



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: January 12, 2010

SUBJECT: Report PACAC10-002
Olive Avenue Demolitions

PURPOSE

A report to advise the PACAC on the proposed demolition of 3 buildings on Olive Ave.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC10-002, dated January 12, 2010, of the Heritage Resources Coordinator, as follows:

That the Committee direct the Designation Sub-Committee of PACAC to determine the heritage value of the properties located at 59, 61, 63 Olive Ave. to allow the Committee to consider recommending designation of those properties.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

In May of 2007 Council approved the rezoning of six properties on Rink St. in preparation for their redevelopment as a multi-unit apartment complex. At that time PACAC voiced concerns that the buildings, while lacking the heritage value individually to warrant Part 4 designation, were part of an intact 19th century working class neighbourhood. The Committee felt that their loss would be the beginning of a degrading of a valuable heritage landscape. Since the initial rezoning by-law was passed, the Committee of Adjustment has also approved an increase in the height of the proposed building to four storeys.

In December of 2009, the developer submitted a new zoning amendment application to rezone three properties on Olive Avenue for a proposed second phase of the project. The project will require site plan approval. At this time no site plan approval application has been made.

The three buildings on Olive Avenue have all been evaluated using PACAC's standard evaluation procedure. All three scored high enough without historic marks to be considered for further research: 59 Olive Ave- 38 points, 61 Olive Ave- 40 points, 63 Olive Ave- 34 points. Typically buildings in this range of scores are researched to have their historical marks added to the final score. With the final evaluation complete, the Committee can make a determination as to whether or not designation should be recommended to Council.

The site under consideration is part of the City's Transitional Use Area and is recognized for its growth potential in the new Central Area Master Plan (CAMP). That area is defined as:

An expansive zone around the traditional core area that contains a diverse mix of land uses, including stable residential neighbourhoods. These sub-areas contribute to the central place function today and provide the practical expansion capacity for tomorrow's downtown.

The CAMP reinforces the prior master plan for the downtown that:

The 1991 Master Plan strongly promotes the protection of properties and buildings of historical or architectural importance. Even though the significance of individual properties may not warrant designation under the Ontario Heritage Act, their loss may detract from the character of Downtown, therefore the conservation of all properties is encouraged.

At the same time the CAMP highlights the need to introduce policies and programs to encourage residential intensification in and around the downtown core. This will "create

a stable and reliable market for the downtown that is less influenced by broader economic trends and more influenced by proximity.”

Submitted by,

Erik Hanson
Heritage Resources Coordinator