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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:** October 6, 2016

**Subject:** Report PACAC16-034  
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 September, 2016.

## **Recommendation**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC16-034, dated October 6, 2016 of the Heritage Resources Coordinator, as follows:

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

## **Budget and Financial Implications**

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

## **Background**

### **Heritage Conservation District**

By-law 16-099 enabling the Avenues and Neighbourhood Heritage Conservation District (HCD) and adopting the District Plan was passed by Council on Monday, September 12, 2016. Provided that no appeals to the Ontario Municipal Board are received within 30 days of the issuance of the Notice of Designation, the legislative requirements of the HCD will come into effect by mid-October. The Committee may wish to consider if it wants to make budget recommendations for capital funding for design elements in the public realm such as: signage demarcating the boundaries of the HCD, lighting and affinity street signs.

### **Bethune Street Flood Diversion Project**

A special meeting for all City advisory committees was held on Thursday, September 22nd at 5:00 p.m. in the Council Chambers to hear a presentation and provide comment on the Bethune Street project. The committee may wish to provide comment on the current design.

### **Doors Open Peterborough**

Preliminary planning is underway for Doors Open Peterborough 2017. The organizing committee will meet in mid-October to discuss possible themes for 2017 and begin to identify possible sites and partners. The event evaluation form for 2016 has been provided to the Ontario Heritage Trust.

### **Heritage Property Tax Relief Program**

In accordance with By-law 11-086 staff in the HPO have completed inspections of all 76 properties enrolled in the Heritage Property Tax Relief Program. It is anticipated that updated maintenance plans will be circulated to property owners by November.

### **Places of Faith Workshop**

The organizing committee for the Places of Faith workshop met on Friday, September 23, 2016. Arising out of this meeting, committee members are working to confirm the date, venue, and agenda for the workshop. The proposed date is Saturday, 11 February, 2016.

### **Martha Kidd Commemoration**

Discussion continues on how best to pursue a digitization project that would effectively commemorate the legacy of Martha Kidd. The sub-committee will meet again in mid to late October to determine next steps.

### **National Trust for Canada 2016 Conference**

The annual Conference of the National Trust for Canada, "Heritage Rising", will take place in Hamilton, Ontario from October 20-22, 2016. Members of the PACAC are encouraged to register for the Conference if they have not already done so. Funds for this purpose have been made available in the Training section of the Committee's annual budget. More information and the link to online registration is available at:

<http://nationaltrustconference.ca/>

## Circulations Received for Comment

**Files: Z1418sb & 15T-14502**

**Address: 821, 825 and 829 Lily Lake Road**

**Notice of Public Meeting for Zoning By-Law Amendment and Draft Plan of Subdivision Approval**

**Take Notice** that pursuant to *The Planning Act*, the **Planning Committee** will hold a public meeting in the **Council Chamber, City Hall** at **6:30 p.m.** on **Tuesday, October 11, 2016** to consider applications for Zoning By-law Amendment and Draft Plan of Subdivision Approval under Sections 34 and 51 of the Act.

**Development Description:** The applicant is proposing a residential subdivision comprised of 360 single-detached dwellings with lot widths of 9.2m (30 feet), 11m (36 feet), 12.2m (40 feet) and 15.2m (50 feet) and lot depths of 33m (108 feet). Additionally, the plan proposes the development of 19 street-fronting townhomes with lot widths of 7.62m (25 feet) and lot depths of 33m (108 feet), a 105-unit medium-high density residential building site, and a mixed use local commercial and medium density residential site to accommodate approximately 700 square metres of local commercial floorspace and 67 dwelling units.

Proposed non-residential uses include three parkettes located near the northwest, south, and east limits of the site (0.65 ha or 1.6 acres in total), a walkway at the west limit of the site, and a 3.35 ha (8.3 acre) block for an elementary school. The elementary school site is shown on the plan with an underlying alternative lotting concept consisting of 52 street-fronting townhomes should a school not be developed at that location. Additionally, the plan conceptually illustrates an open space/trail corridor along the west limit of the site on adjacent lands owned by the Applicant and others extending from the Jackson Creek Valley to Lily Lake Road.

The proposed local streets are illustrated as 18.5m (60.7 feet) wide road allowances. Collector Street 'A' is illustrated as a 26m (85 feet) wide road allowance north of Street 'B' while the remainder of Street 'A' and Collector Street 'B' is illustrated as a 23m (75.4 feet) road allowance. The plan also preserves the ability to provide a local and collector street connection to the east and two collector street connections to the west.

The subject lands are approximately 42.1 hectares (104 acres) in size. The lands are located along the south side of Lily Lake Road, approximately 300 metres (1000 feet) west of Fairbairn Street. The lands extend south from Lily Lake Road to Jackson Creek, and they abut a rural residential property and an undeveloped checkerboard subdivision to the east, and existing agricultural properties to the west. An unnamed creek exists at the north limit of the property, along Lily Lake Road. The area north of the site is located in the Township of Selwyn and generally consists of a rural residential subdivision, environmentally protected land, and rural/urban fringe uses.

Presently, the subject properties are vacant but have historically been used for agricultural purposes. The south portion of the property which extends into the Jackson Creek Valley has been historically used as open space and pasture. The property contains part of a large drumlin near its centre that extends into adjacent in a southwest direction. The drumlin drops approximately 25m in relief from its crest to the north and south development limits of the site. Additionally, the Jackson Creek Valley drops approximately 25m from its top of bank to Jackson Creek.

**Recommendation by Staff:** No comment required

**File: Z1616**

**Address: 112 Aylmer Street North**

**Notice of Public Meeting for Zoning By-law Amendment**

**Take Notice** that pursuant to the *Planning Act*, the City of Peterborough has received an application for a 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. **Tuesday, October 11, 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 from the C.4 – Commercial District to the SP.241 – Commercial District to permit the use of the lands for two dwelling units and/or small scale office or clinic use within the existing building, in keeping with the Transitional Uses Policies of the Official Plan

**Recommendation by Staff:** No comment required

**File: Z1617**

**Address: 301 Reid Street**

**Notice of Public Meeting for Zoning By-law Amendment**

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**Development Description:**

The applicant proposes to amend the from the R.1,R.2,R.3 Zoning District to the SP.241 Zoning District to permit the conversion of the existing dwelling into an office. The proposed SP.241 Zoning District would permit the use of the lands for an office, clinic and/or dwelling unit in accordance with the regulations of the SP.241 Zoning District.

**Recommendation by Staff:** The committee may wish to comment on the value of retaining the heritage attributes of this intact 19<sup>th</sup> century property.

**File: SPC-921**

**Address: 1307, 1313 & 1321 Kawartha Crescent**

**Notice of Application for Site Plan Approval**

**Development Description:**

Proposed construction of one five (5) storey 129 suite Seniors Retirement Building and ten (10) Townhome Residential Units on the development lands.

**Recommendation by Staff:** No comment required.

**File: SPC-922**

**Address: 217 Murray Street**

**Notice of Application for Site Plan Approval**

**Development Description:**

Existing building is to be demolished and a new building is to be constructed for the Brock Street Mission.

**Recommendation by Staff:** At its meeting of May 5, 2016, the PACAC passed the following motion: “That the Chair send a letter to the Planning Division providing the Committee’s comments regarding the proposed zoning amendment at 217 Murray Street.” A copy of the letter of May 13, 2016 is attached as Appendix D. The committee may wish to review and comment on the updated application as it relates to the recommendations put forward in the letter.

Submitted by,

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Heritage Researcher

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Attachments:

Appendix A: 821, 825 and 829 Lily Lake Road – Notice of Public Meeting for Zoning By-Law Amendment and Draft Plan of Subdivision Approval

Appendix B: 112 Aylmer Street N. – Notice of Public Meeting for Zoning By-law Amendment

Appendix C: 301 Reid Street – Notice of Public Meeting for Zoning By-law Amendment

Appendix D: Letter to Caroline Kimble regarding PACAC response to File Z1604, 217 Murray Street

Appendix E: Site Plan Application 217 Murray Street