



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: April 3, 2014

Subject: Report PACAC14-013
Heritage Preservation Office Report

Purpose

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

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC14-013, dated April 3, 2014 of the Heritage Resources Coordinator, as follows:

That the report with respect to the monthly activities of the Heritage Preservation Office for March 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 continues for Doors Open Peterborough 2014. The Doors Open Committee will continue to meet weekly until the event on May 3. Eight sites have been confirmed. The Committee has approved a promotional plan that includes a ¼ page ad and an editorial in *Peterborough This Week* leading up to Doors Open, and publication of the Doors Open map guide the week before the event. This campaign will reach over 46,000 homes in the City and County of Peterborough. The media launch event is tentatively booked for Wednesday, April 23 at 11:00 a.m., at the Peterborough Museum and Archives.

Heritage Hunt – The 2014 Heritage Hunt has been moved to April, as a lead-up event to Doors Open Peterborough. This year, 24 sites in East City will be featured. The Hunt will be published in *Peterborough This Week*, on Friday, April 4, and will include a plug for Doors Open. The promotional campaign with *Peterborough This Week* also includes a one-time editorial leading up to the Heritage Hunt, and publication of the winners and the answers following the event. Members of the organizing committee have been working to solicit sponsorships and prizes from business owners along Hunter Street East, and to reach out to schools in the area.

Martha Kidd Commemoration – The ad-hoc committee overseeing the publication of a book relating to the heritage of Peterborough to commemorate Martha Kidd held its first meeting on March 13. Development of a conceptual framework for the book and identification of content and possible authors is underway.

Former reBoot Building (139 Douro Street, File Z1320) – 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.

In accordance with the motion passed at its meeting of January 15, 2014, the PACAC Chair sent a letter to the Planning Division outlining the Committee's concern that the design of the redevelopment of the property be sympathetic to the neighbourhood architecture.

Lily Lake Secondary Plan – Pursuant to the *Planning Act*, the Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:30 p.m. on Monday, April 14, 2014, to consider the approval of an amendment to the Official Plan under Section 17 of the Act. If approved, the Official Plan Amendment would adopt Schedule "R" – Lily Lake Secondary Land Use Plan for the Lily Lake Planning Area, to amend a number of existing Official Plan Schedules to reflect the Lily Lake Secondary Land Use Plan and to establish policies to guide the future development of the Lily Lake planning area.

In accordance with the motion passed at its meeting of March 6, 2014, the PACAC Chair sent a letter to Brad Appleby, Planner, City of Peterborough, providing the Committee's suggestions for the Lily Lake Secondary Plan.

City staff is undertaking to research the heritage significance of the properties included in the Lily Lake Planning Area.

Circulations Received for Comment

File: Z1402 Zoning By-law Amendment

Address: 1158 Brealey Drive

Proposed Amendment – Revised Development Description: At its meeting of November 14, 2011, Council deferred a consideration of a 2011 application for rezoning of the subject property to allow the applicant to modify the application to satisfy both the City and the applicant.

The applicant has now provided the City with a revised proposal and wishes to amend the Zoning By-law from the D.1 – Development District to the R.3 – Residential District with site specific exceptions to permit up to 4 dwelling units in a building with a single driveway, associated parking and landscaping, in accordance with the concept site plan.

Recommendation by Staff: No comment required

File: Z1403 Notice of Complete Application for Zoning By-law Amendment

Address: 417 Aylmer St. N., 234-242 Hunter St. W., and Part of 11 Fleming Place

Proposed Amendment –Development Description: The owner/applicant proposes to amend the zoning of the subject property from R.5 – Residential District and from C.6 – Commercial District to a modified C.6 – Commercial District to permit the introduction of commercial uses at the ground floor with residential above and site specific regulations related to landscaped open space/planting strip and Building Floor Area Ratio.

The application seeks to extend the C.6 – Commercial Zoning District west along Hunter Street to facilitate the proposed construction of a 4 storey mixed use building. The amendment proposes to eliminate the requirement for a landscaped open space/planting strip adjacent to the residential zoning district to the west, and proposes to increase the Building Floor Area Ratio from 1.2 to 2 times the lot area.

The lands are subject to an approved Site Plan (SPC 834) for the development of the block of land situated between Bethune Street and Aylmer Street North, north of Hunter Street West, together with registered easements to facilitate driveways and parking areas.

Recommendation by Staff: The committee may wish to comment on the impact of the proposed new development on the existing heritage structures.

File: Z1404 Notice of Complete Application for Zoning By-law Amendment

Address: 253 Dalhousie Street

Proposed Amendment –Development Description: The owner/applicant proposes to amend the zoning of the subject property from the R.1,R.2,R.3,R.4 – Residential District to a modified SP .241- Special Commercial District to permit a mix of uses including an office, clinic and/or personal service establishment, in addition to a residential dwelling unit within the existing building.

Recommendation by Staff: The rezoning is in compliance with the intended uses for existing properties in the City’s expanded transitional commercial area.

File: Z1405 Notice of Complete Application for Zoning By-law Amendment

Address: 244 Wolfe Street

Proposed Amendment –Development Description: The owner/applicant proposes to amend the zoning of the subject property from the R.1,R.2,R.3,R.4 – Residential District to a modified SP.241- Special Commercial District to permit a mix of uses including an office, clinic and/or personal service establishment, in addition to a residential dwelling unit within the existing building.

Recommendation by Staff: The rezoning is in compliance with the intended uses for existing properties in the City’s expanded transitional commercial area.

File: O1310 and Z1322 Application for Official Plan Amendment and Zoning By-law Amendment

Address: 1999 Technology Drive

Proposed Amendment –Development Description: The applicant proposes to amend Schedule A – Land Use and Schedule O – Industrial Land Use of the Official Plan to include the subject lands in the ‘General Industrial’ designation to permit industrial land uses in accordance with the City’s policies. The applicant also seeks to amend the zoning of the lands from the General Industrial (M) Zone in the Otonabee Zoning By-Law to the City’s M.1.1 – Light Industrial Zoning district to permit uses consistent with the City’s Official Plan policies, including an animal hospital.

The applicant proposes to limit the development of the land to a minimum setback of 30m from the Provincially Significant Wetland, located at the north east portion of the property.

Recommendation by Staff: Staff has recommended that an archaeological investigation be undertaken given the proximity to wetlands and watercourses.

File: O1401 and Z1401 Official Plan Amendment and Zoning By-law Amendment
Address: 1545 Monaghan Road

Notice of Public Meeting: In the Council Chambers, City Hall at 6:30 p.m. Monday, April 14, 2014

Recommendation by Staff: No comment required

File: SPC-354'B' Notice of Application for Site Plan Amendment
Address: 1175 Brealey Drive (James Strath Public School)

Description of Proposed Development: Proposed 297 sq.m. building addition to the existing school.

Recommendation by Staff: No comment required

File: SPC-867 Notice of Application for Site Plan Approval
Address: 1520 Sherwood Crescent (Westmount Public School)

Description of Proposed Development: Proposed 312 sq.m. building addition to the existing school.

Recommendation by Staff: No comment required

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Kathryn McLeod
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