



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: June 2, 2016

Subject: Report PACAC16-021
Heritage Preservation Office Report

Purpose

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for May, 2016.

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC16-021, dated June 2, 2016 of the Heritage Resources Coordinator, as follows:

That the report with respect to the activities of the Heritage Preservation Office for May, 2016 be received for information.

Budget and Financial Implications

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

Background

Doors Open Peterborough

Doors Open Peterborough was held on Saturday, May 7. The event recorded approximately 2,500 site visits with particularly strong turn-outs at the Mount Community Centre and the Sherbrooke Street Transformer Station. Surveys were collected from a number of visitors and will be analyzed in the coming weeks to assist in the planning for Doors Open Peterborough 2017. The HPO wishes to thank all members of the PACAC for their assistance leading up to and during the event.

Heritage Hunt

The 2016 Heritage Hunt was published in the Peterborough Examiner on Thursday, April 7, 2016. The final date for submission of answer sheets was Friday, May 6. More than 40 answer sheets were submitted by both individuals and groups. The winners have been identified and will be recognized in the Peterborough Examiner, along with a list of the answers, on Thursday, June 2.

Peterborough Pulse

In July, 2015 the PACAC participated in Peterborough's first open streets event, Pulse. This year, Peterborough GreenUp is once again organizing a Pulse event, which will take place on Saturday, July 16 from 9 a.m. to 3 p.m. with the closure of George Street between Parkhill Road and Sherbrooke Street. The PACAC has been invited to participate by organizing a display or another activity. If there is sufficient interest, the HPO can assist in the coordination of the day.

Vision 2025

Members of the PACAC are invited to attend the final Community Forum to provide input into **Vision 2025, the Ten-Year Strategic Plan for Recreation, Parks, Arenas and Culture** for the City of Peterborough.

At the Community Forum, the findings and conclusions, the emerging long term Vision, the Guiding Principles, and the Strategic Directions (the key areas of focus of the Plan) will be presented.

There will be ample opportunity for participants to discuss in small groups, the Vision, the Guiding Principles and the key areas of focus (Strategic Directions) of the emerging Plan - and to provide opinion.

Date: Wednesday, June 22, 2016
Place: Evinrude Centre – main hall
Time: 7:00 pm – 9:30 pm

Please arrive by 6:45 or earlier to provide time to register and get seated.

Please RSVP to Cari-Anne Borrmann by June 15th.

Email: cborrmann@peterborough.ca

Phone: 705-742-7777 ext. 1827

Young Canada Works

The Heritage Communications Officer has started the process of having the City's collection of Vernon's city directories digitized, in order to make them accessible online for historical research. She has begun photographing designated heritage properties to create a uniform collection of reference images for the HPO. She is also working on the creation of a directory of qualified heritage contractors and tradespeople to help property owners make appropriate choices for their buildings. This will be done in consultation with the PACAC sub-committee.

Bethune Street Flood Diversion Project

A Public Information Centre was held on May 19, 2016 to provide the community with the opportunity to review the initial designs for three proposed options for the streetscape redevelopment of Bethune Street. An electronic version of the designs will be available for download and comment. A date for presentations to advisory committees has not yet been set.

Lily Lake Secondary Plan

Planning Staff are in the process of providing comment on the second phase of the Lily Lake Secondary Plan- the Melody homes Subdivision. Depending on the timing of the developer's submission of a revised draft plan, staff would like to have a report to Council by the fall of 2016.

Circulations Received for Comment

File: Z1503

Address: 983-1003 Chemong Road

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, June 13, 2016** to consider the Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Development Description: The applicant proposes to amend the zoning of the subject lands from the R.1,1m,2m,4e – Residential District and the R –Residential (Smith Township Zoning By-Law) to a Site Specific Special Residential District to permit the development of the lands for a two-storey multi unit residential apartment building with a maximum of 20 units and associated parking and landscaping.

The owner proposed to extend municipal servicing to the subject lands from Raymond Street and/or Chemong Road.

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

File: Z1610
Address: 909 Brealey Drive
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, June 13, 2016** to consider the Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Development Description: The applicant proposes to change the zoning of the lands from the D.1 – Development Zoning District to the R.1 – Residential Zoning District to recognize the existing use of the property for a single unit dwelling and to facilitate the ability of the owner to construct an addition to the dwelling in accordance with the regulations of the R.1. – Residential Zoning District.

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

File: Z1612
Address: 490 Charlotte Street
Notice of Complete Application for Zoning By-Law Amendment

Development Description: 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 3 residential dwelling units with a minimum lot area of 145m² per dwelling unit; a minimum lot width per dwelling unit of 5.09m; minimum lot depth of 28.6m to recognize the existing lot; reduced side yard setback to 0.16m, reduced rear yard setback to 3.36m and increased height of building to 2.5 storeys to reflect the existing condition; and permission to reduce parking from 6 to 5 parking spaces, with parking space #5 to be located within 0.6m of the side lot line.

The applicant proposes to convert the existing dwelling to a triplex and reduce the total number of bedrooms to improve compatibility with the neighbourhood and assist in the financial feasibility of the property.

Recommendation by Staff: This property falls within the boundaries of the proposed Avenues and Neighbourhood Heritage Conservation District. The committee may wish to comment on the proposal.

File: Z1613

Address: 124, 130, 134, 150, 270 and 290 Jameson Drive

Notice of Complete Application for Zoning By-Law Amendment

Development Description: This amendment proposes to change the Zoning for the subject properties to add an Alternative Regulation (18b) to the M2.1 Prestige Industrial Zone to reduce the Minimum Building Area requirement from 1500m² to 740m². This would recognize existing smaller scale developments and facilitate the ability for current or future owners of the subject properties to construct smaller buildings if needed.

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

File: Z1615

Address: 70 Auburn Street

Notice of Complete Application for Zoning By-Law Amendment

Development Description: This amendment proposes to change the Zoning for the subject property from R.1 –Residential District to R.2 – Residential District to permit a second dwelling unit within the existing dwelling, together with a reduction in parking to permit a minimum of 1.5 parking spaces per unit, resulting in a total of 3 parking spaces on site.

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

File: O1604

Address: Avenues and Neighbourhood Heritage Conservation District

Notice of Complete Application for Official Plan Amendment

Proposed Amendment: The City proposes to amend Section 2.4.9 of the Official Plan to add new policies related to Heritage Conservation Districts. This will have the effect of listing the requirements for their study, the requirements for the adoption of a Heritage Conservation District Plan and how proposed development must demonstrate and respect the identified heritage character of the district or area.

This policy introduction has been considered as part of the City's Official Plan Review process, however, it is important to proceed with this amendment in advance of the City's Official Plan Review completion because the City has approved a Heritage Conservation District Plan and requires implementing Official Plan Policy to be in place in order for it to take effect.

DRAFT Official Plan Amendment:

Proposed Section 2.4.9.3:

2.4.9.3.1 Designation of Heritage Conservation Districts

A heritage conservation district is the most common type of cultural heritage landscape. Designation under Part V of the Ontario Heritage Act enables the protection of a heritage district while at the same time allowing for compatible new development. In consultation with the Municipal Heritage Committee, Council may, by by-law, designate any area within the Municipality, as a heritage conservation district. Properties designated under Part IV of the Ontario Heritage Act may be included as part of the heritage conservation district to ensure integrity of the district. Additionally, properties located within a heritage conservation district may also be designated under Part IV of the Ontario Heritage Act.

2.4.9.3.2 Heritage Conservation District Study

Prior to designating an area as a heritage conservation district under Part V of the Ontario Heritage Act, the City must undertake a heritage conservation district study to determine the physical extent and appropriateness of the proposed district. The study process will include consultation with the public and the Municipal Heritage Committee. The Study may also recommend other development control measures and incentives that will conserve the heritage character of the area. Under the Ontario Heritage Act, Council may set limitations on the alteration, erection, demolition or removal of buildings in the study area.

2.4.9.3.3 Heritage Conservation District Plan

Pursuant to the Ontario Heritage Act, the City will adopt a heritage conservation district plan for each district that it designates. Such district plans are to be updated from time to time.

2.4.9.3.4 Proposed Development

Any private or public development, site alteration or construction work that is proposed within or adjacent to a designated heritage conservation district must demonstrate that it respects and complements the identified heritage character of the district or area. A Heritage Impact Statement may be required where private or public development, site alteration or construction work to a property located within a heritage conservation district is proposed.

Recommendation by Staff: The Committee may wish to provide comment in support of the amendment.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Kathryn Matheson
Heritage Researcher

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Appendix A:

File Z1612 – Notice of Complete Application for Zoning By-Law Amendment for 490
Charlotte Street

Appendix B:

File O1604 – Notice of Complete Application for Official Plan Amendment for the
Avenues and Neighbourhood Heritage Conservation District.