



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: March 12, 2013

SUBJECT: Report PACAC13-006
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for February 2013.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC13-006, dated March 12, 2013 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 February 2013, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Doors Open – Fire Station 3 and the Water Treatment Plant have confirmed their participation in Doors Open 2013. Event information is now available online on the Doors Open Ontario website.

Fleming Intern - Meighen Kirst from Fleming's Museum Management and Curatorship program will be joining the Arts, Culture and Heritage Division as a summer intern. Her tasks will include working with staff on updating the City's cultural map and helping to coordinate the public consultation for the register of eligible properties.

Willowbank School- The Heritage Resources Coordinator was at the Willowbank School of Restoration Arts in February teaching a short course on working with developers on rehabilitation projects.

Heritage Tree Book- Sheryl Loucks has been hired to research and author a book on the history and heritage of trees in Peterborough. A short report on the project is attached as Appendix A.

Martha Kidd Auction- The contents of Martha Kidd's house will be auctioned on March 23rd at the Trentwinds Centre.

Records Management- The City has begun a major overhaul of its records management system. This process includes the removal of duplicate records and the establishment of a retention schedule for disposal of outdated material.

Designations- The HPO has received two new requests for designation.

Auburn Walking Tour- The brochures for the Auburn walking tour have arrived from the printer. They need to be folded and a distribution plan needs to be developed by the committee.

Circulations Received for Comment

File: SPC-855 Notice of Application for Site Plan Approval

Address: 2300 Denure Drive

Proposed Amendment – Development Description: The applicant proposes to construct a four storey retirement residence building with 135 units.

Recommendation by Staff: No comment required

File: Z1218SB Zoning By-Law Amendment

Address: Heritage Park – Phase II, Stage 3 Lots 1 – 11, 13 – 21, 23 – 25, 27 – 31, 33 – 35, 37 – 50, 52 – 26, 58 – 64, 66 – 85, 87, 88, 90 – 102 Plan 45M – 237, Settlers Ridge (north of Heritage Trail), Voyageur Street, Sawmill Road

Proposed Amendment – Development Description: The applicant proposes to amend the R.1 zoning (single detached dwellings) on 92 of the 102 lots within Phase II, Stage 3 of the Heritage Park subdivision north of Heritage Trail to reduce one side yard setback from 1.2 m to 0.6 m for the garage portion of the dwelling. The applicant proposes the reduction to facilitate improvements to the streetscape with more rooms and windows facing the street and reducing the impact of double car garages on the streetscape.

Recommendation by Staff: No comment required.

File: Z1225 Zoning By-Law Amendment Notice of Public Meeting

Address: 392 Brock Street

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning By-Law from the C.1 – Commercial District to a modified C.1 – Commercial District with an exception to permit a bottling establishment as an additional use of the property and to exempt a bottling establishment from the requirement of on-site parking.

Recommendation by Staff: No comment required.

File: O1303 and Z1303 Official Plan Amendment and Zoning By-Law Amendment
Address: Central Area

Proposed Amendment – Development Description: The City is proposing to amend the Official Plan to expand the boundary of the Commercial Core Area of the Central Area. The affect of this amendment is to re-designate the lands between McDonnel Street and Hunter Street West, east of Bethune Street, adjacent to the westerly boundary of the Commercial Core, from the Transitional Uses Area to the Commercial Core Area.

The City is also proposing to amend Section 6.7 of the Zoning By-Law to reduce the Minimum Building Setback from the Centre Line of Aylmer Street and Bethune Street to a standard 10 m, in keeping with reduced setbacks along other arterial roads within the Commercial Core.

Recommendation by Staff: The committee may wish to review the impact that the proposed OP amendment will have on the historic character of the streets affected. Brad Appleby will be in attendance at the March 12, 2013 meeting and may be able to provide further information on the proposal.

File: Z1226 Zoning By-Law Amendment Notice of Public Meeting
Address: 1080 – 1096 Lansdowne Street West

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning from the SP.46 – Special Commercial District to a modified C.7 – Special Purpose Commercial District to permit additional retail uses with a minimum floors area of 110 m², per use, in an established building. The applicant further proposes that the existing permitted uses under SP.46 be included as permitted uses.

Recommendation by Staff: No comment required

File: O1208 and Z1224 Official Plan and Zoning By-Law Amendment

Address: 861 Lansdowne Street West

Proposed Amendment – Development Description: The applicant proposes to amend the Official Plan to introduce an exception to Section 4.3.4 – Special Purpose Retail policies, to permit a small scale retail establishment for the sale of eyewear and related products. The applicant further proposes to modify the C.7 zoning of the lands to include an exception to permit a retail establishment for eyewear and related products, having a minimum floor area of 250 m².

Recommendation by Staff: No comment required

File: SPC-854 Notice of Application for Site Plan Approval

Address: 599 Brealey Drive

Proposed Amendment – Development Description: The applicant proposes to construct two playing fields and a 390 sq.m change house.

Recommendation by Staff: Staff requested that an archaeological investigation be completed on the site. The Stage 1- Stage 2 assessment produced no evidence of archaeological resources on the site. There are no built heritage features on the site.

File: 15T-08502 / Z0804SB Draft Plan of Subdivision Approval and Zoning By-Law Amendment

Address: 1597, 1607, 1619, and 1633 Lansdowne Street (southern portion)

Proposed Amendment – Development Description: The applicant proposes to develop a residential plan of subdivision consisting of 28 lots for single-detached residential purposes, a walkway/servicing easement to Spillsbury Drive, and a storm water management pond. The plan proposes to extend Cahill Drive approximately 260 metres to meet Pinewood Drive. Water distribution service currently exists at the terminus of both Cahill Drive and Pinewood Drive. To service the site, the applicant is proposing to install a water main that will join the Cahill Drive and Pinewood Drive water mains.

The lands are designated for Residential purposes in the Official Plan and are zoned as Development District 2 D.2. The applicant proposes to amend the zoning to R.1 and OS.3.

Recommendation by Staff: No comment required. There were four houses at the northern extent of the four lots on which this sub-division is proposed. The houses were evaluated by HPO staff and none met the criteria for designation.

Submitted by,

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Heritage Resources Coordinator

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Heritage Researcher

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Attachment: Appendix A – Heritage Tree Book Project Update