



City of  
**Peterborough**

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

**FROM:** Erik Hanson, Heritage Resources Coordinator

**MEETING DATE:** September 10, 2013

**SUBJECT:** Report PACAC13-024  
Heritage Preservation Office Report

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## **PURPOSE**

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for June, July, and August 2013.

## **RECOMMENDATION**

That the PACAC approve the recommendation outlined in Report PACAC13-024, dated September 10, 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 June, July, and August 2013, be received for information.

## **BUDGET AND FINANCIAL IMPLICATIONS**

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

## **BACKGROUND**

**Records Management** – As part of the City's records management policy, staff have been working to cull and reorganize the HPO's paper files. The City Archivist has reviewed the PACAC files and assembled a nearly complete record of minutes and financial statements since the committee's inception in 1975. Some records have been sent to the archives and some working records on designated properties have been integrated into the HPO files. The committee chair will need to sign off on the records slated for destruction prior to shredding.

**Designations** – The staff report recommending designation of 404 Belmont Avenue, 512 Weller Street, 512 Dickson Street, and 499 Homewood Avenue was presented to Committee of the whole on September 3, 2013. The HPO has received several new requests for designation and research is ongoing.

**Doors Open 2014** – The organizing committee for Doors Open Peterborough will meet in September to begin planning for 2014.

**Heritage Property Tax Relief Program** – The annual and renewal inspections are currently underway. One property has been found to be not in compliance and the Building Division has filed work orders against the property. The HPO is starting the process of recouping the value of past tax credits provided to the owner plus interest as the penalty for non-compliance.

**Heritage Tree Book** – A draft of the heritage tree publication will be completed by the end of September and will go to press in time for an early December release date.

**Heritage Tree Policy** – Staff has completed a draft of the policy which will be reviewed by the heritage tree policy advisory committee after which work will begin on the procedures.

**Public Art Inventory** – The HPO has completed an inventory of the City's public art collection. The inventory includes photographs, condition reports, and background information on the pieces.

**Cultural Mapping Project** – The City's Cultural Maps, which will be launched as a public portal through the City's web page, are nearing completion. The interactive maps will include cultural facilities, cultural festivals and events, cultural organizations, heritage resources and public art. The maps will also enable viewers to input their own stories and perspectives on the City's intangible culture and to connect with the web sites of cultural businesses and organizations throughout the city.

**Mount St. Joseph** – The former Mount St. Joseph convent has been purchased from the development company that had been seeking to convert it into a senior's complex. The new owners are seeking to establish the site as a complex that would include affordable housing and space for a number of not for profit agencies. The property was designated under the previous ownership and a conservation easement was registered on title as well. The current owners have requested to be included in the Heritage Property Tax Relief Program.

**Rink Street Development** – At the August 28, 2013 Planning Committee meeting, the proposal for the redevelopment of the corner of Rink Street and Olive Avenue was approved including the demolition of three houses on Olive Avenue to be replaced by six new townhomes. The report of the Planning Committee was adopted by Council on the Council Meeting on September 9, 2013.

## **Circulations Received for Comment**

**File:** Z1317 Notice of Complete Application for Zoning By-law Amendment

**Address:** 794 Stocker Road

**Proposed Amendment – Development Description:** The applicant proposes to amend the Zoning from the R.1,4h, R.2,4h – Residential District to a modified SP.295 – Special Residential District to recognize the existing use of the property for three dwelling units with a total of five parking spaces.

**Recommendation by Staff:** No Action required

**File:** Z1312 Notice of Complete Application for Zoning By-law Amendment

**Address:** 793 Spillsbury Drive

**Proposed Amendment – Development Description:** The applicant proposes to amend the regulations of the R.1 – Residential District of the property to permit a reduced minimum lot area of 366 m<sup>2</sup> and a minimum lot width of 10.95 m to facilitate the development of lands for a single detached dwelling. The reduction of the size of the lot is a result of the conveyance of a 7.93 m strip along the southern portion of the property for a pedestrian walkway. The proposed walkway also supports a servicing corridor.

**Recommendation by Staff:** No Action required

**File:** Z1314SB, O1309, and 15T-13501 Notice of Complete Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Approval

**Address:** 1220 Armour Road

**Proposed Amendment – Development Description:** The applicant proposes to develop a residential plan of subdivision consisting of a mix of single detached, duplex, triplex, and fourplex dwellings together with an apartment building and a storm water management facility for a total of 130 residential units. The proposed residential lots would front a new public street that is proposed to be developed as a loop with one access to Armour Road. The subject property is currently vacant. In accordance with the policies of Section 10.4 – Auburn North Secondary Plan – of the Official Plan, the proposed development includes the realignment of Armour Road along the Rotary Greenway Trail and the termination of the existing river-front portion of Armour Road near the Rotary Trail crossing.

**Recommendation by Staff:** No Action required. Staff have required archaeological investigation on the site prior to Site Plan Approval

**File:** SPC-861 Notice of Application for Site Plan Approval

**Address:** 270 Jameson Drive

**Proposed Amendment – Development Description:** The applicant proposes to construct a one storey 2158.6 m<sup>2</sup> industrial complex.

**Recommendation by Staff:** No Action required

**File:** Z1313 Notice of Complete Application for Zoning By-law Amendment

**Address:** 125 Romaine Street

**Proposed Amendment – Development Description:** The applicant proposes to amend the zoning of the property from the R.1 – Residential District to a modified R.2 – Residential District with an exception to permit up to 3 dwelling units with a maximum lot coverage of 30% for driveway and parking areas.

**Recommendation by Staff:** No Action required

**File:** SPC-408 'B' Notice of Application for Site Plan Approval

**Address:** 1575 Glenforest Boulevard (St. Catherine's School)

**Proposed Amendment – Development Description:** The applicant proposes to construct a two storey 553 m<sup>2</sup> addition to the existing school.

**Recommendation by Staff:** No Action required

**File:** Z1311 Zoning By-law Amendment

**Address:** 840 Armour Road

**Proposed Amendment – Development Description:** The applicant proposes to amend the PS.2 – Public Service District zoning of the property to add 'Funeral Home' to list of permitted uses. The current use of the property is restricted to 'Place of Assembly', limiting the use to a visitation centre only. This amendment will facilitate the use of the property as a full service funeral home.

**Recommendation by Staff:** No Action required

**File:** Z1308 Zoning By-law Amendment Notice of Public Meeting

**Address:** 770 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 a retail use with a minimum floor area of 464 m<sup>2</sup>, in an established building. The applicant further proposes that the existing lot coverage of 39% of the lot area and a minimum parking ratio of 1 parking space per 20 m<sup>2</sup> of gross leasable floor area be permitted. The applicant intends to repurpose the existing building to facilitate commercial uses in accordance with the Special Purpose Retail policies of the Official Plan.

**Recommendation by Staff:** No Action required

**File:** Z1316 Notice of Complete Application for Zoning By-law Amendment

**Address:** 191 Bethune Street

**Proposed Amendment – Development Description:** The applicant proposes to amend the zoning of the property from the R.1,4j, R.2,4j – Residential District to a modified R.3 – Residential District to permit the use of the existing building for up to four dwelling units with a parking requirement of one parking space per unit. The applicant is seeking to convert the existing duplex into a fourplex.

**Recommendation by Staff:** No Action required

**File:** Z1310 Zoning By-law Amendment Notice of Public Meeting

**Address:** 191 – 203 Rink Street and 59 – 71 Olive Avenue

**Proposed Amendment – Development Description:** The applicant proposes to amend the regulations of the SP.336 Zoning District of the lands to permit an increase in the total number of units, with amended regulations as follows: 6 storeys along Rink Street, 3 storeys along Olive Street, a total of 64 units (58 apartments and 6 townhouse units), a minimum lot area per dwelling on 85 m<sup>2</sup>, and a maximum building coverage of 40% of lot area. Parking for the proposed 58 apartments units will be provided underground on-site.

**Recommendation by Staff:** The PACAC has formally commented on this application.

**File:** 15T-10505 Request for Extension of Draft Plan of Subdivision Approval

**Address:** 1850 and 1900 Technology Drive

**Proposed Amendment – Development Description:** Draft Plan of Subdivision Approval for this City-developed industrial subdivision was granted by Council on August 9, 2010. As part of the Conditions of Draft Plan Approval, Council established a lapsing date, whereby if Final Approval of the plan is not granted within the required timeframe, Draft Plan Approval shall lapse. The current lapsing date for this plan is September 10, 2013. Since September 2010, the City has been working to address the conditions of Draft Plan Approval which includes the reconstruction of part of Technology Drive. In order to allow for continued development of this plan beyond the September 10, 2013 lapsing date, a three year extension of the Draft Plan Approval is being sought.

**Recommendation by Staff:** No Action required

**File:** Z1315SB and x-ref 15T-10507 Notice of Complete Application for Zoning By-law Amendment

**Address:** 0 and 1310 Chemong Road, Lots 61 – 65, 88 – 92, and 102 – 144, Registered Plan 45M-238

**Proposed Amendment – Development Description:** Through the initial stages of house construction in the first phase of development to register from Draft Plan of Subdivision 15T-10507, the applicant has encountered a number of technical issues related to the application of the Zoning By-law on laneway-based lots. In order to address these issues, Mason Homes is requesting that the Zoning By-law be amended to create three new exceptions to be applied to all laneway-based homes and lots within Draft Plan of Subdivision 15T-10507:

- An exception to eliminate the maximum coverage limit for an accessory structure on lots under 360 m<sup>2</sup>, provided that general lot coverage for the zoning district is adhered to;
- An exception to increase the building height of an accessory garage to 4.8 m for a single car garage and 5.5 m for a double car garage; and
- An exception to permit limited changes to angle in a side lot line.

Additionally, in order to increase the functionality of laneway-based homes, Mason Homes is also proposing to amend the zoning on laneway lots to allow one-storey accessory buildings that are used as garages to be attached to the dwelling via a mudroom. By allowing an accessory garage to be attached to the dwelling, it is Mason Homes' intent that the garage will remain considered an accessory use for the purpose of implementing building setbacks. Accordingly, an attached accessory garage would be subject to the same building setback requirements as a detached accessory garage.

**Recommendation by Staff:** No Action required

**File:** O1306 and Z1309 Official Plan and Zoning By-law Amendment

**Address:** 105 Park Street South

**Proposed Amendment – Development Description:** The applicant proposes to amend the Official Plan to add a site specific policy to the 'Service Industrial' designation to permit the retail sale of furniture in addition to the industrial uses contemplated within the Service Industrial policies. The applicant also proposes to amend the Zoning By-law to rezone the lands by adding an exception to the existing M3.2 – Enhanced Service Industrial Zoning District and to the existing M3.4 – Enhanced Service Industrial and Office Zoning District, to permit a retail establishment for the sale of furniture, in addition to the existing permitted uses.

**Recommendation by Staff:** No Action required

Submitted by,

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