



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: January 7, 2016

Subject: Report PACAC16-001
YMCA Redevelopment Presentation

Purpose

A report to introduce a presentation by ATRIA Development Corporation regarding the redevelopment of the YMCA.

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC16-001, dated January 7, 2016 of the Heritage Resources Coordinator, as follows:

That the presentation by ATRIA Development Corporation regarding the redevelopment of the YMCA, be received for information.

Budget and Financial Implications

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

Background

Previous Redevelopment Proposal

In the spring of 2011 the previous owner of 475 George St. made a rezoning application for the property in anticipation of the rehabilitation of the building as a multi-unit residential and mixed commercial use development. The plan presented at that time proposed the removal of several additions to the original structure.

A presentation was made to the PACAC on April 12, 2011 by the architects for the project. At that time, they indicated that because of issues surrounding the multiple floor level changes within the building they would be seeking to demolish the old gymnasium which extends west on Murray Street from the main block.

The original gym dates to either 1896 or 1911. The significance of the gymnasium lies in its constant use as a gym from the date of construction to the time that the YMCA vacated the property. It contains a suspended running track around a two and a half storey wood paneled open space. The exterior of the gymnasium is plain with few exterior architectural features. It is a simple gable roofed structure with its eaves to the street.

In June of 2011, Council granted the rezoning with the understanding that a number of conditions would be in place before site plan approval would be granted:

That Council formally approve the demolition of the heritage designated gymnasium;

That the final design of development be subject to review by the Municipal Heritage Committee and approved by Council, for its impact on the heritage attributes of the designated property, and;

That the developer be required to have an archaeologist on site during the excavation stage, and if archaeological resources are found, the developer is required to follow the requirements of The Ontario Heritage Act and complete a Stage 3 and/or Stage 4 Assessment.

At a special meeting conducted on December 13, 2011, The Peterborough Architectural Conservation Advisory Committee (PACAC) endorsed the final design for the redevelopment of the subject property, including the demolition of the original gymnasium. As well, PACAC recommended its approval to Council.

In June of 2012, Council removed the conditions on the site plan agreement, however the project proponent proved unable to bring the project to conclusion and in 2013 the property was put up for sale.

Current Proposal

In 2014, ATRIA Development Corporation announced that it had purchased the property and was pursuing a similar residential/commercial redevelopment. The company made a preliminary presentation to the PACAC at the January 8, 2015 meeting. At that time the committee expressed concern for the proposed demolition of the 1932 section of the building. Atria staff indicated at that time that they would undertake to redesign 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 has indicated that it would like to receive a presentation from the developer as part of its review of the application in preparation for its comments to staff. ATRIA staff will make a presentation to the committee outlining their redevelopment plans.

Submitted by,

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