



City of
Peterborough

To: Members of the Committee of the Whole

From: Ken Doherty, Director of Community Services

Meeting Date: December 4, 2017

**Subject: Report CSACH17-009
Designation of Heritage Properties**

Purpose

A report to recommend that Council designate the following property: 503 Homewood Avenue under Part IV, Section 29 of the **Ontario Heritage Act** as being a property of cultural heritage value or interest to the City of Peterborough.

Recommendations

That Council approve the recommendations outlined in Report CSACH17-009 dated December 4, 2017, of the Director of Community Services, as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the property at 503 Homewood Avenue as heritage properties under Part IV, Section 29 of the **Ontario Heritage Act (R.S.O. 1990, c.O.18)** being of “cultural heritage value or interest” be approved; and
- b) That Council’s intention to designate be advertised in a newspaper having general circulation in the municipality as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3)**; and
- c) That the owners of the property to be designated, and the Ontario Heritage Trust, be served with a Notice of Intention to Designate as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.29 (3)**.

Budget and Financial Implications

The property recommended for designation does not fall within Schedule 'J' of the Official Plan but has been evaluated as a Category 'A' property and is therefore eligible to apply to Council for an exemption to the current boundary. While properties are no longer evaluated based on the PACAC's property evaluation score sheet and are now assessed in compliance with the criteria set out under Regulation 9/06 of the **Ontario Heritage Act**, this property was requested for designation prior to this change in procedure and has been evaluated by staff based on both the PACAC's existing criteria and provincial guidelines. Staff are currently reviewing the criteria for exemption to the current boundary for future designations.

Municipal Address	Historical Name	Total Relief	Education Portion	Municipal Portion
Category 'A' Properties				
503 Homewood Avenue	The Bradburn House	\$3,396.22	\$423.52	\$2,972.71

This property may seek an exemption from Council to enter the HPTRP. Should it do so, the total value of tax relief would be \$3,396.22. The education portion of this relief is \$423.52 and would be reimbursed to the City by the Province. This leaves an annual net cost to the City based on 2017 tax rates of \$2,972.71.

Currently the total value of the tax relief under the HPTRP is \$270,215.04. The municipal portion of the tax relief is \$211,636.20, the remainder being the education portion of the taxes which is reimbursed by the Province. With the inclusion of the eligible property being recommended for designation, the total value of the tax relief would be \$273,661.26, with the municipal portion being \$214,608.91. This can be accommodated within the proposed 2018 budget.

Background

Under Part IV of the **Ontario Heritage Act**, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-Laws. The designation process strikes a balance between the freedom of the individual property owners and the recognized need of the community to preserve its heritage resources. Heritage designation prohibits unwarranted demolition and controls major alterations that might otherwise harm specific heritage features. Designation may also make property owners eligible for preservation grants and tax relief, and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 127 designation By-Laws, although this only represents a portion of the buildings in the City that are eligible for designation. The PACAC administers the designation program in partnership with

the Arts, Culture and Heritage Division, the Planning Division, and the City Clerk's Office.

The building recommended for designation in this report is considered worthy of heritage designation based on its individual merits and has been evaluated using the PACAC's review process. Although properties are now evaluated in compliance with provincial guidelines using the criteria set under Regulation 9/06 of the **Ontario Heritage Act**, this property has also been evaluated by Staff based on the City's standardized scoring system as requests for designation were received prior to this change. This property was evaluated as a Category 'A' structure.

503 Homewood Avenue

503 Homewood Avenue, historically known as the Bradburn House has cultural heritage value or interest as late nineteenth-century suburban home and residence of a prominent Peterborough family, the Bradburns, until 1988. It is an excellent example of Second Empire domestic architecture, featuring key components of the style as used in brick houses. Likely constructed between 1891 and 1893, the building is an integral aspect of the Old West End neighbourhood and an important early structure on Homewood Avenue. It is architecturally well-executed, displaying a high degree of craftsmanship in its use of the Second Empire style, particularly with regard to the dormer windows and the overall proportions and design of the structure.

Participation in the HPTRP

Because of the way the HPTRP is structured, participants can apply as late as the last date of February for the previous tax year. This means that the budgeting process must try to anticipate future interest in the program. There are 85 properties currently taking part in the program, not including the property in this report that would be eligible to apply. In order to be eligible for the HPTRP, properties must be located within Schedule 'J' of the Official Plan. Schedule 'J' is the Official Plan's outline for land use in the City's Central Area. It was originally chosen as the boundaries for the HPTRP to help support downtown revitalization. Properties are also eligible to seek an exception from City Council to enter the HPTRP if they are evaluated as Category 'A' buildings.

Summary

One property is recommended for designation. This property documents and represents significant elements of Peterborough's history.

Submitted by,

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Attachments:

Appendix A – Heritage Designation Brief