



City of  
**Peterborough**

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

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

**Meeting Date:** July 7, 2020

**Subject:** Report PACAC20-019  
Designation of 214 Aberdeen Avenue – The Copping Garage

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## **Purpose**

A report to recommend that the PACAC recommend to Council that 214 Aberdeen Avenue – The Copping Garage be designated under Part IV the **Ontario Heritage Act**.

## **Recommendation**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC20-019, dated July 7, 2020 of the Heritage Resources Coordinator, as follows:

That 214 Aberdeen Avenue – The Copping Garage be recommended to Council for designation pursuant to Part IV, Section 29 of the **Ontario Heritage Act** as being of cultural heritage value or interest.

## **Budget and Financial Implications**

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

## **Background**

At its meeting of January 28, 2020, the Committee of Adjustment approved a conditional severance for 788 Aylmer St creating two new lots fronting onto Aberdeen Avenue. A Heritage Impact Assessment undertaken at the request of the PACAC prior to the severance supported the creation of the two new lots. It concluded that the reduced lot size of the retained portion, which includes the Copping Cottage, did not adversely impact the setting, views or heritage attributes of the house. While the retained portion contains the main building associated with the heritage designation, the original carriage house, contemporaneous to the cottage now resides on one of the two severed lots. As part of the conditions of severance, a Development Agreement has been created with several stipulations relating to the heritage values of the property. Among them is the requirement that the owner of the newly severed lot containing the garage requests the designation of the “Copping Garage” under Part IV of the Ontario Heritage Act.

Under the Act, Council is required to consult with its municipal heritage committee prior to issuing a notice of intention to designate a property. The designation brief for the Copping Garage outlining its significance is attached as Appendix A for PACAC to review.

## **The Copping Garage**

Constructed in 1914-1915, the Copping Garage at 214 Aberdeen Avenue has cultural heritage value or interest as a representative example of an intact early residential garage constructed on the estate of a large home for the wealthy. The Garage has similar design elements to the house located at 788 Aylmer Street, and its relationship to the house is significant.

The Copping Garage has the potential to yield additional information about social and economic history as well as the evolution of residential design in the city during this period. It further yields information regarding the growing popularity of the early automobile and the care required in maintaining them. It yields information regarding the relationship between secondary structures as complementary but subordinate elements in estate design. Garages would later become more prominent in architectural design with the emergence of suburban, automobile-oriented development. The intact early 20th-century Copping Garage at 214 Aberdeen Avenue contributes to the character and history of the site and is a character-defining feature on the landscape.

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](mailto:ehanson@peterborough.ca)

Attachment:

Appendix A – Designation Brief 214 Aberdeen Avenue – The Copping Garage