



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: March 5, 2020

Subject: Report PACAC20-014
Notice of Intention to Complete an Application for Demolition
of a Listed Property

Purpose

A report to request that the PACAC review an intention to complete an application for demolition of a Listed property on the heritage register and make a recommendation to Council.

Recommendations

That the PACAC approves the recommendations outlined in Report PACAC20-014, dated March 5, 2020 of the Heritage Resources Coordinator, as follows:

- a) That the PACAC receive the notice of intention to complete an application for demolition of a Listed property known municipally as 712 Elcombe Crescent, and;
- b) That staff be directed to forward PACAC's recommendations to Council.

Budget and Financial Implications

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

Background

Under the amendments made to the **Ontario Heritage Act** (OHA) in 2005, Section 27(1.2) states that the heritage register maintained by the City Clerk may include property that has not been designated under Part IV of the **Ontario Heritage Act**, but that the Council of the municipality believes to be of cultural heritage value or interest. Properties listed on the Register, which are not designated, are subject to Section 27(3) of the OHA which states that the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of their intent to seek a demolition permit. The 60-day waiting period provides Council time to seek input from its heritage committee and, if desired, begin the designation process to protect a property. This provision in the Act also allows Council to require the submission of plans, if it wishes, as well as other information about how the property will be redeveloped.

An agent acting on behalf of the owners of 712 Elcombe Crescent is seeking to obtain permission to demolish the existing building and build a new house on the lot. Because the property is listed, Council must review the request and determine if it wishes to pursue designation to protect the structure. The process of designation requires Council to consult with the PACAC as part of its decision-making process. For most designations it is common practice for the PACAC to proactively consider the significance of a property and then provide its opinion to Council through a staff report. In the case of a property being considered because of a pending demolition permit, providing comment as part of the material that Council requires to make its decision expedites a time sensitive process.

Staff has reviewed a letter from the property owner stating their intent to seek a demolition permit for the property to construct a new house.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Jennifer Guerin
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