



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: April 13, 2010

SUBJECT: Report PACAC10-011
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office for March 2010.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC10-011, dated April 13, 2010, of the Heritage Resources Coordinator, as follows:

That the Heritage Preservation Office report with respect to the monthly activities of the Heritage Preservation Office for March 2010, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications associated with the recommendation. A financial statement is attached as Appendix A, and provides a review of the Committee's financial transactions for the previous month.

BACKGROUND

Designations- Properties recommended for designation are outlined in report PACAC10-012 to PACAC, Recommendations of the Designation Sub-Committee.

HPTRP- One new HPTRP Application has been received for 2009, for a total of 6 applications. The period to apply for the 2009 tax year is now closed.

Doors Open 2010- Report attached.

Veterans Wall of Honour- The fund raising campaign is underway with a target of \$400,000. A list of names that will appear on the wall has been circulated to the community and feedback is being used to finalize the list that will go to Martel and Sons.

Market Hall- Interior demolition work is underway.

Lawn Bowling Club- The RFP has been issued and a public tour was held March 24th. Four interested parties were in attendance.

Cenotaph- Repairs to the Cenotaph are scheduled for June.

Young Canada Works- The application is still pending but the HPO has interviewed two candidates for the position. The Arts, Culture and Heritage Division has a budget for summer staff and this will be used regardless of the outcome of the YCW application.

Fleming Intern- The HPO will again this year have an intern for the summer from the Museum Management and Curatorship program. Jamie Miller will be working on inventorying all the commemorative markers in the City, determining their ownership status and condition and then drafting easement agreements and a maintenance plan for them.

Brock Street Burial- Plans are underway for a re-interment ceremony at the Brock Street Site. It is tentatively set up as a four day event beginning on June 18th and concluding at sunrise on the 21st.

Turnbull Plaque- The HPO met with Seven Hills Development and the PHS to discuss the creation of the plaque and wording for it.

Ryerson Report- the report on the impact of heritage rehabilitation on the downtown core is nearing completion and we should be seeing a draft in April.

Circulations Received for Comment

File: Z1006SB, O1004, 15T-10504 Notice for Official Plan & Zoning By-law Amendment, & Draft Plan of Subdivision Approval

Address: 4571 Guthrie Drive, 2006 and 2011 McNamara Road

Proposed Amendment – Development Description:

The applicant is proposing to develop a plan of subdivision consisting of 385 lots for single detached residential purposes, a block for a 130 unit retirement complex, a block for local commercial uses, and blocks of land for parkland, a school, open space, servicing easements/corridors and a stormwater management facility/sewage pumping station.

The subject property has historically been used for agricultural purposes and is located at 4571 Guthrie Drive, 2006 and 2011 McNamara Road. The site is bounded by Wallace Point Road to the east, existing agricultural/rural uses to the south, the Otonabee River to the west, and the applicant's existing Draft Approved residential Plan of Subdivision 15T-05503 to the north. McNamara Road bisects the western portion of the plan.

The subject property is 45.25 hectares (112 acres) in size of which approximately 43.53 hectares (108 acres) are proposed for development. The subject lands were annexed from the former Township of Otonabee on January 1, 1998 with the intent of accommodating future residential development.

The lands form part of the area that is currently subject to the City's Coldsprings Functional Planning Study which is anticipated to be completed in Spring, 2010.

A full archaeological assessment has been completed on the site.

Recommendation by Staff: No comment required by the PACAC.

File: Z1005SB, O1003, 15T-10503 Notice for Official Plan & Zoning By-law Amendment, & Draft Plan of Subdivision Approval

Address: 1232 Parkhill Road West

Proposed Amendment – Development Description:

The applicant is proposing to develop a plan of subdivision consisting of 359 lots for single detached residential purposes, 108 street-fronting townhouse units, a mixed use commercial/residential block with up to 60 residential units, and blocks of land for parkland, open space, and a stormwater management facility.

The subject property has historically been used for agricultural purposes and is located at 1232 Parkhill Road West. The site is bounded by Parkhill Road and existing rural residential development to the south, Jackson Creek and its associated valleyland to the north, a narrow, primarily vacant residential/agricultural property to the east, and primarily floodplain land to the west. Additionally, the Lily Lake Provincially Significant Wetland (PSW) is located within 120 metres of the subject property to the north and the west.

The subject property is 35.96 hectares (89 acres) in size of which approximately 32.81 hectares (81 acres) are proposed for development. The majority of the property was annexed from the Township of Smith-Ennismore-Lakefield on January 1, 2008 save and except for the portion immediately adjacent to Parkhill Road which was annexed from Smith Township in the early 1960s. Accordingly, the majority of the site remains subject to the Township Official Plan designations and Zoning that were in effect at the time of annexation.

Due to the proximity of the Lily Lake PSW, the applicant has submitted an Environmental Impact Study prepared by Niblett Environmental Associates Inc. in support of the proposed development.

Recommendation by Staff: No comment required by the PACAC.

File: Z1007 Notice for Zoning By-law Amendment

Address: 21 Barnardo Avenue

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from the UC – University and College District and from the OS.2 – Open Space District 2 to the SP.6 – Special Residential District, to permit a multi unit residential building in keeping with the Medium Density Residential policies of the City of Peterborough Official Plan.

The applicant is proposing to develop the property for a 40 unit, 3 storey apartment building and related parking and landscaping. The applicant has also prepared a tree removal/preservation plan for the subject lands.

Recommendation by Staff: No comment required by the PACAC.

File: Z1008 Notice for Zoning By-law Amendment

Address: 723, 733 and 741 George Street North

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from UC – University and College District and from the OS.2 – Open Space District 2 to a Special Site Specific Residential District to permit the conversion of the existing buildings to support a total of 59 dwelling units, in keeping with the infill policies of the City of Peterborough Official Plan.

The applicant is proposing to introduce additional parking to the site, to provide on-site parking at a ratio of 1 parking space per unit.

Recommendation by Staff: No comment required by the PACAC.

File: Z1009 Notice for Zoning By-Law Amendment

Address: 861 Lansdowne St. W

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from the M3.2 – Enhanced Service Industrial District to the C.7 – Special Purpose Retail District to implement the Special Purpose Retail Policies of the Official Plan, including use of the lands for a retail establishment for the sale of sporting goods.

The applicant is proposing to use the existing building and parking facilities, in accordance with the standards of the City's Zoning By-Law.

Recommendation by Staff: No comment required by the PACAC.

File: Z1002 Notice of Public Meeting

Address: 254 Reid Street

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from the R.1, R.2, R.3 – Residential District to the SP.241-184 – Special Commercial District to permit the consolidation of the property with the property to the south and the expansion of the existing dental clinic use onto the subject land. The applicant intends to replace an existing one storey frame addition at the rear of the dwelling with a new addition to support dental operating facilities associated with the existing dental clinic, while maintaining 2 of the 3 existing residential units. Parking for new space will be provided on site, requiring the merger of two properties.

The proposed SP.241-184 – Special Commercial District permits an office, clinic and/or dwelling unit in the existing buildings in accordance with the Official Plan Transitional Uses Area policies of the Central Area and permits up to 12 of the required 21 parking spaces to be located off-site, provided they are within 60 m of the property.

Recommendation by Staff: No comment required by the PACAC.

File: Z1010 Notice for Zoning By-law Amendment

Address: 737 Victory Crescent

Proposed Amendment – Development Description:

The applicant is proposing to amend the R1, 1m, 2m – Residential District zoning of the subject land, to permit the use of the existing dwelling for residential, office,

administration and educational activities related to the Medical Clinic use at 707 Charlotte Street, as an exception to the current zoning.

The applicant is intending to facilitate a Medicine Residency Program (related to Queen's University Family Medicine Residency Program) at this location. The existing building is to be used as administrative office and program support space including administrative offices for coordinators of the program; shared office and program support space including administrative offices for coordinators of the program; shared office space for the lead physicians; on-call room for residents; and a video conference room for remote training. There will be no clinical or patient treatment activities in this location.

Recommendation by Staff: No comment required by the PACAC.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Jennifer Patterson
Heritage Researcher

Attachments:

Appendix A: Financial Summary

Appendix B: DOP Report to PACAC