



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: February 6, 2014

Subject: Report PACAC14-006
Heritage Preservation Office Report

Purpose

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for January 2014.

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC14-006, dated February 6, 2014 of the Heritage Resources Coordinator, as follows:

That the report with respect to the monthly activities of the Heritage Preservation Office for January 2014 be received for information.

Budget and Financial Implications

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

Background

Doors Open 2014 – Planning is underway for Doors Open Peterborough 2014. Confirmed sites include Kirkland Engineering, the Memorial Centre, the Sports Hall of Fame, the Peterborough Airport, and TV Cogeco.

Heritage Week – Staff have been working with members of the PACAC to coordinate activities for Heritage Week 2014. Heritage Week takes place February 15th to 23rd and includes events such as a walking tour of the Auburn, a winter bird walk, a Valentine's Day event at Hutchison House, and a land records workshop at Trent Valley Archives. A full list of activities can be found on the City's website.

Heritage Hunt – The 2014 Heritage Hunt has been moved to April, as a lead-up event to Doors Open Peterborough. This year, the Hunt will feature sites in East City.

Beneath the Canopy – Sales of the book are continuing. About 300 of the 500 copy print run are sold or accounted for. GreenUp is distributing the book to a number of local stores including Chapters. Sheryl Loucks will be presenting copies of the book to Councillors at the February 24th Council meeting.

Crescent Street Heritage Study – The report from ERA Architects will be submitted to the consultant completing the study on the Crescent Street Special Policy Area in early February. Staff will be seeking to have the consultant make a presentation to the committee on their findings.

HCD Update – The collection of information on the properties in the study area is nearing completion. All of the information is tied to a mapping system developed by the City's Geomatics Division. The consultants will be making a presentation to Council on the status of the project at the Committee of the Whole on February 18th. The consultants will be meeting with the PACAC in March with an update on their progress.

Circulations Received for Comment

File: Z1324 Zoning By-law Amendment

Address: 933 Webber Avenue

Proposed Amendment – Development Description: The applicant proposes to amend the SP.7 – Special Commercial District Zoning to change the use of the property from a retail store for the sale of floor and wall coverings, 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 of 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: Z1323 Zoning By-law Amendment

Address: 0 Chemong Road (Blocks 3, 25, and 32, Plan 15T-10507)

Proposed Amendment – Development Description: The applicant is seeking permission to establish and operate a new home sales office together with a collection 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 their sales office and model home court is not yet included in the registered plan of subdivision. Accordingly, the underlying residential zoning of the lands 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 sales office and 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. The applicant would like to maintain temporary permission to use the lands until such time as the lands are serviced, including within a registered plan of subdivision. Once the current Holding Symbol is removed from the lands, the proposed model home court and sales office would be permitted to continue for the life of the development.

Recommendation by Staff: Archaeological assessments have been completed for this sub-division. No comment required

File: O1311 and Z1325 Notice of Complete Application for Official Plan Amendment and Zoning By-law Amendment

Address: 246 Parkhill Road East and 21 – 33 Leahy's Lane

Proposed Amendment – Development Description: The applicant proposes to amend the Official Plan to designate the lands "Medium Density" on Schedule 'E' – Residential Density and proposes to amend the Zoning By-law to change the zoning of the lands from D.1 – Development District 1 to a Special Residential District to permit the development of the subject lands as a multiple unit residential development, containing up to 42 dwelling units, with associated parking and landscaping.

The applicant intends to retain the existing single detached dwelling at 246 Parkhill Road East and proposes to merge this parcel with the lands known as 21, 31, and 33 Leahy's Lane. The proposed units consist of 12 two storey townhouse units with single car garages; and 29 apartment units within a three storey building. A total of nine apartment units are proposed to be accessible units. Access to the lands is proposed to be provided by an existing driveway at Parkhill Road East and a proposed driveway at Leahy's Lane.

Recommendation by Staff: No comment required

Submitted by,

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Heritage Researcher

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