



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: January 18, 2011

SUBJECT: Report PACAC11-001
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office for October, November and December 2010.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC11-001, dated January 18, 2011 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 October, November and December 2010, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Designations- New designations are underway and will be presented to the committee at next month's meeting. Properties being researched include 601 Gilmour Street, 416 Stewart Street and 195 London Street. They are all Designation requests.

HPTRP- One request for exception will be going forward by the owners of 788 Aylmer Street: The Copping House. It is a 'Category A' building. 651 Gilmour was recently designated and is a 'Category A' building, but we have not yet received their HPTRP application.

Doors Open 2011- Report attached.

Veterans Wall of Honour- Light standards will be installed in the first 2 weeks of January. Lighting around the memorial will wait until spring. Interpretive panels are being developed that tell the story of the park from its time as a cemetery to the present. These will be installed in the four corners of the park at each entrance.

Market Hall- Construction is due to be completed by early March.

Lawn Bowling Club- The Peterborough Rugby Club is moving forward with plans to move the original LBC building to Nicholl's Oval.

Duffus Plaque- 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. The re-application is underway.

Turnbull Plaque- The PHS and Seven Hillas Development Corp. have agreed on the final text for the Turnbull Plaque, however, there are some issues with wording that must be addressed before it is sent to the foundry.

Circulations Received for Comment

File: CT-02-10 Notice of Application for Site Plan Approval

Address: 485 Parkhill Road East

Proposed Amendment – Development Description:

The applicant is proposing to construct a 45.7 metre high communication tower and a fence compound area 15 metre by 1.5 metre.

Recommendation by Staff: The Heritage Preservation Office is reviewing the archaeological potential of the site.

File: SPC-768B – Notice of Application for Site Plan Approval

Address: 1633 Water Street

Proposed Amendment – Development Description:

The applicant is proposing to construct two 3-storey buildings with 27 dwelling units in each and two three-storey stacked townhouse buildings with 12 dwelling units in each. Overall total proposed building area is 3,346 square metres (36,017 square feet).

Recommendation by Staff: The HPO is recommending that an archaeological assessment be completed on the site if it has not already been done.

File: Z1018 Zoning By-Law Amendment

Address: 828 Cameron Street

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning of the property from the R.1 – Residential District to a modified R.2 – Residential District to recognize the existing duplex as permitted use, with a total of 3 parking spaces.

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: 00804 & Z0819 Notice of Complete Application for Official Plan and Zoning By-Law Amendment

Address: 1875 & 1913 Lansdowne Street West

Proposed Amendment – Development Description:

The applicant is proposing to amend the Official Plan and Zoning to expand the existing Neighbourhood Centre Designation in the Official Plan to include the subject lands and to introduce a policy exception to permit the Neighbourhood Centre to expand to a maximum size of 16,000 m², including a maximum of 7000 m² of floor area dedicated to food stores; and to rezone the subject lands to support an additional 4750 m² of floor space, including a 3500 m² food store.

The application is also subject of an Ontario Municipal Board Appeal as initiated by the applicants.

Recommendation by Staff: No comment required by the PACAC.

File: Z1101 Notice of Complete Application for Zoning By-Law Amendment

Address: 193 Park Street North

Proposed Amendment – Development Description:

The applicant is proposing to amend the Zoning from the R.1 – Residential District to a modified R.2 – Residential District to permit the conversion of the existing building from a single detached residential dwelling to a duplex to permit a total of two dwelling units with a total of 3 parking spaces on site, together with site specific regulations.

Recommendation by Staff: The HPO completed an evaluation of the building as part of the inventory project. It scored a high category 'C'. The PACAC may wish to comment on the protection of heritage features if applicable.

File: Z1102

Address: 224 Hunter Street West

Proposed Amendment – Development Description: The applicant is proposing to amend the Zoning from the C.4 – Commercial District to the C.6 – Commercial District to expand the list of permitted uses in keeping with the Central Area – Transitional Uses Designation in the Official Plan.

The applicant is proposing to redevelop the lands to support a 3 storey building with a clinic use on the ground floor and 3 residential units above, together with associated parking.

Recommendation by Staff: The HPO is recommending that PACAC comment on the history of use of site. The PACAC may also want to comment on the design of the new building regarding both land use planning and design of the structure.

File: Z1103

Address: 464 Driscoll Terrace

Proposed Amendment – Development Description: The applicant is proposing to amend the Zoning from the R.1, R.2 – Residential District to a modified R.3 – Residential District to legalize the existing triplex with a total of 3 parking spaces to be provided on site.

Recommendation by Staff: No comment required by the PACAC.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Jennifer Patterson
Heritage Researcher

Attachment:
Appendix A: DOP Report to PACAC