



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Sheldon Laidman, Commissioner of Community Services

**Meeting Date:** December 2, 2019

**Subject:** Report CSACH19-013  
Heritage Designation of 843 Park Street South (Ovaltine Building)

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## Purpose

A report to recommend that Council designate a property under Part IV, Section 29 of the **Ontario Heritage Act** as being a property of cultural heritage value or interest to the City of Peterborough.

## Recommendations

That Council approve the recommendations outlined in Report CSACH19-013, dated December 2, 2019, of the Commissioner of Community Services, as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the property at 843 Park Street South as a heritage property under Part IV, Section 29 of the **Ontario Heritage Act (R.S.O. 1990, c.O.18)** being of “cultural heritage value or interest” be approved; and
- b) That Council’s intention to designate be advertised in a newspaper having general circulation in the municipality as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.29 (3)**; and
- c) That the owner of the property to be designated, and the Ontario Heritage Trust, be served with a Notice of Intention to Designate as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.29 (3)**.

## Budget and Financial Implications

843 Park Street South is located outside of Schedule 'J' of the Official Plan and is not currently eligible to apply to participate in the Heritage Property Tax Rebate Program (HPTRP). The owners may, pursuant to By-law 18-068 enabling the program, seek to have Council grant an exception to the boundaries and allow the property to enter the program. Should Council grant the exception, the cost of participation in the program would be:

Municipal Address	Historical Name	Total Relief	Education Portion	Municipal Portion
843 Park Street South	Ovaltine Building	\$10,296	\$4,164	\$6,132

By-law 18-068, which enables the program, indicates that the HPTRP is subject at all times to the availability of funding. The budget for the HPTRP is currently fully expended. At such time as application is made, a recommendation to include the property will be evaluated based on budget availability.

## Background

Under Part IV of the **Ontario Heritage Act**, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-laws. Heritage designation prohibits unwarranted demolition and controls major alterations that might otherwise harm specific heritage features.

Designation may also make property owners eligible for preservation grants and tax relief and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 133 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The PACAC administers the designation program in partnership with the Arts, Culture and Heritage Division and the City Clerk's Office.

The building recommended for designation in this report is considered worthy of heritage designation based on its individual merits and has been evaluated against Regulation 9/06 of the **Ontario Heritage Act** which lays out criteria for determining significance of heritage resources. The property was reviewed by the PACAC at its meeting of November 7, 2019 under "Other Business" and was subsequently recommended to Council for designation.

The designation brief as presented protects the heritage attributes of the exterior building envelope while allowing the interior to be freely renovated for a new use.

### **843 Park Street South – The Ovaltine Building**

843 Park Street South has cultural heritage value as an excellent example of an industrial structure completed in the Art Deco style by a renowned Canadian Architectural firm. It has historic value for the role the A. Wander Company played in mitigating the economic effects of the Depression on Peterborough and it has contextual value as a major cornerstone of the industrial landscape that characterized the south end of the city in the first half of the 20<sup>th</sup> century.

Built in 1930-31 by T.A Brown Construction from the designs of Toronto based architecture firm Chapman & Oxley, the building was constructed as the first Canadian manufacturing plant for A. Wander Company Ltd., manufacturers of Ovaltine and other products. Chapman and Oxley was an esteemed firm in the early 20th century in Canada completing numerous commissions including the Pure Foods Building, the Ontario Government Building and the Princes' Gates at the Canadian National Exhibition (1922-1928) One of their most important commissions was the Queen's Park section of the Royal Ontario Museum in 1933. The Wander plant in Peterborough was designed in the Art Deco style featuring stylized decorative elements and the use of modern materials such as steel, concrete and glass. The building is an early example of a structure built using a framework of reinforced concrete beams and columns such that the exterior walls and interior partitions are non-load bearing.

The property has historical and associative value as an important and longstanding manufacturing institution in Peterborough. It is representative of the factories prevalent at the time when Peterborough was a major national manufacturing centre. Introduced in 1909, Ovaltine had become a household name in Europe by 1917 when the company built its first North American manufacturing plant near Chicago. In 1929 the company announced plans for a factory in Canada, choosing Peterborough for its convenient access to rail lines, availability of clean water and proximity to an ample supply of local farm products.

During the Depression Mayor Roland Denne aggressively sought to attract new industry to the city. In 1930 C.J Glaspel, Canadian manager of A. Wander Ltd., commended the mayor for his efforts to secure the development of the Wander Company's plant in Peterborough, efforts which included securing a fixed tax assessment on the property for ten years.

Located in the south end of the city in an area known at the time as "Elmwood Park", the plant was situated on a 7.5-acre landscaped site at the south west corner of Park and Lansdowne Streets. The factory maintains a prominent status on the streetscape and is one of the few remaining factory buildings in an area that was once recognized as Peterborough's main industrial corridor.

## **Demolition permit**

A demolition permit was issued for the property in January of 2019 for the purpose of decommissioning the boiler room including the removal of the smokestack. This permit was subsequently amended to include the demolition of the entire building. Under Section 30 of the **Ontario Heritage Act**, if a Council gives notice of intention to designate a property under the Act, any permit that allowed for the alteration or demolition of the property is void as of the day the notice of intention is given. If the owner wishes, they will have 30 days to file an objection to the proposed designation and a review of Council's decision by the Conservation Review Board.

## **Summary**

This report recommends the designation of 843 Park Street South under Part IV of the **Ontario Heritage Act**.

Submitted by,

Sheldon Laidman  
Commissioner of Community Services

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Attachments:  
Appendix A: Designation Brief 843 Park Street South  
Appendix B: Draft Heritage Designation By-law 843 Park Street South