



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: October 2, 2014

Subject: Report PACAC14-031
Heritage Preservation Office Report

Purpose

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

Recommendations

That the Peterborough Architectural Conservation Advisory Committee approve the recommendations outlined in Report PACAC14-031, dated October 2, 2014 of the Heritage Resources Coordinator, as follows:

- a) That the report with respect to the monthly activities of the Heritage Preservation Office for September, 2014 be received for information, and;
- b) That the committee support the HPO in undertaking the completion of Designation Briefs for the properties identified in this report as having high designation eligibility.

Budget and Financial Implications

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

Background

Doors Open 2015 – Doors Open Peterborough will be held at Trent University in 2015 to coincide with the University's 50th Anniversary celebrations.

The Ontario Heritage Trust is hosting a Doors Open Symposium in London on the evening of Wednesday, October 8, and all day on Thursday, October 9. Kathryn McLeod and Jennifer Patterson will be attending on behalf of the City.

Register of Eligible Properties – Heather Boyd, the Fleming College intern with the HPO has completed the review of the HPO research files for properties that might rank as Category A properties. Her work will now turn to completing the evaluation process on those properties as well as others identified through neighbourhood visits throughout the City. Heather will record the evaluation data for inclusion in the City's Heritage Mapping System and will be organizing public information meetings later in the fall.

Agricultural Inventory – Andrew Nichols, a former HPO intern, has been retained to prepare a research process for the Fleming College Museum Management and Curatorship students who will be undertaking an inventory of agricultural buildings this fall. Andrew is coordinating access to land records in four neighbouring townships and identifying on-line and archival resources that will allow the students to create research briefs for approximately 20 farmsteads now within the City of Peterborough.

Heritage Conservation District – ERA Architects is continuing to prepare the draft study. Their work is now focussing on analysis of the site data collected using a series of maps generated by the City's mapping division. The consultants should be ready to make a presentation to the committee in the late fall in preparation for a series of public meetings and presentation to Council early in the new year.

Part IV Designations – Over the course of the summer, the HPO evaluated 12 properties that may be eligible for designation. In each case, either the PACAC or the property owners have expressed an interest in pursuing designation. Using the specific evaluation criteria developed by PACAC to determine eligibility for designation under Part IV of the Ontario Heritage Act, the majority of properties received scores in all categories except Historical. The following table outlines the eligibility of each of the 12 properties for designation. The properties have been ranked as either low, medium or high based on the HPO's determination of the likelihood that historical research will provide sufficient additional points to meet the minimum score for designation. Three of the properties with a high ranking have not had a formal evaluation completed but it is expected that they will be ranked as Category A for their architectural attributes and known historical associations.

Property	Designation Eligibility	Notes
165 Hunter Street E.	Low	
273 Charlotte St.	Low	
125-133 Rubidge St. / 308 Townsend St.	Medium	
364 Mark St.	Medium	
485-495 Aylmer St.	Medium	
559-561 Aylmer St.	Medium	
85-87 Lock St.	High	Evaluated at request of PACAC
204 McDonnell St.	High	Formal evaluation to be undertaken
252 Parkhill Rd.	High	Historical research nearly complete
500 Gilmour St.	High	
503 Homewood Ave.	High	Formal evaluation to be undertaken
694 Sherbrooke St.	High	Formal evaluation to be undertaken

Circulations Received for Comment

File: SPC-887 Notice of Application For Site Plan Approval

Address: 1545 Monaghan Road (The Mount Community Centre)

Development Description: The conversion of the former Sisters' residence facing Woodland Street to 46 dwelling units. The subject Site Plan Application is identified as "Phase 1" on the attached photo-copied reductions of the plans. The development of the remainder of the property is conceptual at this time and will be subject to future applications for Site Plan Approval.

Recommendation by Staff: No comment required

File: Z1414 Proposed Zoning Amendment

Address: 482 Mark Street

Proposed Zoning Amendment: The applicant proposes to amend the zoning to permit up to a maximum of three dwelling units on the subject lands with six parking spaces and a site specific exceptions to recognize the setback of the existing buildings from the property lines; reduction in the minimum lot width per unit; an increase in the maximum lot area for parking and driveways from 25% to 27%; and to prohibit a boarding house as a permitted use.

The applicant intends to repurpose the second storey of the existing accessory building at the rear of the property to accommodate a new dwelling unit. The parking area between the existing buildings is intended to be expanded to accommodate up to six

vehicles, in accordance with the minimum parking requirements of the City's Zoning By-law.

Recommendation by Staff: See Report PACAC14-032

File: SPC-882 Notice of Application for Site Plan Approval

Address: 242 Hunter Street West

Description of Proposed Development: Proposed construction of a new four storey mixed use building. Containing two (2) commercial units on the ground floor and eight (8) residential dwelling units on the upper levels. The property is proposed to be merged with 234 Hunter Street West and part of 11 Fleming Place. This process is going through the Committee of Adjustment. The existing building on the property will be removed. The property is zoned for its proposed use.

Recommendation by Staff: No comment required

File: Z1415 Notice of Public Meeting

Address: 824 Lansdowne Street West

Notice of Public Meeting: City of Peterborough Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:00 p.m. Monday, September 22, 2014 to consider the Zoning By-law Amendment.

The applicant proposes to amend the Zoning of the property from the C.4 - Commercial District to SP.268 - Commercial District with a site specific exception to permit a bank, financial institution or loan company and to recognize the location of the existing building on the property

The applicant further proposes to introduce exceptions to the regulations to permit an increased building coverage from a maximum of 20% of the lot area to a maximum of 22.5% of the lot area; and to exempt the lands from the requirement for landscaped open space and a planting strip, in accordance with the existing conditions of the site.

Recommendation by Staff: No comment required

File: SPC-888 Notice of Application for Site Plan Approval

Address: 79 Lansdowne Street West

Description of Proposed Development: Proposed construction of a new 12 unit apartment building. The existing building is to be demolished.

Recommendation by Staff: The property is a small mid to late 19th century cottage. The committee may wish to comment on this property.



File: O1301 and Z1301

Address: 1637 Hetherington Drive and 3789 Water Street

Description of Proposed Development: The application was originally circulated in January, 2013. The applicants have revised the applications in response to the comments received from the 2013 circulation to reflect future road widening requirements; daylighting triangle requirements; 0.3m reserve along Woodland Drive and Water Street; and proposing a range of housing forms, density and height; as follows:

The applicant proposes to amend the Official Plan to change the designation of the lands at 1637 Hetherington Drive from Major Institution to Residential on Schedule 'A' – Land Use; and to 'Medium Density Residential' on Schedule 'E' – Residential Density.

The applicant also proposes to amend the Zoning By-Law to rezone the lands from the UC – University and College Zoning District to a Special District to permit the redevelopment of lands known as 1637 Hetherington Drive for Medium Density Residential Development, consisting of stacked row housing with up to 50 dwelling units and a density of 61.73 units per ha. OR other housing form as permitted in the draft by-law, including singles, row dwelling, stacked row dwelling, apartment dwelling,

retirement home, nursing home and/or multi-suite residences. The zoning of the lands known as 3789 Water Street is proposed to be amended from UC – University and College Zoning District to a Special District to permit a mixed use development consisting of retail commercial, office and medium density residential uses in accordance with the Neighbourhood Centre policies of the City's Official Plan.

Recommendation by Staff: Staff will be recommending that an archaeological assessment be completed for the property. The Committee may wish to comment further.

File: SPC-889 Notice of Application for Site Plan Approval

Address: 555 Neal Drive

Description of Proposed Development: Existing barns and office building to be demolished and a new 1413.49 sq.m. warehouse and office building to be constructed.

Recommendation by Staff: No comment required.

Submitted by,

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Heritage Researcher

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