



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: September 11, 2012

SUBJECT: Report PACAC12-027
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for June, July, and August 2012.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC12-027, dated September 11, 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 June, July, and August 2012, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Designations – The HPO has received three new requests for designation. Historical research is ongoing.

Heritage House Tour – The House Tour will be taking place on Saturday September 15. To date, the tour has raised \$1100 which will go towards supporting ongoing maintenance at Hutchison House.

Culture Council – An open house was held on June 20th to roll out the proposed framework of the new culture Council. The organization has been named the Electric City Culture Council and an inaugural board of directors met on September 6th to begin the process of incorporation.

Treasured Tree Hunt Project – Green-Up has been receiving entries for the Treasured Tree Hunt Contest which closes on October 1st, 2012. The Awards Gala will take place at Market Hall on November 20th.

Heritage Property Tax Relief Program – The annual inspections have been scheduled to take place during the week of September 24 – 28.

Hutchison House Roof – The City has provided a grant to the PHS to replace the wood roof on Hutchison House. The work is scheduled to begin September 15th, 2012.

Heritage Tree Designation Policy – In conjunction with Peterborough Green-Up the City has begun the process of drafting a Heritage Tree Designation Policy. A policy advisory group has met several times and is currently collecting information in preparation for the creation of a draft policy by the City's Policy coordinator.

Designation Plaques – The majority of the designation plaques were installed over a two week period in June. The remaining plaques will be installed within the next week.

Façade Improvement Program- The HPO has worked with Planning Division staff to review applications for façade improvement grants. Approximately 25 properties will receive funding this year. HPO staff made a number of recommendations regarding proposed designs for both designated and eligible buildings.

Wall of Honour- The dedication stone for the Wall of Honour was installed on June 14th. The interpretive panels designed to present the history of Confederation Square have been installed as well. The project is now complete and a final report went to Council on September 4th.

Archaeology Policy- The draft Archaeology Policy is complete. It will be presented to Council on September 24th for adoption.

PCVS – A report on the designation process and the impact of designating PCVS was presented to Council on September 4th. Council amended the recommendations to direct staff to work with PACAC and the Kawartha Pine Ridge District School Board (KPRDSB) to pursue the designation of the former high school. A second recommendation also passed that requires Council to be the final approval authority for any proposed alterations to heritage attributes of the building.

Trill College Buildings – The HPO has not yet contacted Trent University to open a discussion.

Circulations Received for Comment

File: Z1217 Notice of Complete Application for Zoning By-Law Amendment and Notice of Public Meeting

Address: 367 and 384 Rogers Street

Proposed Amendment – Development Description: The applicant proposes to amend the zoning by-law for 384 Rogers Street from PS.2 – Public Service District to Site Specific Zoning Districts to permit six buildings for apartments and commercial space. There are five existing buildings on site and the applicant is proposing to build a sixth. The five existing buildings will each have between 15 and 87 apartment units, with the necessary parking spaces. The applicant proposes that three of the six buildings will be used for commercial space.

In addition, the applicant proposes to amend the zoning by-law of 367 Rogers Street from R.1, R.2, R.3 – Residential District and SP.187 – Public Service District to a Site Specific Zoning District to permit the use of the site as a parking lot in addition to residential uses.

Recommendation by Staff: Staff recommended that a stage 1 archaeological assessment be completed for the site. We will also be requesting that the small connecting tunnel scheduled to be demolished be documented.

File: Z1218SB Notice of Application for Zoning By-Law Amendment

Address: Part of 314 Carnegie Avenue and 650 Cumberland Avenue

Proposed Amendment – Development Description: The applicant proposes to amend the R.1 zoning of the remaining Draft Plan Approved lots within Phase II of the Heritage Park subdivision to reduce one side yard setback from 1.2 m to 0.6 m for the garage portion of the dwelling. The applicant is proposing the reduction to facilitate improvements to the streetscape with more rooms and windows facing the street, and reducing the impact of double car garages.

Recommendation by Staff: No comment required

File: Z1216 Notice of Complete Application for Zoning By-Law Amendment

Address: 922 Western Avenue

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the property from the R.1 – Residential District to the R.2 – Residential District to permit the use of the property for two units. The applicant intends to sever the southerly portion of the lands to create a new building lot for an additional dwelling unit.

Recommendation by Staff: No comment required

File: Z1207 Zoning By-Law Amendment – Notice of Public Meeting

Address: 834 Water Street

Proposed Amendment – Development Description: The applicant proposes to amend the zoning by-law from the R.1, R.2 – Residential District to a modified R.3 – Residential District to recognize the existing use of the property for four units with a total of six parking spaces.

Recommendation by Staff: No comment required

File: File O1202 and Z1208 Official Plan and Zoning By-Law Amendment – Notice of Public Meeting

Address: 995 Crawford Drive

Proposed Amendment – Development Description: The applicant proposes to amend the Official Plan by introducing an exception to the General Industrial Policies for the subject lands, to permit the sale and repair of motor vehicles in addition to the Industrial lands uses contemplated by the General Industrial Designation. The applicant also proposes to amend the zoning by-law from M1.2 – General Industrial District to a modified M1.2 by way of an exception to add 'motor vehicle sales and service

establishment' as a permitted use in addition to the uses listed in the M1.2 zoning district.

The applicant proposes to replace the existing dwelling with a two storey commercial building and related parking.

Recommendation by Staff: Staff has reviewed the existing building and does not believe it is suitable for designation. No action is recommended.

File: Z1210 Zoning By-Law Amendment – Notice of Public Meeting

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 in accordance with the Service Commercial policies of the Official Plan. The applicant proposes to reuse the existing building to support additional commercial uses.

Recommendation by Staff: No comment required

File: SPC-842 Notice of Application for Site Plan Approval

Address: 245 Spillsbury Drive

Proposed Amendment – Development Description: The applicant proposes a mix used development with a gas station, a drive-thru restaurant, and a two storey building with six dwelling units on the second floor. The site will include associated parking and landscaping.

Recommendation by Staff: No comment required

File: Z1215SB, O1204 and 15T-10507 Official Plan Amendment and Zoning By-Law Amendment – Notice of Public Meeting

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 comment required

File: Z1214 Zoning By-Law Amendment – Notice of Public Meeting

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 has evaluated the buildings for their heritage significance and does not recommend pursuing designation.

File: Z0804SB and 15T-08502 Notice of Revised Application for Zoning By-Law Amendment and Draft Plan of Subdivision Approval

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

Proposed Amendment – Development Description: The applicant is proposing to develop the south portion of the subject properties with a 35 unit residential subdivision by extending Cahill Drive to Pinewood Drive. In 2008, the applicant filed applications Z0804SB and 15T-08502, which proposed the development of 15 single detached residential lots on an extension of Cahill Drive to Pinewood Drive, excluding the property at 1597 Lansdowne Street West. Since this time, the applicant has acquired the property at 1597 Lansdowne Street West.

In order to incorporate the property at 1597 Lansdowne Street West, the applicant has amended the original applications to provide for 35 single detached residential lots. The applicant is proposing to extend Cahill Drive as an 18.5 m wide right-of-way with sidewalks on both sides. The applicant is also proposing to install a watermain that will join the Cahill Drive and Pinewood Drive watermains.

Recommendation by Staff: No comment required

File: SPC-843 Notice of Application for Site Plan Approval

Address: 242-248 Charlotte Street and 321-331 Aylmer Street North

Proposed Amendment – Development Description: The applicant proposes to demolish all existing buildings and develop a new two storey commercial building on site, with associated parking spaces and landscaping.

Recommendation by Staff: The Committee may wish to comment on the appropriateness of the design. The existing buildings have been evaluated and all scored as Category 'C' buildings. None would be eligible for designation on its own.

Submitted by,

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Heritage Researcher

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