



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: May 10, 2011

SUBJECT: Report PACAC11-013
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office for April 2011.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC11-013, dated May 10, 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 April 2011, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Designations- Designations recommended by the PACAC were approved by Council at the April 4th meeting, and the 30 day waiting period is now over. The by-laws will be passed on May 16, 2011 at City Council.

HPTRP- The HPTRP review report was presented to Council on April 18 and was approved without debate.

Doors Open 2011- Kathryn McLeod has volunteered to represent PACAC on the Doors Open Committee. Report attached.

Prince of Wales Prize for Municipal Heritage Leadership- The City of Peterborough will be nominated for the Prince of Wales Prize for Municipal Heritage Leadership this year. The nomination package was submitted May 6th, 2011.

945 Chemong Road- Two years ago the City's Housing Division attempted to broker an arrangement that would see a local affordable housing provider rehabilitate the Lee family farmhouse as an affordable housing unit but the plan was unsuccessful. The property has remained unoccupied since that time. A report went forward to Committee of the Whole on February 14, 2011 recommending demolition of the property. The recommendation was approved by Council. The Lee pioneer cemetery lies about 100 metres south- southeast of the home on property owned by the City and recognized in the Official Plan as the right of way for a cross-town parkway. About ten years ago the City had an archaeologist conduct a resistivity test on the area bounded by an old rail fence, and the testing revealed a number of suspected grave shafts. The office of the Registrar of Cemeteries is in the process of adding the site to the list of the City's inactive cemeteries.

Jane's Walk- Four walks were held on May 7, 2011.

Register of Eligible Properties- Two years ago the HPO put forward a report to Committee of the Whole recommending that the inventory of evaluated properties compiled over several summers by interns become the City's Register of Eligible properties. Council expressed concern that residents were not being given opportunity to comment on the proposal. The HPO was directed to advertise in the newspaper of the City's interest in creating the Register. The HPO did so and two comments were received. One was from a lawyer interested in knowing the impact of the Register on properties currently for sale. The other was from the Real Estate Board which misunderstood the proposal and indicated that they opposed the heritage designation of nearly 1700 properties. No further action has been taken since the comments were received.

Circulations Received for Comment

File: Z1106 Notice of Application for Zoning By-Law Amendment

Address: 475 George Street North

Proposed Amendment – Development Description: The applicant is proposing to amend the Zoning from the SP.13 – Special Commercial District to a modified C.6 – Commercial District to permit a mix of residential and commercial uses with site specific provisions to permit approximately 56 apartments and 84 residential suites in addition to retail and clinic uses. The applicant specifically requests the following modifications to the proposed C.6 Zoning District:

- a) to expand the list of permitted uses to add ‘multi-suite residence’ as a permitted use;
- b) to increase the maximum building coverage from 50% to 95% for a building containing more than 20 dwelling units;
- c) to increase the maximum building floor area from 1.2 to 6 for a building containing more than 20 dwelling units; and
- d) to reduce the minimum number of loading spaces from 3 to 1 ‘B’ type of space to be provided and maintained on the westerly portion of the lot.

The applicant proposes to redevelop the lands to support the re-use of the original heritage designated building and to add an 8 storey structure on the west side of the lot, integrated with the heritage component at the lower levels with commercial uses on the ground floor. A total of 47 parking spaces are proposed to be provided underground, on site, with access from Murray Street.

Recommendation by Staff: Comment by the Committee regarding the design, scale, massing, siting and uses of the proposed development.

File: Z1107 Notice of Application for Zoning By-Law Amendment

Address: 791 Stocker Road

Proposed Amendment – Development Description: The applicant is proposing to amend the Zoning from the R.1, 4h, R.2, 4h – Residential District to the SP.295 – Special Residential District with provisions to provide specific relief to permit the following:

- a) a reduction in the minimum number of required parking spaces from 6 to 4 spaces;
- b) two tandem parking spaces;
- c) a driveway width of up to 9m to permit up to three parking spaces at the street line;

- d) recognize the existing paving of the parking area within 1.5m of the side lot line; and
- e) relief from Section 6.25 to permit a ceiling height of 0.94m above grade for the unit in the basement of a residential building.

Recommendation by Staff: No comment required

File: Z1108SB, O1101 & 15T-11501

Address: 570 and 570A Hillside Street

Proposed Amendment – Development Description: The applicant is proposing to develop a plan of subdivision consisting of 10 single detached residential lots fronting a cul-de-sac street to be established in a northwesterly direction from Hillside Street, over the property at 570 Hillside Street, to the property at 570A Hillside Street. The property at 570A Hillside Street is located between the rear of the properties that front Hillside Street and McCrea Drive.

The subject property is currently vacant. The site is bounded by existing residential properties that front onto Hillside Street to the south and McCrea Drive to the north. To the east and west, the site is bounded by land that is generally vacant but form a part of the rear yard for the adjacent properties that front onto McCrea Drive.

The subject property is 1.05 hectares (2.6 acres) in size. The majority of the property was annexed from the Township of Smith-Ennismore-Lakefield on January 1, 2008. Accordingly, much of the site remains subject to the Township Official Plan designations and Zoning that were in effect at the time of annexation.

Stage 1 & 2 Archaeology has been conducted, and no concerns were expressed.

Recommendation by Staff: No comment recommended.

Submitted by,

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Heritage Resources Coordinator

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Heritage Researcher

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Attachment:

Appendix A: DOP Report to PACAC