



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: July 7, 2020

Subject: Report PACAC20-020
Presentation – 1545 Monaghan Road – The Mount Community Centre

Purpose

A report to recommend that the PACAC receive a presentation from the owner of 1545 Monaghan Road and consider their plans to reconstruct verandahs on the property.

Recommendations

That the Peterborough Architectural Conservation Advisory Committee approve the recommendations outlined in Report PACAC20-020, dated July 7, 2020 of the Heritage Resources Coordinator, as follows:

- a) That a presentation by Gregg Gordon, agent for the owner of 1545 Monaghan Road., the Mount Community Centre (MCC) regarding the proposed reconstruction of verandahs be received for information, and;
- b) That the PACAC approves, denies or approves with conditions, the proposed verandah designs.

Budget and Financial Implications

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

Background

At its October 19, 2009 meeting, Committee of the Whole approved the recommendation to designate 1545 Monaghan Road, Mount St Joseph, the former convent of the Sisters of St. Joseph, under Part IV of the **Ontario Heritage Act**. At the time the convent had been vacated by the Sisters and purchased by a private developer seeking to convert the site to a long term care campus for seniors. That project was never realized and in July of 2013 the property passed to the non-profit Mount Community Centre which envisioned the heritage site as a community hub based on four pillars of service – housing, food security, health and social services and arts and cultural activities.

The previous owner had sought and secured an Official Plan Amendment and Zoning By-Law Amendment in 2009 designating the parcel as Medium Density Residential and permitting the redevelopment of the lands for a multiple unit residential use. While Council supported the project, a hold was placed on the proposed Official Plan amendment until several conditions were met. One was the requirement to enter into a Heritage Conservation Agreement to protect heritage features of the property during the rehabilitation work. After purchasing the property, the MCC in 2014 made application to further amend the Official Plan and Zoning By-law to allow for up to 286 residential suites and 26 dwelling units, in accordance with site specific regulations. The MCC also requested that a number of non-residential uses within the existing buildings be allowed as part of the adaptive re-use process. At that time the owners sought to remove the hold on the OP amendment and provided a Letter of Undertaking pledging to register the Heritage Conservation Agreement on the title of the property. To date it does not appear that the agreement has been registered.

One of the major heritage features of the property is the pair of multi-storey verandahs on the east elevation of the main building. At the April 2, 2015 meeting of the PACAC the MCC made a presentation seeking approval for a plan to restore the verandahs which had deteriorated since the Sisters vacated the premises. The restoration plan included a proposed partnership with the Fleming College Advanced Carpentry Techniques program which would have replicated significant features that were beyond repair. The 2015 restoration plan is attached as Appendix B. The committee approved the plan for the verandahs' deconstruction and reconstruction using as many parts as could be preserved and replicating those which could not. A letter to this effect was provided to the owners. However, in 2018 the verandahs were demolished without either a heritage permit or a demolition permit.

Earlier this year Gregg Gordon Architect provided drawings for the replication of the verandahs and the installation of a ramp that would make the front entrance of the Mount accessible. In early March, City staff met with members of the MCC staff and board to discuss the proposed design. The current proposal utilizes prefabricated components for all of the ornamentation including the columns, column capitals, railings, and cornice details. Because this is a markedly different approach from the project approved in 2015 that met heritage conservation standards, staff advised the MCC that the new proposal would have to go to the heritage committee for re-approval.

Gregg Gordon will make a presentation on the proposed designs of the ramp and verandahs for the committee's consideration and approval.

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

Attachments:

Appendix A - Designation Brief for 1545 Monaghan Road
Appendix B - 2015 Restoration Proposal
Appendix C - Drawings for proposed reconstruction of verandahs