



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: September 3, 2015

Subject: Report PACAC15-024
Heritage Preservation Office Report

Purpose

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for June through August, 2015.

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC15-024, dated September 3, 2015 of the Heritage Resources Coordinator, as follows:

That the report with respect to the activities of the Heritage Preservation Office for June through August, 2015 be received for information.

Budget and Financial Implications

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

Background

St. Paul's

Following a feasibility study on possible reuse alternatives for the church, the congregation issued an RFP seeking adaptive reuse proposals from developers that would allow for the continued use by the congregation while repurposing the remainder of the structure. No proposals were received by the closing date and the church is now giving consideration to vacating the site entirely.

17 Merino

An application for a variance has been submitted to allow a house to be constructed on a lot at 25 Merino Road adjacent to 17 Merino, a designated heritage property. The Committee has requested that the owners and/or their agent attend a meeting to discuss the design of the proposed building. Planning staff have indicated that the property will be subject to Site Plan Approval and when a site plan application is submitted it will be circulated to the HPO and PACAC for comment. The agent for the owners has indicated that they will plan to attend a future PACAC meeting to discuss the design of the property (memo attached as Appendix A)

HCD Update

ERA Architects has been retained to complete the HCD Plan for the Avenues and Neighbourhood HCD. The steering committee will be meeting in mid September and an initial public meeting will follow in early October.

Register

The Register is undergoing a final edit and fact checking before being presented to Council at the September 21st Committee of the Whole.

Designation Update

Property	Designation Eligibility	Notes
165 Hunter Street E.	Low	
273 Charlotte St.	Low	
125-133 Rubidge St. / 308 Townsend St.	Medium	
364 Mark St.	Medium	
485-495 Aylmer St.	Medium	
559-561 Aylmer St.	Medium	
85-87 Lock St.	High	Evaluated at request of PACAC
204 McDonnell St.	High	Formal evaluation to be undertaken
252 Parkhill Rd.	High	Historical research nearly complete – designation brief to be drafted by mid-September
500 Gilmour St.	High	
503 Homewood Ave.	High	Formal evaluation to be undertaken
694 Sherbrooke St.	High	Formal evaluation to be undertaken,

		research started
415 George Street North (former Hi-Tops)	High	Formal evaluation complete, heritage research started
496 Homewood Ave		Formal evaluation required
487 Hunter Street West		

Heritage Intern

Cassandra Coleman has completed her summer internship with the HPO. She has completed a draft application for designation and a draft application for alteration for use by the City. This work includes a tracking system to monitor the progress of both applications from initial submission to a final decision. Cassandra also took part in editing the heritage register and completing the annual HPTRP inspections. The draft applications are appended as Appendix B.

Circulations Received for Comment

File: SPC-901 Notice of Application for Site Plan Approval

Address: 475 George Street North (former YMCA)

Description of Proposed Development: Proposed conversion of former YMCA building into a mixed use building containing ground floor commercial units and 120 residential dwelling units.

The property has been rezoned for its proposed use. The “H” Holding Provision on the zoning of the property will be removed subsequent to the approval of the Site Plan Application.

Details for approval of site plans are:

1. Landscaping of site.
2. Parking, driveway and walkway locations.
3. Lighting location.
4. Storage and collection areas.
5. On-site drainage.
6. Building plans and elevations (on larger projects).

Recommendation by Staff: As 475 George Street North is designated under Part IV of the Ontario Heritage Act, the committee may wish to comment on the proposed development.

File: Z1508

Address: 200 St. Luke's Avenue

Notice of Public Meeting: Take Notice that pursuant to the *Planning Act*, the City of Peterborough Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:00 p.m. Monday, September 14, 2015 to consider the Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Proposed Amendment –Development Description:

The applicant proposes to amend the SP.324 – Special Residential District zoning of the property to modify the parking arrangements to permit a reduction in the requirement for parking to permit 0.5 spaces per unit for up to 60 affordable units; and to reduce the minimum required setback of the parking/driveway areas from windows to habitable rooms.

The applicant proposes to convert a portion of the building, including a portion of the covered parking area to create/add up to 9 market value apartments, and expand the existing parking in the rear yard to facilitate a total of 47 parking spaces on site.

Recommendation by Staff: No comment is required by the committee.

Submitted by,

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Heritage Resources Coordinator

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Heritage Researcher

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Attachments:
Appendix A- Memo regarding 17 Merino
Appendix B- Draft Heritage Toolkit