



City of  
**Peterborough**

---

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

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

**Meeting Date:** November 2, 2017

**Subject:** Report PACAC17-036  
November Heritage Preservation Office Report

---

## **Purpose**

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for October, 2017.

## **Recommendation**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC17-036, dated November 2, 2017 of the Heritage Resources Coordinator, as follows:

That the report with respect to the activities of the Heritage Preservation Office for October 2017 be received for information.

## **Budget and Financial Implications**

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

## Background

**General Electric Plant-** General Electric Canada has announced the closure of the Peterborough plant in 2018. The earliest buildings on the site date to the arrival of the Edison Electric Light Company of Canada in 1892. That same year Edison Electric merged with Thomson-Houston Electric Light Company of Canada to become Canadian General Electric Co. While a section of the building will stay open under the ownership of BWX Technologies Inc., the fate of the remainder of the plant is uncertain.

**United Canadian Malt Building-** Plans for the reuse of the building are not clear.

**National Trust for Canada Conference 2017** – the Heritage Resources Coordinator and the Heritage Researcher attended the National Trust for Canada conference in Ottawa. This was a joint conference with the Association for Preservation Technology which meets in Canada every third year. There were several excellent presentations on heritage and sustainability. When proceedings of the conference are made available, they will be provided to the committee.

**DBIA Workshop** - Heritage staff attended a workshop hosted by the DBI looking at ways to bring increased vibrancy to the downtown. The preservation of historic buildings was identified as a key component of any undertaking. Identification of historic buildings suitable for adaptive reuse, and the compatible redevelopment of vacant sites were identified as essential to the future of the downtown.

**Official Plan Update** - the Official Plan Review Technical Working Group met at the end of October to review the results of the public survey. A joint meeting of all advisory committees is proposed for early in the new year to receive an update on the project.

**Wall of Honour Names Update** - The city has announced that it is seeking names of veterans that were missed on wall in 2010 for inclusion in a one time update. The criteria for inclusion has been posted on the City's website. The cut off date for providing names is January 31, 2018.

## Circulations Received for Comment

**File: Z1716**

**Address: 799 Argyle Street**

**Zoning By-law Amendment**

**Development Description:** The applicant proposed to amend the Zoning from the R.1 Residential District to a modified R.2 – Residential District to recognize the existing 2 unit dwelling with site specific regulations regarding lot area and width per dwelling unit, parking standards and driveway width.

**Recommendation by Staff:** No comment required

**File: A36/17**

**Address: 1176 Armour Road (Commercial)**

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing variances to the regulations of SP.245 – Commercial District to allow the construction of two-buildings with commercial and residential units with site specific variances regarding overall, residential and commercial floor area, building setback and landscaped open space.

**Recommendation by Staff:** No comment required

**File: A37/17**

**Address: 647 George Street North (Commercial)**

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing variances to regulation C.1 – Commercial District and Section 4 of Zoning By-law 97-123 to allow the construction of a 32.5 square metre detached garage, as an accessory use, with site specific variances regarding maximum building coverage and area, width of landscaped open space, parking standards and driveway width.

**Recommendation by Staff:** The subject property is not designated or listed on the City's register but is in an area of 19<sup>th</sup> century residences and commercial structures. The committee may wish to comment on the suitability of the design of the proposed building.

**File: O1703 and Z1712**

**Address: 461 Paterson Street**

**Notice of Public Meeting – Official Plan and Zoning By-Law Amendment**

**Development Description:** The applicant proposes to amend the Official Plan and Zoning to facilitate proposed infill residential development of the subject lands for a multi-unit residential building with a maximum of eight one-bedroom units. The application proposes to introduce a special policy in the Official Plan to permit the high density residential development; and to amend the zoning of the lands from R.1, R.2 to a modified R.3 – Residential Zoning District with site specific regulations related to lot width, setbacks, lot area per dwelling unit, lot coverage, dwelling unit size and parking standards.

**Recommendation by Staff:** No comment required

**File: Z1714**

**Address: 76 Auburn Street**

**Notice of Public Meeting – Zoning By-Law Amendment**

**Development Description:** The applicant proposes to amend the zoning of the property from the D.1 – Development District to a modified R.1 – Residential District 1 with alternative regulations to permit the construction of an addition to the side and rear of the existing dwelling. The applicant proposes to expand the existing dwelling beyond the maximum 10% increase as permitted in the current D.1 – Development District.

**Recommendation by Staff:** No comment required

Submitted by,

Erik Hanson  
Heritage Resources Coordinator

Emily Turner  
Heritage Researcher

Contact Name:

Erik Hanson  
Heritage Resources Coordinator  
Phone: 705-742-7777 Ext. 1489  
Toll Free: 1-855-738-3755  
Fax: 705-748-8824  
E-Mail: [ehanson@peterborough.ca](mailto:ehanson@peterborough.ca)