



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: January 15, 2014

Subject: Report PACAC14-001
Heritage Preservation Office Report

Purpose

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

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC14-001, dated January 15, 2014 of the Heritage Resources Coordinator, as follows:

That the report with respect to the monthly activities of the Heritage Preservation Office for November and December 2013, be received for information.

Budget and Financial Implications

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

Background

Doors Open 2014 – The Committee is in the process of approaching sites to participate in Doors Open Peterborough 2014. To date, five sites have confirmed their participation. Marketing for the event will begin in February.

Beneath the Canopy – The PACAC, in partnership with GreenUp has published a book on Peterborough's urban forest. *Beneath the Canopy* is a collection of the stories submitted by members of the community during the Treasured Tree Hunt in 2012 about trees that held special meaning. In addition, guest writers have contributed chapters about the importance of the urban forest to healthy communities. The launch of the book will take place at the Lawn Bowling Club – 577 McDonnell Street, on January 8, 2014 from 4:00 to 7:00 pm.

Crescent Street Heritage Study – The City of Peterborough is currently updating the Special Policy Area for the south shoreline of Little Lake. As part of the work the City has retained ERA Architects Inc. (ERA) to undertake a Cultural Heritage Assessment Report (CHAR) that summarizes the history, design and context of the area, assesses if the area has cultural heritage value or interest, and addresses the key heritage attributes that defines the cultural heritage value as applicable. The Study Area extends from Del Crary Park, south and east along Crescent Street to Little Lake Cemetery. The area will include Ware Street and be bounded to the west by George Street. The CHAR will provide valuable cultural heritage information for the consultants when determining the appropriateness of redevelopment of the Crescent Street neighbourhood.

HCD Update – ERA has completed the initial research phase of the Heritage Conservation District (HCD) Study for the Avenues Neighbourhood. The firm has released a Background Issues Identification Report that introduces the Avenues HCD Study to the community, outlines the work completed to date, describes the Study Area, outlines the study process and community consultation program, determines the appropriateness of an interim control by-law, and provides a high level review of relevant City of Peterborough policies to identify potential opportunities, challenges and links to the HCD Study.

The Fleming College Museum Management and Curatorship Program students have completed their research project on the area and that information is being gathered into the data collection application designed by the City's GIS office. The first neighbourhood meeting was held on November 14, 2013 with approximately 35 people in attendance.

Presentation to Fleming Students – Staff from the Arts, Culture and Heritage Division presented a guest lecture to the Cultural Heritage Conservation and Management Program on December 2, 2013 on the implementation of the Municipal Cultural Plan, municipal cultural mapping and the operations of the Heritage preservation Office.

Circulations Received for Comment

File: Z1320 Notice of Complete Application for Zoning By-Law Amendment

Address: 139 Douro Street

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning of the property from the PS.2 – Public Service District to a Site Specific Special Residential District with site specific regulations, to permit the conversion of the existing building and use of the lands to a five unit apartment dwelling with a total of 10 parking spaces along the Douro Street frontage.

Recommendation by Staff: The proposed undertaking is in an area of historic residential properties. The committee may wish to provide comment that the design of the redevelopment of the property be sympathetic to the neighbourhood architecture.

File: 15T-10504 Request for Extension to Draft Plan of Subdivision Approval

Address: 4571 Guthrie Drive, 2006 and 2011 McNamara Road

Proposed Amendment – Development Description: The applicant is requesting to amend the conditions of Draft Plan Approval to receive a three year extension on the approval of Subdivision 15T-10504. The current lapsing date for the plan is March 2, 2044. Concurrent with their request for a three year extension, the applicant has also requested that some conditions of the approval be amended to provide greater flexibility with respect to the timing of infrastructure construction relative to Final Approval of the Plan of Subdivision.

Recommendation by Staff: No comment required

File: Z1324 Notice of Complete Application for Zoning By-Law Amendment

Address: 933 Webber Avenue

Proposed Amendment – Development Description: The applicant proposes to amend the SP.7 – Special Commercial District zoning of the lands to change the use of the property from a retail store for the sale of floor and wall coverings and associated small electrical appliances and household fixtures to permit a limited list of Service Commercial uses that are consistent with the Service Commercial policies of the Official Plan, including a clinic. The applicant further proposes to delete Schedule 'A' to Section 35 – being a Site Plan for the existing development on the property.

The applicant proposes to use the existing concrete block building with a proposed addition to the rear, to support a medical clinic.

Recommendation by Staff: No comment required

File: SPC-529B Notice of Application for Site Plan Approval

Address: 2400 Marsdale Drive (Monsignor O'Donoghue Catholic Elementary School)

Proposed Amendment – Development Description: The applicant proposes to construct a one storey 371.4 sq. m. addition to the existing school.

Recommendation by Staff: No comment required

File: O1302 and Z1302 Official Plan 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 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 subject lands from the SP.268-268(F) – 'H' – Service Commercial, M3.2 – Enhanced Service Industrial, and M3.5(F) – Combined Service Industrial to 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 floor area for retail establishments at 9500 m².

The applicant further proposes to reconfigure 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: Z1323 Notice of Complete Application for Zoning By-Law Amendment

Address: 0 Chemong Road

Proposed Amendment – Development Description: The applicant is seeking permission to establish and operate a new home sales office together with a collective of approximately seven model homes to be constructed initially without municipal services. The purpose of the proposed amendment is to facilitate the development of a model home court that will promote Mason Homes' current draft plan of subdivision. The site where the applicant wishes to locate the model home court is not yet included in the registered plan of subdivision. Accordingly, the underlying residential zoning of the land is subject to a Holding provision that prevents the lands from being used until they are included in a registered plan of subdivision. In order to allow the development of a model home court despite the current Holding Symbol on the lands, the applicant is proposing the use of a Temporary Use By-Law, pursuant to Section 39 of the Planning Act.

Recommendation by Staff: No comment required

Submitted by,

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Attachments:

Appendix A: Notice of Application for Zoning By-Law Amendment – 139 Douro Street