



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: June 12, 2012

SUBJECT: Report PACAC12-023
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for May 2012.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC12-023, dated June 12, 2012 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 May 2012, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Designations – No objections were received for the properties currently before Council for designation. The By-laws were passed by Council at the June 4th, 2012 meeting of Council.

Langton House – The designation of Langton House as part of the re-zoning proposal by Hospice was not supported by the Planning Division and Council concurred. Designation of the site will be considered at a future date once more information is available concerning the proponent's plans for the building.

Fall Home Tour – The houses that have been confirmed for the tour include the Peck House, Hutchison House, Smithtown Hill House, Eastland, and the William Dixon House.

Culture Council – The Interim Culture Council steering committee met May 8, 2012 to begin the process of framing the mission, mandate and composition of the new organization. At that time several ad-hoc committees were formed to explore areas of information deemed important for moving forward. These included: refining the mission statement; surveying organizations whose structure may work as a model for the Culture Council; gathering information on incorporation; and, exploring outside granting agencies and their requirements for funding. The ad-hoc sub-committees reported back at a meeting on June 5, 2012. That information will be presented to the public at a public open house on June 20, 2012 from 4:00 to 7:00 pm at the Library auditorium.

Treasured Tree Hunt Project – The official media launch of the event will take place on June 12, 2012. The contest will run from the launch date until October 1, 2012. Prizes will be awarded at an Awards Gala on November 20, 2012.

Heritage Property Tax Relief Program – In accordance with By-Law 11-086, the HPO is starting to inspect all properties enrolled in the HPTRP on an annual basis. All inspections will take place before September 30, 2012.

Façade Improvement Program – The Heritage Resources Coordinator has been attending site visits with Planning Division Staff reviewing proposals for participation in the City's new Façade Improvement Program. Property owners can apply for up to \$15,000 in matching funds for each façade visible to the public. Owners must show that the work is not general maintenance but an improvement to the façade that is a benefit to the community. Approximately 7 properties are taking part in the program this year.

127 Sophia Street – The Heritage Resources Coordinator toured the building at 127 Sophia Street with the owner in early May. The building is in extremely poor condition

and has been condemned. It appears that the core of the structure may have been a small freight shed or other railway related service building. The HPO has asked to be present during demolition as the additions and extensions are removed to examine the structure prior to final demolition.

Hutchison House Roof – The HPO is working with the Peterborough Historical Society to replace the cedar roof on Hutchison House. The work is being partially funded by the City and will be tendered as a City capital project. Work is scheduled for this fall or next spring depending on funding.

Lee Cemetery – The construction of sewer lines across the Parkway right of way west of Chemong Road passed to the north of the Lee Cemetery. A buffer was left to the north of the trail and there was no construction to the south of it, near the cemetery area. An examination of the archaeologist report on the site suggests that there may be burials outside of the fenced area generally recognized as the cemetery boundaries. The HPO will work with the Utility Services Department to outline a 'no go' area that reflect more accurately what we know about the site.

Circulations Received for Comment

File: SPC-836 Public Notice – Notice of Application for Site Plan Amendment

Address: 332 Aylmer Street North

Proposed Amendment – Development Description: The applicant proposes to construct a third floor building addition and a 20.9 sq. m. building addition for an elevator to existing offices. The existing building at 338 Aylmer Street will be demolished to allow for a parking lot and parkette to be constructed.

Recommendation by Staff: While the building at 338 Aylmer St has lost much of its historic character, the PACAC may wish to comment on the loss of the building for a parking lot.

File: Z1206 Zoning By-Law Amendment – Notice of Public Meeting

Address: 780 Erskine Avenue

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning By-Law from the M3.2 – Enhanced Service Industrial District to the C.7 – Special Purpose Retail Commercial District with an exception to permit the use of the site for parking. The applicant intends to demolish the existing building and create up to 90 parking spaces to facilitate the adjacent Lansdowne Place Mall. The applicant proposes to merge the subject lands with the Mall property.

Recommendation by Staff: No action recommended

File: O1202 and Z1205 Official Plan Amendment and Zoning By-Law Amendment – Notice of Public Meeting

Address: 882 Whitefield Drive

Proposed Amendment – Development Description: The applicant proposes to amend Schedule E of the Official Plan to extend the Medium Density Residential designation to the subject lands and to amend the Zoning By-Law from the R., 1m, 2m – Residential District to a Special Residential District to permit the use of the property for a three storey, 27 unit residential apartment with associated parking and landscaping.

Recommendation by Staff: Staff is recommending that an archaeological assessment be completed on the property as it is in an area of medium to high potential. No action is recommended for the PACAC.

File: SPC-837 Public Notice – Notice of Application for Site Plan Amendment

Address: 1802 Cherryhill Road

Proposed Amendment – Development Description: The applicant proposes to construct a four storey, 65 unit residential retirement building. There will be 92 parking spaces provided onsite.

Recommendation by Staff: No action recommended

File: O1203 Official Plan Amendment – Notice of Complete Application and Public Meeting

Address: Community Improvement Area, Schedule 'H' of Official Plan

Proposed Amendment – Development Description: The City is proposing to amend the Official Plan to include policies in Section 5.11 Parking to permit the payment of cash-in-lieu of parking for Affordable Housing Projects approved under the Affordable Housing Community Improvement Plan and located within the Community Improvement Area as shown on Schedule H – Community Improvement, of the City's Official Plan.

Recommendation by Staff: No action recommended

File: SPC-835 Public Notice – Notice of Application for Site Plan Amendment

Address: 1185 Hilliard Street

Proposed Amendment – Development Description: The applicant proposes to construct a three storey residential apartment building, with a floor area of 3150 sq. m. and containing 29 two bedroom units.

Recommendation by Staff: No action recommended

File: Z1215SB, O1204 and 15T-10507 Notice of Application for Official Plan Amendment, Zoning By-Law Amendment, and Amendment to Draft Plan of Subdivision Approval

Address: 0 and 1224 Chemong Road, 1339, 1345, 1349, and 1371 Hilliard Street

Proposed Amendment – Development Description: The applicant proposes to amend a Draft Approved Plan of Subdivision to develop Street 'M' as a local street rather than collector street and to develop Block 53 for residential purposes as it is no longer required to accommodate a deep sanitary sewer. The applicant also proposes to amend the Official Plan by removing the collector street designation from Street 'M'. The proposed By-Law amendment seeks to apply the same residential zoning to Block 53 as is currently applied to the adjacent blocks.

Recommendation by Staff: No action recommended

File: Z1210 Notice of Complete Application for Zoning By-Law Amendment

Address: 844 Rye Street

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the property, to a Service Commercial Zoning District to permit the use of the lands for commercial purposes. The applicant proposes to reuse the existing building to support additional commercial uses.

Recommendation by Staff: No action recommended

File: Z1213 Notice of Complete Application for Zoning By-Law Amendment

Address: 391 Parkhill Road West

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the property from the R.1 – Residential District to a modified R.3 – Residential District to permit the use of the property for a two storey, four unit dwelling with seven associated parking spaces and landscaped area.

Recommendation by Staff: The subject property is in close, but not direct proximity to a designated building. The current planning circulation is for a zoning amendment and does not include details on the proposed building except to

indicate that it will be a vinyl clad four-plex. The committee may wish to comment on the appropriateness of materials and design in this historic area.

File: Z1214 Notice of Complete Application for Zoning By-Law Amendment

Address: Part of 1597, 1607, 1619, and 1633 Lansdowne Street West

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the northerly portion of the subject lands to a modified SP 268-244 Special Commercial District to permit uses consistent with the Service Commercial policies of the Official Plan, such as a financial institution. The applicant has consolidated the properties and proposes to replace the existing dwellings with a commercial development consisting of two buildings, associated parking, and landscaping.

The southerly portion of the lands is subject to a Draft Plan of Subdivision Application for a residential plan of subdivision.

Recommendation by Staff: Staff will be evaluating the buildings for their heritage significance. Staff will also be recommending that the buildings be considered for relocation if possible. The committee may wish to comment as well.

File: SPC-841 Public Notice – Notice of Application for Site Plan Approval

Address: 25 Ferndale Avenue

Proposed Amendment – Development Description: The applicant is proposing to construct a 189.6 sq. m. building addition to the existing church. The existing parking lots will be reconfigured to accommodate the addition.

Recommendation by Staff: No action recommended

File: SPC-840 Public Notice – Notice of Application for Site Plan Approval

Address: 995 Crawford Drive

Proposed Amendment – Development Description: The applicant proposes to construct a two storey 1571.9 sq. m. car dealership.

Recommendation by Staff: No action recommended

Submitted by,

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