



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: January 8, 2015

Subject: Report PACAC15-003
Heritage Preservation Office Report

Purpose

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

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC15-003, dated January 8, 2015 of the Heritage Resources Coordinator, as follows:

That the report with respect to the monthly activities of the Heritage Preservation Office for October, November, and December, 2014 be received for information.

Budget and Financial Implications

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

Background

Doors Open 2015 – Members of the Doors Open Peterborough Committee toured the Symons Campus and Catharine Parr Traill College at Trent University towards the end of 2014 and have identified a list of sites to include in Doors Open 2015. The Committee will continue to meet regularly in 2015, and to work with relevant members of the Trent University community to coordinate a special evening at Traill College on Friday, May 1, 2015 and a full day of activities on the East and West Banks of the Symons Campus on Friday, May 2, 2015.

Register of Eligible Properties – Heather Boyd, the Fleming College Intern with the HPO, has been working to establish a list of properties of cultural heritage value across the City. These will be presented to PACAC early in 2015 for approval to be forwarded to Council for inclusion on the City's Heritage Register as properties eligible for Designation. Properties identified in this way are not protected to the full extent that designation provides but are subject to review prior to the issuance of a demolition permit. A summary of Heather's work is included in Appendix A.

Agricultural Inventory – Andrew Nichols, a former HPO intern, was retained to prepare a research process for the Fleming College Museum Management and Curatorship students who undertook a Heritage Landscape Analysis of selected agricultural properties this fall. Andrew coordinated access to land records in two neighbouring townships, and identified on-line and archival resources, to ensure the viability of the project.

Staff from the HPO met with the students on three occasions to provide guidance on their research methodology, results and subsequent analysis of the data and information they collected. HPO staff reviewed the written assignments, and research material and have created reference files for the properties to support future research on the City's agricultural heritage.

Heritage Conservation District – HPO staff met with representatives from ERA Architects on November 7, 2014 to discuss the progress of the HCD study. A meeting of the HCD Steering Committee was then held on December 4, 2014 with the intent of providing an update on research findings, the status of the HCD study, and next steps. A public meeting is planned for January 15, 2015 at 7:00 p.m. at the Lawn Bowling Club.

Circulations Received for Comment

File: SPC 894 Notice of Application for Site Plan Approval

Address: 482 Mark Street

Development Description: A third dwelling unit being added to the property in the existing building at the back of the property. The front building to remain as two dwelling units.

Recommendation by Staff: No comment required

File: Z1416 Notice of Public Meeting

Address: 417 Bethune Street

Notice of Public Meeting: Take notice that pursuant to the *Planning Act*, the City of Peterborough Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:00 p.m. on Monday, January 19, 2015 to consider the Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Recommendation by Staff: No comment required

File: Z1418sb & 15T-14502 Notice of Complete Application for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision Approval

Address: 821, 825 and 829 Lily Lake Road

Development Description: The applicant is proposing to develop a residential plan of subdivision consisting of 365 lots for single detached residential properties, 67 street-fronting townhomes, and a 92-unit medium density site together with a block for a local commercial plaza, a site for an elementary school, parkland, open space lands within the Jackson Creek Valley and along Lily Lake Road, and a stormwater management pond. The Applicant has requested both Residential and Public Service zoning on the proposed elementary school site and has illustrated the potential for both uses on the Draft Plan (Blocks 386 to 416) in order to establish an alternative land use should area school boards forgo their opportunity to acquire and use the lands.

The subject properties are located along the south side of Lily Lake Road, approximately 270 metres west of Fairbairn Street. The properties are bounded by Lily Lake Road to the north, an undeveloped checkerboard subdivision to the east, Jackson Creek and its associated valley to the south, and existing agricultural properties to the west. An unnamed creek exists at the north limit of the property, along Lily Lake Road, that flows westerly to the Jackson Creek East Provincially Significant Wetland which is located just beyond the City's boundary.

Presently, the subject properties are vacant, but have historically been used for agricultural purposes. The south portion of the property which extends into the Jackson Creek Valley has been historically used as open space and pasture. The property contains part of a large drumlin near its centre that extends into adjacent in a southwest direction. The drumlin drops approximately 25m in relief from its crest to the north and south development limits of the site. Additionally, the Jackson Creek Valley drops approximately 25m from its top of bank to Jackson Creek. As a result of the site topography, drainage on site is naturally split between north and south thus feeding both the unnamed creek along Lily Lake Road and Jackson Creek.

Combined, the properties are approximately 42.1 hectares (104 acres) in size. Most of the lands are designated for Low Density Residential purposes on Schedule R – Lily Lake Secondary Plan of the Official Plan however some lands are designated for Medium Density and Medium-High Density Purposes on that Schedule along with Local Commercial, Public Service, Parkland and Major Open Space uses. The lands are recognized as Designated Greenfield Area on Schedule A1 – City Structure of the Official Plan in accordance with the provincial Growth Plan for the Greater Golden Horseshoe.

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision Approval have been submitted.

Recommendation by Staff: A Cultural Heritage Impact Statement (CHIS) has been completed on this property by the developer and is attached as Appendix B. Archaeological investigations have been completed as well. The committee may wish to comment on the findings in the CHIS.

File: O1405 and Z1419 Notice of Application for Official Plan Amendment and Zoning By-Law Amendment

Address: 1840-1866 Lansdowne Street West

Proposed Amendment – Development Description: The applicant proposes to amend the Neighbourhood Centre policies of Section 4.3.5 of the Official Plan to add a site specific provision for the subject property to permit a general merchandise retail use having a maximum floor area of 950m² (10226 ft²) and to amend the SP.121 Zoning District to add “general merchandise use” to the list of permitted retail establishments and to permit a maximum of (1) ‘general merchandise use’ having a floor area greater than 33m² and not exceeding 950m².

The applicant intends to introduce a ‘Dollarama’ store to the property by combining two vacant commercial spaces within the existing building.

Recommendation by Staff: No comment required

File: SPC-893 Notice of Application for Site Plan Approval

Address: 0 Chemong Road

Development Description: Proposed 85 unit Condominium development.

Recommendation by Staff: No comment required

File: O1404 and Z1417 Notice of Complete Application for Official Plan Amendment and Zoning By-Law Amendment and Notice of Public Meeting

Address: 2350 Woodglade Boulevard

Notice of Public Meeting – The City of Peterborough Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:30 p.m. on Monday, January 19, 2015 to consider the Official Plan Amendment and Zoning By-Law Amendment under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Proposed Amendment – Development Description: The applicant proposes to amend Schedule A – Land Use, Schedule G – Jackson Creek Secondary Plan and Schedule I – Commercial Area of the Official Plan to re-designate the subject lands from ‘Neighbourhood Centre’ to the ‘Residential’ designation to permit the development of the lands for a school (Junior Kindergarten to Grade 12) with an accessory day care facility in accordance with the policies that permit institutional uses integral to and supportive of a residential environment. The applicant also seeks to amend the zoning of the lands from the SP. 246 – Special Commercial District and from the SP. 344 – Special Residential District to the PS.2 – Public Service District to permit institutional uses consistent with the City’s Official Plan policies, including a school.

Recommendation by Staff: No comment required

File: SPC-892 Notice of Application for Site Plan Approval

Address: 678 Neal Drive

Development Description: Proposed 975.5 sq.m. building addition and parking lot expansion.

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

Attachments:

Appendix A – Expanding the Heritage Register
Appendix B – Cultural Heritage Impact Statement