



City of
Peterborough

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

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

Meeting Date: **April 7, 2016**

Subject: **Report PACAC16-014
265 Edinburgh Street**

Purpose

A report to recommend that the PACAC receive a presentation from a delegation on behalf of the owner of 265 Edinburgh Street regarding the proposed zoning by-law amendment.

Recommendations

That the PACAC approve the recommendations outlined in Report PACAC16-014, dated April 7, 2016 of the Heritage Resources Coordinator, as follows:

- a) That the presentation from a delegation on behalf of the owner of 265 Edinburgh Street regarding the proposed zoning by-law amendment be received for information, and
- b) That the PACAC provide comment on the proposed zoning by-law amendment as it relates to the status of the property as designated under Part IV of the **Ontario Heritage Act**.

Budget and Financial Implications

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

Background

In February of 2016 the PACAC received a Zoning By-law Amendment application circulation for 265 Edinburgh Street. The applicant proposes to amend the zoning of the lands from the R.1,R.2 Residential Zoning District to a modified R.3 Residential Zoning District by adding an exception to the R.3 Zoning District to permit the use of the property for up to 4 residential dwelling units with a minimum lot area of 214m² per dwelling unit and to permit a minimum distance of 3.4m between a parking or driveway area and a window to a habitable room in a group dwelling.

The applicant also proposes to develop the easterly portion of the property known as 265 Edinburgh Street to permit up to 4 townhouse style units with associated parking, walkways and yard space, and sever the westerly portion of the lands to be retained with the lands known as 265 Edinburgh Street, supporting the existing dwelling.

At its meeting of February 4, 2016, the PACAC passed the following resolution:

- a) That PACAC does not support application Z1608 at 265 Edinburgh Street; a designated property, as the proposed change in use would negatively impact the site's heritage attributes; and**
- b) That the Chair send a letter in that regard.**

In response to the letter sent by the Chair, the owner has asked to make a presentation to the PACAC about the proposed Zoning By-law Amendment.

Submitted by,

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Heritage Researcher

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