



City of
Peterborough

To: Members of the General Committee

From: Sandra Clancy, Chief Administrative Officer
and Acting Commissioner of Community Services

Meeting Date: July 2, 2019

Subject: Report CSACH19-009
Designation of 130 Simcoe Street (Bank of Montreal)

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 CSACH19-009, dated July 2, 2019, of the Chief Administrative Officer and Acting Commissioner of Community Services, as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the property at 130 Simcoe Street 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)**.
- d) That staff be requested to bring forward to Council a review of the Heritage Property Tax Relief Program at a future meeting.

Budget and Financial Implications

130 Simcoe Street is located within Schedule 'J' of the Official Plan and is eligible to apply to participate in the Heritage Property Tax Rebate Program (HPTRP). The cost of participation in the program would be:

Municipal Address	Historical Name	Total Relief	Education Portion	Municipal Portion
130 Simcoe Street	Bank of Montreal	\$5,120	\$2,094	\$3,025

By-law 18-068, which enables the program, indicates that the HPTRP is subject at all times to the availability of funding. At such time as application is made, it 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. The designation process strikes a balance between the freedom of the individual property owners and the recognized need of the community to preserve its heritage resources. 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 132 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 June 6, 2019 and has been 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.

130 Simcoe Street – Bank of Montreal

130 Simcoe Street has cultural heritage value as a unique and excellent example of mid-century modern commercial architecture in Peterborough. Constructed in 1960 as the Bank of Montreal, the building demonstrates many of the key features of modernist design including its flat roof, lack of ornamentation, and use of curtain walls to accommodate large bands of windows. It shows a high degree of craftsmanship, particularly through its notable gold mosaic frieze and book matched marble panels which provide subdued ornamentation in the minimalist design. It is unique among a number of modern banks constructed in downtown Peterborough during the middle decades of the twentieth century for its developed architectural features and its sympathetic design to the surrounding Victorian streetscape.

The property has historic value as the work of architect Eberhard Zeidler. Born in Germany, Zeidler immigrated to Peterborough in 1951 where he joined the firm Blackwell and Craig, practicing in the city until 1962. Zeidler's firm designed a number of iconic modernist buildings in Peterborough including the Dominion Post Office on Charlotte Street, the Memorial Centre, and Beth Israel Synagogue. The Bank of Montreal also has contextual value as the longstanding location of a banking institution in Peterborough, first the Bank of Ontario and then the Bank of Montreal, beginning in 1906.

The property has contextual value as part of the commercial streetscape of downtown Peterborough. Although the Bank of Montreal was constructed in a different style and period than the Victorian buildings that surround it, the building nevertheless complements the streetscape through its height and massing in order to create a cohesive, unified streetscape. The property is also a local landmark as a distinct modernist building on a corner lot.

This property is currently a listed property on the Heritage Register. The property was proposed for designation by the PACAC. The owner has been notified by mail that the property is being considered for designation by Council.

Summary

This report recommends the designation of 130 Simcoe Street under Part IV of the **Ontario Heritage Act**.

Submitted by,

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CAO/Acting Commissioner of Community Services

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Attachments:

Appendix A: Designation Brief 130 Simcoe Street

Appendix B: Draft Heritage Designation By-law 130 Simcoe Street