



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: October 8, 2013

SUBJECT: Report PACAC13-030
Heritage Preservation Office Report

PURPOSE

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

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC13-030, dated October 8, 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 September 2013, 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 several new requests for designation and research is ongoing.

Doors Open 2014 – The first planning meeting for Doors Open 2014 was held on September 25. As 2014 marks the 100th anniversary of World War One, the potential theme for Doors Open is celebrating innovation then and now.

PACAC Website – The HPO has been working with Peterborough Technology Services to begin uploading content onto the new website.

Knox United Church – A proposal has been brought forward for the adaptive re-use of Knox United Church as affordable housing. The structure is 111 years old and is notable for its interior finishes, organ, stained glass windows and tower. The HPO will be commenting on the proposed re-zoning and requesting that designation of the property, along with a conservation agreement be requirements of site plan approval. Council sitting as Planning Committee will consider the application at its meeting on October 28, 2013.

Mt. St. Joseph – Plans are advancing for the rehabilitation of Mt. St. Josephs. The front verandah of the main house is in very poor condition and will need attention before winter. The owners are undertaking an inspection of the structure to determine how best to proceed.

MMC Project – The HPO will again be overseeing a project by the Fleming College Museum Management and Curatorship Program students to research heritage properties in the City. This year they will be undertaking research that facilitates the work of the consultants for the Heritage Conservation District study by researching titles and residency through the use of City Directories.

Conservation District Study – The Conservation District Study is progressing. The Consultants will be releasing a neighbourhood briefing in early October and the first public meeting is set for the beginning of November. In the mean time they will be researching the history of the area and beginning the collection of survey information on each property.

Façade Improvement Program – Four properties have applied for the façade improvement program. The applications are currently being reviewed and the HPO will be commenting on the appropriateness of the work on those buildings that are either designated or are eligible for designation.

Circulations Received for Comment

File: O1302 and Z1302 Notice of Complete Application for Official Plan Amendment and Zoning By-law Amendment

Address: 545 The Queensway, 620 Cameron Place, and 909 Cameron Street

Proposed Amendment – Development Description: The applicant proposes to amend the Official Plan to change the designation of the lands at 620 Cameron Place and 909 Cameron Street from 'Industrial' to 'Commercial' on Schedule A – Land Use; to amend Schedule I – Commercial Area to include 620 Cameron Place and 909 Cameron Street in the 'Service Commercial' designation; to amend Schedule M – Lansdowne West Secondary Plan, and Schedule O – Industrial Land Use to re-designate the subject lands from Industrial to Commercial; and to introduce a site specific policy in the Service Commercial policies to permit large format retail uses on the subject lands, in addition to Service Commercial uses.

The applicant also proposes to amend the Zoning By-law to rezone the lands from the SP.268-268(F) – 'H' – Service Commercial, M3.2 – Enhanced Service Industrial, and M1.2 – General Industrial to the C.7 – Special Purpose Retail District, with an exception to reduce the landscaped open space to 0 m along the easterly limit of the property and to cap the total maximum floors area for retail establishments to a maximum of 9500 m².

The applicant further proposes to re-configure The Queensway / The Parkway intersection by relocating it to the north along The Parkway, and in turn, utilizing the existing Right of Way to form part of the subject lands.

Recommendation by Staff: No comment required

File: Z1318 Notice of Complete Application for Zoning By-law Amendment

Address: 165 Rubidge Street and 164 Park Street North

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the lands from the PS.2 – Public Service District and the R.1, R.2, R.3, R.4 – Residential District to a modified R.5 – Residential District to permit the conversion of the existing buildings (former Knox United Church) into an apartment dwelling with 41 units.

Recommendation by Staff: The Committee may wish to comment on the proposed adaptive re-use project and its impact on a property eligible for heritage designation

File: Z1317 Zoning By-law Amendment

Address: 794 Stocker Road

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the property 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 on site.

Recommendation by Staff: No comment required

File: Z1313 Zoning By-Law Amendment

Address: 125 Romaine Street

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the property from R.1 – Residential District to a modified R.2 – Residential District, with an exception to permit up to 3 dwelling units with maximum lot coverage of 30% for driveway and parking areas. The owner is seeking to legalize the existing triplex. A total of five parking spaces are to be provided and maintained on site.

Recommendation by Staff: No comment required

File: Z1312 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 to permit a reduced minimum lot area of 366 m² and a minimum lot width of 10.95 m to facilitate the development of the lands for a single detached dwelling.

Recommendation by Staff: No comment required

File: Z1319 Notice of Complete Application for Zoning By-Law Amendment

Address: 756 Stocker Road

Proposed Amendment – Development Description: The applicant proposes to amend the zoning of the property 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 on site. The applicant also proposes to reduce the lot area per unit requirement of 185 m² per unit to 145 m² per unit; reduce the aisle width adjacent to parking spaces from 6.4 m to 6.1 m; and reduce the minimum ceiling height above grade from 1 m to 0.9 m.

Recommendation by Staff: No comment required

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Rebecca Whelan
Heritage Researcher

Contact Name:

Erik Hanson, Heritage Resources Coordinator

Phone: 705-742-7777 Ext. 1489

Toll Free: 1-855-738-3755

Fax: 705-748-8824

E-Mail: ehanson@peterborough.ca

Attachments:

Appendix A: Notice of Application for Zoning By-law Amendment – Knox United Church