



City of  
**Peterborough**

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**To:** Members of the Peterborough Architectural Conservation Advisory Committee (PACAC)

**From:** Erik Hanson, Heritage Resources Coordinator

**Meeting Date:** March 1, 2018

**Subject:** Report PACAC18-014  
YCMA Redevelopment Update

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## **Purpose**

A report to recommend that the PACAC receive for information the draft application for alteration for the YMCA redevelopment.

## **Recommendation**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC18-014, dated March 1, 2018 of the Heritage Resources Coordinator, as follows:

That the PACAC receive for information the draft application, attached as Appendix A, for alteration for the YMCA redevelopment.

## **Budget and Financial Implications**

There are no budgetary or financial implications associated with the recommendation.

## Background

In the spring of 2011, the previous owner of 475 George Street N. made a rezoning application for the property in anticipation of the rehabilitation of the property as a multi-unit residential and mixed commercial use development. With input from the PACAC, Council granted the rezoning to allow for the redevelopment of the building. Ultimately, however, this project did not go forward and the property was put up for sale.

In 2014, Atria Development Corporation announced that it had purchased the property in order to pursue a similar redevelopment project. The company made a preliminary presentation to the PACAC on January 8, 2015 where the committee expressed concern regarding the proposed demolition of the 1932 section of the building. Atria staff indicated that they would undertake a redesign of the east elevation of the building. At its meeting of September 3, 2015, the PACAC received the site plan application from Atria for review and comment. The committee requested that the developer make a presentation regarding the current proposal.

The PACAC received two subsequent presentations from the developer: on January 7, 2016 where the committee expressed support of the concept presented and on December 6, 2017 where the proposal, which retained, through reconstruction, the 1932 façade on George Street as well as the George Street entrance, was approved by the PACAC. PACAC also requested that the final drawings issued for permitting be provided to the committee.

It is the intention of the HPO to review the application in two phases:

Phase 1 - conditional approval of the first phase of construction which including the deconstruction of the 1932 George Street elevation, the demolition of the remainder of that addition, and the demolition of the Murray Street gym. Architectural elements will be salvaged for reinstallation of the facade and for use elsewhere in the building.

Phase 2 - approval of the detailed specifications for the restoration of the exterior heritage attributes of the heritage portion of the development including masonry repair, window restoration, window replacement, ornamental metalwork conservation, etc.

Submitted by,

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Attachment:

Appendix A- Draft Heritage Permit Application – 475 George Street North.