



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:** January 7, 2016

**Subject:** Report PACAC16-003  
Heritage Preservation Office Report

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## **Purpose**

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

## **Recommendations**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendations outlined in Report PACAC16-003, dated January 7, 2016 of the Heritage Resources Coordinator, as follows:

- a) That the report with respect to the activities of the Heritage Preservation Office for November and December, 2015 be received for information, and
- b) That the PACAC Chair sent a letter to the Planning Division outlining the Committee's concern that the design of the redevelopment of the property be sympathetic to the neighbourhood architecture regarding the application for site plan approval for 139 Douro Street.

## **Budget and Financial Implications**

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

## Background

### Heritage Conservation District (HCD)

The consultants are in the process of drafting the Plan and Guidelines for the Avenues and Neighbourhood HCD. A newsletter providing an update on the project was distributed to all owners and residents in late December. The consultants will be presenting a draft for discussion with the PACAC, the HCD Steering committee and a staff advisory committee in early 2016 with a presentation to the community of a revised draft in the spring.

### Doors Open Peterborough

The planning committee for Doors Open Peterborough met throughout November and December. The theme for Doors Open Peterborough 2016 is: “Our Past, Our Future . . . Our Legacy – Celebrating Heritage and Sustainability”. A number of sites have already confirmed participation and the committee will continue to work with the City’s Manager of Sustainability to plan and promote the event.

### Canada 150 Celebrations

The City has struck a community ‘Canada 150 Committee’ to coordinate city events in 2017 to celebrate the Canadian sesquicentennial.

### Vision 2025

A final public meeting for Vision 2025 was held at the Evinrude Centre on November 25<sup>th</sup>. There will be a final joint advisory committee meeting in the new year to make final comments on the draft Vision 2025 document.

### Agriculture Society – Strategic Plan

Agri-Food Synthesis has been retained to work with the Agricultural Society to develop a strategic plan which will determine the future of the Agricultural Society and the activities at Morrow Park.

**MMC Exhibit-** The Museum Management and Curatorship Students are focusing on architecture and the development of the city as the theme for this year’s culminating exhibit. The HPO is working closely with the program to assist in research and development of the project.

**Quaker Explosion 100<sup>th</sup> Anniversary-** 2016 is the 100<sup>th</sup> anniversary of the explosion and fire that destroyed the Quaker Oats factory and killed 24 people. A community committee has been struck to coordinate a ceremony honouring the victims and perhaps producing some commemorative material.

**Fleming Conservation Students Lecture-** HPO staff delivered a lecture to the Fleming College Museum Conservation students on December 7<sup>th</sup> highlighting the work of PACAC and the HPO.

**Pagoda Bridge Restoration-** Gordon Wilson has finished the \$40,000 restoration work on the Pagoda Bridge. There was a brief ceremony held at the bridge on December 6<sup>th</sup>.

## **Circulations Received for Comment**

**File: SPC-906**

**Address: 1600 Sherbrooke Street West**

**Notice of Application for Site Plan Amendment**

### **Development Description:**

Proposed construction of a three storey residential apartment building, with a floor area of 3580 square metres (38,536 square feet) containing 29 two bedroom dwelling units. The property is to be created by way of a severance from the Sherbrooke Heights Alliance Church property.

**Recommendation by Staff:** No comment is required by the committee. Pursuant to the City's Archaeology Policy, HPO staff have requested that an archaeological assessment be undertaken.

**File: Z1515**

**Address: 1757 Sherbrooke Street**

**Notice of Complete Application for Zoning By-Law Amendment**

### **Proposed Amendment –Development Description:**

The applicant proposes to amend the zoning of the lands from PS.2 – Public Service District to SP. 264 – Special Commercial District to accommodate a change in the permitted uses of the property to local commercial uses including a clinic, office, with residential units on the second storey of a new proposed building.

The applicant proposed to convert the use of the existing building to support a medical clinic and to redevelop the lands to permit a second building to support ground floor clinic uses with a maximum floor area per commercial purpose of 300m<sup>2</sup> in addition to five residential dwelling units on the second storey.

**Recommendation by Staff:** No comment is required by the committee. Pursuant to the City's Archaeology Policy, HPO staff have requested that an archaeological assessment be undertaken.

**File: SPC-908**

**Address: 139 Douro Street**

**Notice of Application for Site Plan Approval**

**Description of Proposed Development:**

Proposed conversion of the existing building into a fourplex with four two bedroom 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.

**Recommendation by Staff:** In accordance with the motion passed at its meeting of January 15, 2014, the

**Files: O1602 and Z1601**

**Property: Lands designated Major Institutions and/or zoned University and College UC District**

**Notice of Complete Application for Official Plan Amendment and Zoning By-Law Amendment**

**Proposed Amendment –Development Description:**

The City of Peterborough has initiated an Official Plan Amendment and Rezoning to recognize employment uses in the Major Institutions land use designation and the UC – University and College Zoning District with the intention of recognizing that the campuses of Trent University and Fleming College are major nodes of Employment, which could include research and development activities.

The Major Institution policies of the Official Plan do not presently reflect the vision that higher learning centres can also be major centres of employment. For research and development activities, and related manufacturing to take place on campus lands, an amendment is required to the Official Plan.

The key highlights of the proposed Official Plan policy are as follows:

- When the Major Institution designation connects the land use designation to the health of the local economy and to the needs of residents of the city and the surrounding region.

- When the Major Institution designation is applied to Trent University and Fleming College it recognizes that the **predominant** use of land is post-secondary educational institutions including academic and administrative facilities but it also recognizes that the lands may be used for;
  - a) **Residential uses**, where they are intended to provide accommodation for persons associated with academic and research uses. This opens the possibility for additional on-campus living that supports employment including live-work opportunities.
  - b) **Cultural and Recreational** uses that support the Major Institution as well as the general public. This simply reflects the long-standing practice of Fleming and Trent to partner with the City on the provision of sport and cultural facilities for the betterment of the institution and the general public.
  - c) **Research and development facilities**, such as the proposed Trent Research and Innovation Park.
  - d) **Manufacturing and employment uses** that are related to a research and development facility or are compatible with the intent of this designation.
  - e) **Complementary uses**, such as convenience retail, small scale office, service commercial, financial and personal service uses provided those uses primarily serve the needs of those persons associated with the Major Institution.

The City also proposed to amend the UC – University and College Zoning District to harmonize the UC District with the policy flexibility recommended by the proposed Official Plan amendment as attached.

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

Submitted by,

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