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

**From:** Erik Hanson, Heritage Resources Coordinator

**Meeting Date:** January 17, 2019

**Subject:** Report PACAC19-005  
January Planning Circulations

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## **Purpose**

A report to recommend that the PACAC review and provide comment on planning circulations received in November and December 2018.

## **Recommendations**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendations outlined in Report PACAC19-005, dated January 17, 2019 of the Heritage Resources Coordinator, as follows:

- a) That the verbal update on planning circulations received in November and December 2018 be received, and
- b) That the Chair provide comment to the Planning Department on any circulations of interest of the Committee.

## **Budget and Financial Implications**

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

## Circulations Received for Comment

**File:** Z1901

**Address:** 423 Mark Street, 427 Mark Street and 90 Hunter Street E

**Notice of Complete Application for Zoning By-Law Amendment**

**Development Description:** The applicant proposes to amend the zoning of the easterly portion of the two existing lots – 423 Mark Street and 427 Mark Street – from PS.2 – Public Service District 2 to the R.1 – Residential District to recognize the existing use of the lands for single unit dwellings and to facilitate future severance of the rear portion of the lands to be consolidated with the lands known as 90 Hunter Street E (Mark Street United Church). The applicant also proposed to modify the regulations for PS.2 – Public Service to reduce the required minimum width of landscaped space adjacent to the southerly lot line of 423 Mark Street to the lesser of the existing setback or 3 metres.

**Recommendation by Staff:** The committee may wish to comment on this application as the property is listed on the Heritage Register.

**File:** Z1902

**Address:** 730 Orpington Road

**Notice of Complete Application for By-Law Amendment**

**Development Description:** The applicant proposes to amend the zoning of the property from R.1 to R.2 to permit the severance of the semi-detached dwelling under construction. The City recognizes the lands as a legal non-conforming two unit dwelling.

**Recommendation by Staff:** No comment required

**File:** A36/17

**Address:** 1176 Armour Road

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant wishes to propose the following variances from the regulations of SP.245 – Commercial District to allow the construction of two buildings with residential and commercial units as follows: increase in the total maximum commercial floor area; increase in the total maximum floor area per commercial purposes for building B; and reduce the width of landscaped open space from 3 metres to 1.5 metres on a lot line abutting a residential district.

**Recommendation by Staff:** No comment required

**File:** A01/19

**Address:** 321 Dalhousie Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is requesting variances to allow for the replacement of a substandard exterior staircase which is the primary access to a legal accessory apartment as follows: reduce the minimum building setback from the east side lot line from 1.2 metres to 0.8 metres; and reduce the minimum building setback from the rear lot line from 7.6 meters to 3 metres.

**Recommendation by Staff:** No comment required

**File:** A02/19

**Address:** 130 Rothwell Gardens

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant has constructed a 0.9 metre by 1.8 metre frame shed that is attached to the west exterior wall of a double car garage. The applicant is seeking a reduction in the setback from a side lot line from 1.2 metres to 0.3 metres for an attached accessory structure.

**Recommendation by Staff:** No comment required

**File:** A49/18

**Address:** 717 Bethune Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is seeking a variance to reduce the minimum building setback from the north side lot line from 1.2 metres to 0.6 metres for a proposed deck at the rear of the existing building.

**Recommendation by Staff:** No comment required

**File:** A53/18

**Address:** 800 George Street North

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is seeking permission to expand a legal non-conforming fourplex. The existing 1-storey addition and detached garage will be replaced by a two-storey addition, measuring approximately 176 square metres in size.

**Recommendation by Staff:** No comment required

**File:** O1803, Z1809SB, and 15T-18502

**Address:** 550 and 570 Maniece Avenue

**Notice of Complete Application for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision Approval**

**Development Description:** The applicant is proposing to develop a residential plan of subdivision consisting of 58 lots for single detached residential purposes and two blocks of land for open space/natural areas and corridors.

**Recommendation by Staff:** No comment required.

**File:** SPC-960

**Address:** 220/250 Hunter Street East

**Notice of Application for Site Plan Approval**

**Development Description:** Proposed construction of a new elementary school for Kawartha Pine Ridge District School Board.

**Recommendation by Staff:** Committee may wish to comment as the new school is adjacent to a designated building.

**File:** SPC-961

**Address:** 520 Brealey Drive

**Notice of Application for Site Plan Approval**

**Development Description:** Site Plan Approval was a condition of rezoning to address parking lot layout and storm water management of the existing property.

**Recommendation by Staff:** No comment required.

**File:** SPC-962

**Address:** 2159 Old Norwood Road

**Notice of Application for Site Plan Approval**

**Development Description:** Proposed construction of a temporary Sales Centre for the proposed subdivision of these lands.

**Recommendation by Staff:** No comment required.

**File:** SPC-963

**Address:** 3700 Nassau Mills Road

**Notice of Application for Site Plan Approval**

**Development Description:** Proposed construction of a Maintenance and Storage Facility for the University.

**Recommendation by Staff:** There is a 19<sup>th</sup> century homestead on this site that will be demolished for the proposed development. The committee may wish to comment on the proposed location.

Submitted by,

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