



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: September 14, 2010

SUBJECT: Report PACAC10-019
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office for June, July, August 2010.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC10-019, dated September 14, 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 June, July, August 2010, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Designations- Four new properties were designated under the Ontario Heritage Act: 64 Hunter Street W; 597-599 Water Street; 651 Gilmour Street; 788 Aylmer Street. The by-law designating 500 George Street North is to be passed at the September 13th Council Meeting. No further designations will go forward this year.

HPTRP- We have received one request for exception from the current boundaries by the owners of 788 Aylmer Street: The Copping House. It is a 'Category A' building.

Doors Open 2010- Report attached.

Veterans Wall of Honour- The contract for park improvements has been awarded to Lakeridge Contracting of Ajax. Work began August 31st. Excavations for the memorial foundations took place September 2nd and 3rd. The memorial is scheduled to arrive on September 18th. The dedication ceremony will take place on October 9th at 2:00pm.

Market Hall- Construction is on time and below budget. The steel roof is complete and exterior restoration work on the east elevation is underway.

Lawn Bowling Club- Council has chosen not to designate the LBC clubhouse. It did place a moratorium on demolition prior to March 31, 2010. Since then, the Pagans Rugby Club as approached the City and has proposed to move the building to Nichol's Oval to be refurbished as a clubhouse for use by the club. The City is looking favourably on the project and is working with the Pagans to facilitate the move.

Duffus Plaque- The HPO has received approval from the Ontario Heritage Trust on a cost sharing agreement for a local marker. The originator of the proposed plaque is still hopeful that the OHT can be convinced to re-consider a provincial level marker to honour Sen. Duffus.

Turnbull Plaque- The PHS has provided a final version of the text for the Turnbull plaque. Andy Wasson from Seven Hills Development Inc. is currently reviewing it.

Circulations Received for Comment

File: 15T-10502 Zoning Application for Draft Plan of Subdivision Approval

Address: 811 Milford Drive, 334 and 338 Middlefield Road

Proposed Amendment – Development Description:

The applicant is proposing to develop 15 lots for single detached residential purposes with lot widths ranging between 11.9 metres (39 feet) and 12.2 metres (40 feet) along a new cul-de-sac street extending northeast from Milford Drive. Additionally, the applicant is proposing to develop a 2-unit (e.g. semi-detached) residential lot with approximately

18 metres (60 feet) of frontage on Middlefield Drive. The lands are currently bounded by existing single and semi-detached residential development on Milford Drive, Middlefield Road and Otonabee Drive.

The proposed development will infill a vacant site that has been contemplated for development since the neighbouring Milford Drive subdivision was developed in 1988. At that time, a block of land was reserved for future street purposes to allow the lands to have access to Milford Drive. In the 1990s, City Council approved a zoning by-law amendment and granted draft plan approval for plan of subdivision 15T-95504 on the subject lands. Presently, the zoning that was approved at that time remains in effect however the draft plan of subdivision approval lapsed in 1999 and is therefore no longer in effect. The development that is currently proposed essentially recreates the previously approved draft plan and seeks to implement the existing zoning on the property.

The subject lands are approximately 1.11 hectares in size. Vehicular access to the site is provided via a proposed cul-de-sac to Milford Drive. Milford Drive is designated as a Local Street in the City of Peterborough Official Plan.

Recommendation by Staff: No comment required by the PACAC.

File: O1001/15T-10501/Z1003SB – Official Plan Amendment Draft Plan of Subdivision Approval and Zoning By-Law Amendment

Address: 1800 Television Road, 450, 490 and 520 Laurie Avenue

Proposed Amendment – Development Description:

The applicant is proposing to develop a second phase of the Willowcreek subdivision consisting of 41 single detached residential units along the north side of Laurie Avenue and along a proposed cul-de-sac street extending north from Laurie Avenue.

The applicant is proposing to amend the Official Plan to permit residential development of a portion of the subject lands to change the 'Rural (Otonabee)' and 'Major Open Space' designations on the lands to a 'Residential' designation for the areas to be residentially developed; to change the 'Rural (Otonabee)' and 'Major Open Space' designations on the lands to a 'Protected Natural Areas' designation for areas within the Downers Corners Wetland; and, 'Rural (Otonabee)' designation on the lands to a 'Major Open Space' designation for the Downers Corners Wetland Comprehensive Environmental Impact Study, the stormwater management block and the park block.

Recommendation by Staff: No comment required by the PACAC.

File: O1003/15T-10503/Z1005SB – Official Plan Amendment Draft Plan of Subdivision Approval and Zoning By-Law Amendment

Address: 1232 Parkhill Road West

Proposed Amendment – Development Description:

The applicant is proposing to develop a plan of subdivision consisting of 343 lots for single detached residential purposes, 108 street-fronting townhouse units, a block for local commercial uses and a multiple-unit (medium density) residential block with up to 60 residential units. Additionally, the plan provides blocks of land for parkland, open space, and a stormwater management facility.

The applicant is proposing to amend the Official Plan to permit residential development of the majority of the subject lands.

Recommendation by Staff: No comment required by the PACAC.

File: Z1012 Zoning By-Law Amendment

Address: 270 Rogers Street

Proposed Amendment – Development Description:

The applicant is proposing to amend the zoning of the subject land from the existing R.1, R.2 – Residential District to a modified R.3 – Residential District to recognize the existing triplex as a permitted use.

Recommendation by Staff: No comment required by the PACAC.

File: Z1016 Zoning By-Law Amendment

Address: 552 Armour Road

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from the R.1, R.2 – Residential District to a modified C.1 – Commercial District to permit the use of the existing building for a restaurant/café, together with a dwelling unit on the second floor.

The applicant further proposes to recognize the existing lot size and location of the building with site specific regulations and proposes a reduction in the minimum number of required parking spaces from 12 to 9 spaces on site.

Recommendation by Staff: No comment required by the PACAC.

File: Z1014 Zoning By-Law Amendment

Address: 33 Hunter Street East

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from C.2 – Commercial District to C.6 – Commercial District with an exception to also permit a gas bar with four (4) pumps. The applicant proposes to redevelop the property to support a 273 m square (2940 sq. ft.) convenience store together with parking and gas pumps.

The proposed C.6 – Commercial District provides for land uses consistent with the Central Area – Hunter Street East Business District policies of the Official Plan.

Recommendation by Staff: No comment required by the PACAC.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Jennifer Patterson
Heritage Researcher

Attachments:
Appendix A: DOP Report to PACAC