cinema and theatre facilities are important to the planned function of the Central Area and are identified as particular priority functions, new cinema and theatre uses are not permitted

in Major Shopping Centres.

4.3.3.4 Form of Development

Enclosed and unenclosed shopping centre forms of development are recognized in the Major Shopping Centre designation.

Comprehensively co-ordinated provisions for vehicular access, site circulation and parking are required.

Pedestrian sidewalks or walkways shall link the major retail components of the development, and shall also be extended so as to provide for walk-in movements from nearby transit stops and public sidewalks.

Free-standing buildings not fully integrated with the pedestrian provisions for retail components are permitted for an eating establishment, gas bar, commercial recreation or assembly use, or financial service. Such buildings shall, if occupied by an eating establishment, commercial recreation or assembly use, or financial service, have pedestrian linkage with nearby transit stops and public sidewalks.

Landscaping is required adjacent to abutting streets except where crossed by access points, and adjacent to existing or planned residential uses.

The location and design of loading docks, garbage storage and service areas shall be oriented away from, and separated from abutting streets and existing or planned residential areas by setbacks, screening, landscaping or other buffering measure.

4.3.3.5 Scale of Development

Shopping Centres in the Major Shopping Centre Area designation shall be developed at a scale which is in accordance with market demand and which does not result in impacts prejudicial to the downtown and its priority functions, or alter the healthy interaction and balance of commercial opportunity throughout the City.

Where the policies of this section permit "small scale" uses, such individual uses shall generally have a gross floor area of less than 300 square metres.

4.3.3.6 Location of Development

Major Shopping Centre development is required to be located within a Shopping Node identified on Figure 1 of this Plan. Such development shall have access from at least one arterial street, and preferably two arterials streets or an arterial and a collector street.

4.3.3.7 Development Applications

Applications for new development and redevelopment in the Major Shopping Centre Area designation shall be evaluated based on the policies of Section 2.3 and 4.3.3. In addition, when an application for an Official Plan Amendment and Zoning By-law amendment is made, submission of a planning analysis in accordance with the provisions of Section 4.3.7 will be required. As a condition of the approval of applications to expand Major Shopping Centres, the City will ensure that provisions have been made for necessary municipal infrastructure improvements, such as roadway alignments and widening and intersection upgrading.

4.3.4 SPECIAL PURPOSE RETAIL

4.3.4.1 Purpose

The Special Purpose Retail designation on Schedule "I" provides for the development of large retail uses, preferably in a form of development where access, general building configuration and other matters are co-ordinated with those of adjacent properties.

In general, smaller retail uses or premises of the types typical of the Central Area and Major Shopping Centres are not permitted, except where in existence at the time of designation in the Special Purpose Retail category.

The large facilities accommodated in Special Purpose Retail areas complement those of the Central Area and Major Shopping Centres in meeting the diverse needs of residents, businesses and institutions of Peterborough and of the surrounding regional area which looks to Peterborough for those functions not available locally.

4.3.4.2 Objectives

To provide for the accommodation of large format retail outlets and other facilities in accordance with the Commercial Structure policies of Section 2.3 of this Plan.

To augment the conventional anchor and smaller retail facilities provided by the Major Shopping Centre component of a Shopping Node, by providing proximate locations for larger format stores.

To thereby strengthen the commercial economy of Peterborough, and maintain healthy interaction and balance within the Commercial Structure in relation to the Central Area and other Shopping Nodes.

4.3.4.3 Permitted Uses

Permitted uses of the Special Purpose Retail designation on Schedule "I" are strictly limited in range, including only:

- a) large retail stores, generally having a gross floor area of not less than 500 square metres, not including a supermarket, a department store or similar mass general merchandiser
- b) personal service shops
- c) eating establishments
- d) gas bar and automotive sales and service uses
- e) commercial recreation and assembly uses
- f) financial services
- g) public and community facilities.

Notwithstanding the above, where at the time of its designation as Special Purpose Retail, a lot contains a building configured for smaller uses or a building or unit occupied by a retail store of less than 750 square metres, such building or unit may continue to be occupied by any retail use or other use permitted in this designation. In addition, where at the time of its designation as Special Purpose Retail a lot contains a supermarket, an office or clinic, such uses may be recognized as a permitted use in the Zoning By-law.

As cinema and theatre facilities are important to the planned function of the Central Area and are identified as particular priority functions, these uses are not permitted in Special Purpose Retail designations.

4.3.4.4 Form of Development

Special Purpose Retail development may occur in the form of individual buildings or multiple occupancy buildings, provided that all new retail units comply with the minimum size requirements.

Where more than one use is developed on a property, the development shall provide comprehensively co-ordinated vehicular access, site circulation and parking. Co-ordination of such matters with adjacent properties is also encouraged and, where practicable, may be imposed as a condition of development.

Landscaping is required adjacent to abutting streets except where crossed by access points, and adjacent to existing or planned residential uses.

The location and design of loading docks, garbage storage and service areas shall be oriented away from, and separated from abutting streets and existing or planned residential areas by setbacks, screening, landscaping or other buffering measure.

4.3.4.5 Location of Development

Special Purpose Retail development is required to be located within a Shopping Node identified on Figure 1 of this Plan. Such development shall have access from an arterial street or a collector street.

4.3.4.6 Development Applications

Applications for a new development and redevelopment in the Special Purpose Retail designation shall be evaluated based on the policies of Section 2.3 and 4.3.4. In addition, when an application for an Official Plan and Zoning By-Law Amendment is made, submission of a planning analysis in accordance with the provisions of Section 4.3.7 will be required. Through the review of development applications in the Special Purpose Retail designation the City will encourage a high standard of urban design and will ensure that provisions have been made for necessary municipal infrastructure improvements, such as roadway alignments and widening and intersection upgrading.

4.3.5 NEIGHBOURHOOD CENTRES

4.3.5.1 Purpose

The Neighbourhood Centre designation on Schedule "I" recognizes nodes of neighbourhood serving commercial activity. The designation includes shopping plazas and commercial districts which provide a range of goods and services to a trade area comprised of several planning district within the City.

The designation recognizes existing and approved centres and a new centre in the vicinity of Trent University. The location of the new Centre on Water Street is conceptual and may be relocated without amendment to this plan if the intent of the designation is met to the satisfaction of the City. Additional centres are anticipated in developing areas, however, the location and need for such centres will be established through comprehensive secondary plans adopted as amendments to the Official Plan.

4.3.5.2 Objective

To provide for an appropriate range and supply of commercial goods and services to serve a number of planning districts in a manner compatible with adjacent uses.

4.3.5.3 Permitted Uses

The Neighbourhood Centre designation on Schedule "I" means that the predominant use of land shall be for a node of commercial establishments often clustered in or around one or more shopping plazas. Permitted uses shall include:

- a) Retail and Service Commercial Uses such as small scale retail stores, personal service uses, and restaurants.

- b) Larger scale neighbourhood serving retail uses such as food stores, drug stores and hardware stores
- c) Clinic uses.
- d) Small scale office and studio uses.
- e) Institutional and cultural uses.
- f) Medium density residential uses subject to the applicable policies of Section 4.2.2.

As cinema and theatre facilities are important to the planned function of the Central Area and are identified as particular priority functions, these uses are not permitted in Neighbourhood Centres.

4.3.5.4 Form of Development

In developing areas of the City the focus of development in a Neighbourhood Centre shall generally be a grouping of retail and service commercial units typically located on one site with combined access and parking facilities.

In established areas of the City the focus of development is a node of commercial establishments generally found in one or more shopping plazas together with free standing uses on individual sites clustered along a major street.

4.3.5.5 Scale of Development

Neighbourhood Centres shall be developed in a manner which is compatible with adjacent land uses, and the Zoning By-law will establish appropriate standards to ensure compatibility of scale.

Where the policies of this section permit “small scale” uses, such individual uses shall generally have a gross floor area of less than 300 square metres.

Neighbourhood Centres, when complete shall generally range in size from 2000 square metres GLA to 8000 square metres GLA. No food store in the Neighbourhood Centre designation shall exceed 3000 square metres in size unless supported by a market impact study completed by a qualified market consultant.

4.3.5.6 Location of Development

Neighbourhood Centres shall be located on a collector or arterial street, usually at an intersection.

Generally, one Neighbourhood Centre will be sufficient to serve several planning districts. New Neighbourhood Centres shall not be located in close proximity to a Shopping Node designated on Schedule “A”.

4.3.5.7 Development Applications

Applications for development within existing and planned Neighbourhood Centres shall be evaluated based on the provisions of Section 4.3.7.

Applications for new Neighbourhood Centres requiring an Official Plan Amendment shall be based on the policies outlined in Section 4.3.5 and prior to the adoption of zoning by-laws, the submission of a detailed planning analysis in accordance with the provisions of Section 4.3.7 shall be required. Where a new Neighbourhood Centre is proposed as a result of a comprehensive secondary land use plan, a market impact analysis may be required to substantiate the need for additional retail floor space. Where the scale of a new Neighbourhood Centre requiring an Official Plan Amendment is similar to an

application described in Section 2.3.7, the requirements of that section will apply.

4.3.5.8 Special Provisions

The Neighbourhood Centre at the north east corner of Woodglade Boulevard and Sherbrooke Street may comprise a maximum commercial development of 3700 square metres of building floor area plus a food store. If the scale of commercial development of the Neighbourhood Centre is limited to that of a local Commercial Centre (2,000 square metres GLA), Policy 4.3.5.9 does not apply and a zoning by-law amendment can be considered without an Official Plan Amendment.

4.3.5.9 Where the scale of Commercial Development in this Neighbourhood Centre exceeds 2000 square metres GLA the zoning by-law and site plan required for the development of the subject site shall take in consideration the following:

- i) no free standing fast food outlet shall be permitted. Such restriction shall not prohibit a family-type restaurant or group of food kiosks from being permitted within the proposed mall.
- ii) no arcade for coin operated amusement machines is permitted.
- iii) the extension of Woodglade Boulevard on the westerly side of the project site will not result in the damage or removal of the existing hedgerow.
- iv) a berm 3 metres in height shall be provided along the periphery of the site abutting Sherbrooke Street and Woodglade Boulevard, save and except in the location of access points. The said berm shall be landscaped with coniferous trees and shrubs on its street face and top to provide for a suitable buffer.
- v) the lighting of the subject site shall be treated in a manner not to be glaring or directed onto residential properties.

4.3.6 SERVICE COMMERCIAL AREA

4.3.6.1 Purpose

The Service Commercial Area designation on Schedule "I" provides for a broad range of commercial services, commercial recreational and institutional uses and a restricted range of retail commercial uses, which are not appropriate in the other commercial designations or have particular site, access or storage/display requirements. Such uses may be placed in free standing facilities or small scale commercial centres.

The designation recognizes existing Service Commercial Areas and provides new locations for service commercial growth. Council will continue to encourage new development through infilling and the redevelopment of existing sites.

4.3.6.2 Objectives

To provide locations for service-oriented commercial activities, particularly hospitality and automotive services, personal services and retail commercial activities requiring large sites to accommodate extensive open or enclosed display or storage areas.

To promote a high level of urban design through requirements for improved landscaping, and the integration of development with common access and parking and other features.

4.3.6.3 Permitted Uses:

The Service Commercial designation on Schedule "I" means that the predominant use of land shall be for the following types of commercial activity:

- a) Automotive - oriented commercial uses and uses which cater to the travelling public.
- b) Hotels, motels, eating establishments and other hospitality and tourist services.
- c) Commercial recreation and assembly uses
- d) Retail Commercial uses requiring large sites to accommodate extensive open or enclosed display or storage areas such as furniture and appliance sales facilities, horticultural centres, home improvement and building supply outlets, and vehicle, farm supply and large equipment sales facilities, flea markets and auction halls
- e) Personal and Financial Services
- f) light industrial uses with accessory retail and service functions
- g) small scale office and studio uses and clinic uses adjacent to Shopping Nodes, Neighbourhood Centres and as a transitional use adjacent to residential areas.
- h) Institutional and special purpose residential/residential care uses.

As cinema and theatre facilities are important to the planned function of the Central Area and are identified as particular priority functions, these uses are not permitted in Service Commercial designations.

4.3.6.4 Form of Development

Service Commercial Areas will generally take the form of low density corridors of commercial development on either side of an arterial road. Such areas will be of a suitable depth, size and accessibility to accommodate the permitted uses, as well as the required landscaping, parking and buffering.

Uses may consist of freestanding facilities or small scale commercial centres. However, for all new development and redevelopment, the integration of parking and access points

with abutting uses and the provision of adequate landscaping will be actively encouraged by the City and may be imposed as a condition of development.

Where Service Commercial Areas are located adjacent to existing or planned residential areas, restrictions on garbage storage, outdoor storage and requirements for substantial setbacks, lighting, landscaping, screening and other measures may be required through the zoning by-law, and implemented through Site Plan agreement.

4.3.6.5 Scale of Development

Development in the Service Commercial Area designation will be compatible in scale with any adjacent uses, particularly residential uses.

Where the policies of this section permit “small scale” uses, such individual uses shall generally have a gross floor area of less than 300 square metres.

4.3.6.6 Location of Development

Service Commercial Areas will be located along arterial roads, particularly in locations that can utilize intersections or controlled access points for traffic movement efficiency and safety.

4.3.6.7 Service Commercial Area Enhancement

The City will encourage a high standard of urban design in all Service Commercial Areas. The City will develop design guidelines to assist land owners in preparing development

plans, and to be used as a basis for the evaluation of site plan applications.

4.3.6.8 Development Applications

Applications for new development and redevelopment in the Service Commercial Area and application for an Official Plan or Zoning By-law Amendment will be evaluated based on the policies of Section 4.3.6, and where appropriate, the submission of a detailed planning analysis in accordance with the provisions of Section 4.3.7 will be required. Retail uses which are more appropriately located in the Special Purpose Retail designation shall not be permitted within the Service Commercial designation.

4.3.7 Planning Impact Analysis - Commercial Uses

Where the submission of a planning impact analysis is required, such an analysis shall be used by the City as a basis for evaluating the appropriateness of the proposed land use change. Such an analysis will:

- a) outline the proposal and provide a concept plan for the development which addresses issues such as the proposed uses, the height, location and spacing of the buildings, the intensity of the proposed use, traffic access, lighting, disposal of garbage and parking;
- b) address measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets; and,
- c) include special studies such as market and traffic studies which may be required to substantiate information about the site, its surroundings and the proposed development.

The analysis contained within a staff report prepared by the City during the review of an application may, at the discretion of the council, satisfy the intent of this section."

5. The following sub-sections of the Official Plan be hereby as follows:

- i) Sub-section 1.2 and 9.8.1 are amended by including reference to Figure 1
- ii) Sub-section 3.4.5.2, 4.1.1, 4.4.7 (a), 9.2.5, and 9.27 are amended by replacing reference to "Regional Centre/CBD Land Use Plan" with "Central Area"
- iii) Sub-sections 4.2.4.13, 4.2.4.16, 4.4.5.3 (a) (ii), 4.4.5.3 (d), 4.4.9.1 (d) and (e), 9.2.6.6 and 9.8.3 to 9.8.7 (inclusive) are deleted
- iv) Sub-section 9.8.8 (g) (Shopping Plaza definition) is amended by deleting the phrase "however, it is distinguished from a shopping centre in that the gross leaseable area of a plaza shall not exceed 745 square metres"

6. Schedules 'A' - Land Use , 'E' - Residential Density, 'G' - Jackson Creek Plan, 'I' - Commercial Area Land Use Plan, 'J' - Regional Centre/C.B.D. Land Use Plan, 'L' - Downie West Secondary Plan Land Use Map, 'M' - Lansdowne West Secondary Plan: Harper Park/Peterborough Business District, 'O' - Industrial Land Use Plan of the Official Plan of the City of Peterborough are hereby amended in accordance with Schedules A(1), A(2), A(3), A(4), A(5), A(6), A(7) and A(8) attached hereto being revised Schedule 'A' - Land Use, 'E' - Residential Density, 'G' - Jackson Creek Plan, 'I' - Commercial Area Land Use Plan, 'J' - Central Area Land Use Plan, 'L' - Downie West Secondary Plan Land Use Map, 'M' - Lansdowne West Secondary Plan: Harper Park/Peterborough Business District, 'O' - Industrial Land Use Plan of the Official Plan.

By-law read a first and second time this 2nd day of October, 2000.

By-law read a third time and finally passed this 2nd day of October, 2000.

(sgd.) Sylvia Sutherland, Mayor

(sgd.) Steven Brickell, Clerk

