



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: October 1, 2015

Subject: Report PACAC15-029
Heritage Preservation Office Report

Purpose

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

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC15-029, dated October 1, 2015 of the Heritage Resources Coordinator, as follows:

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

Budget and Financial Implications

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

Background

Heritage Conservation District

The first meeting of the HCD Steering Committee was held on September 15, 2015. Members of staff and the community received a presentation from ERA Architects outlining the planning process. There was a general discussion of what features of the district would be important for the community to discuss. An update and questionnaire is being circulated to all residents in the study area to gather feedback prior to the first public meeting and workshop to be held on October 15, 2015.

Bethune St. Flood Diversion Project

The flood diversion project for Bethune St. Has entered the detailed design stage. Council has selected AECOM as the primary consulting firm. The design phase, including the streetscape redevelopment plan for Bethune St., will be completed by November of 2016. The planning will include extensive public consultation including presentations to the PACAC for input.

Vision 2025

The City of Peterborough has contracted with the Rethink Group to prepare a 10-year strategic plan for recreation, parks, arenas and culture. The Plan will include an analysis of the current provision of leisure services including:

- City programming,
- festivals and events,
- indoor and outdoor facilities
- policies and practices,
- parks and open space,
- leisure trends and best practices, and
- the way leisure services are funded

Current demand, past trends and potential demographic changes will be examined, to help predict future demand on services and facilities. The Plan will make recommendations on reducing overlap, improving efficiency, optimizing resources, and seeking new sources of revenue and funding.

A meeting for input from advisory committees was held on September 15, 2015. For those members of PACAC who were not able to attend, there will be further consultation opportunities as the project progresses.

Fleming Museum Management Student Project

This year the Museum Management and Curatorship students are focusing their exhibit project on built heritage in Peterborough. Because of this the students will not be doing their annual heritage research project for the HPO. HPO staff will be part of the project committee for the exhibit.

Catholic School House

There has been no further communication with the Diocese concerning the fate of the property.

School Consolidation

The Kawartha Pine Ridge District School Board is giving consideration to an accommodation review as part of a proposed consolidation plan. Board administrators have recommended amalgamating Armour Heights and King George in a new building on the King George site, and amalgamating Highland Heights and Queen Elizabeth in a new building on the Queen Elizabeth site.

Courthouse and Jail

The County has developed a proposal for the redevelopment of the old jail. A presentation by Sheridan Graham, County of Peterborough has been tentatively scheduled for the November PACAC meeting to outline the proposed reuse of the site.

Circulations Received for Comment

File: Z1512

Address: 844 Rye Street

Proposed Amendment –Development Description:

The applicant proposes to amend the SP.268-151-157(F) – Special Commercial District zoning of the property to modify the list of permitted uses to add ‘a speciality toy and book store’ with a maximum floor area of 438m² (4715 ft²).

The applicant proposes to replace a portion of the existing building and redevelop the subject lands to introduce two new stand alone buildings and reconfigure the parking on site. The proposed ‘speciality toy and book store’ (Mastermind Toys) is intended to occupy one of the stand alone buildings.

An application for site plan approval has been submitted concurrently.

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

File: O1505 and Z1510

Address: Part of 1875 Lansdowne Street West

Notice of Public Meeting: Take notice that pursuant to the *Planning Act*, the City of Peterborough has received an application for Official Plan Amendment and Zoning By-Law Amendment and the City of Peterborough Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:30 p.m. Monday, October 5, 2015 to consider the Official Plan Amendment and Zoning By-Law Amendment under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Proposed Amendment –Development Description: The applicant proposes to amend Section 4.3.5 – Neighbourhood Centre policies of the Official Plan to permit one larger scale general merchandise retail store with a maximum gross floor area of up to 2314m² on the south side of Lansdowne Street West, west of Brealey Drive. The applicant further proposes to amend the Section 384.2(x) of the current SP.354 Zoning of the lands to add a ‘general merchandise retail store’ to the list of permitted uses; increase the maximum gross floor area of retail establishments under the Regulations in Section 384.3(c)(iv) from 1858m² (20000 ft²) to 2314m² (24908 ft²); reduce the minimum building setbacks to permit a minimum of 6m from a side or rear lot line and a minimum of 14m from the centreline of Dobbin Road; and to reduce the minimum number of required loading spaces from Two (2) to One (1) Type ‘A’.

The applicant proposes to complete the final phase of the commercial development including the introduction of a proposed large format general merchandise store (Giant Tiger) in addition to currently permitted Neighbourhood Centre uses.

Recommendation by Staff: No comment is required by the committee

File: Z1511

Address: 75 Alexander 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, October 5, 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 zoning of the subject lands from the R.1,1m,2m – Residential District to the R.2. – Residential District with site specific regulations to permit a two unit dwelling with a driveway having a maximum width of 8.1m at the street line, a minimum parking ratio of 1.5 parking spaces per unit, and a minimum ceiling height of 0.8m above grade for a dwelling unit in the basement.

The applicants propose to convert the existing dwelling into two dwelling units by converting the basement to an accessible dwelling unit, and introducing one additional parking space in the front yard (barrier free).

Recommendation by Staff: No comment is required by the committee

File: O1502 and Z1504

Address: 1180 High Street

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 6:30 p.m. Monday, October 5, 2015 to consider the Zoning By-Law Amendment under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Proposed Amendment –Development Description: The applicant proposes to amend Schedule E – Residential Density, of the Official Plan to designate the subject lands 'Medium Density Residential' and amend the Zoning of the lands from the 'R.1 – Residential Zoning District' to a Site Specific Special Residential District to permit the development of the lands to support up to 40 dwelling units with associated parking and landscaping by way of a mix of row dwellings and a 3 storey apartment building, in keeping with the Medium Density Residential policies of the Official Plan.

Recommendation by Staff: No comment is required by the committee

Submitted by,

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Heritage Researcher

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