

385-391 GEORGE STREET NORTH

PETERBOROUGH, ONTARIO

FIRST SUBMISSION: 31 January, 2020

SECOND SUBMISSION: 12 August, 2020



HERITAGE IMPACT ASSESSMENT

PREPARED FOR:

Summers Developments
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Courtice, ON L1E 2B5

PREPARED BY:

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Cover Image: Joel Gerber Architect.

BARRETTE-CHENG

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EXECUTIVE SUMMARY

Barrette-Cheng was retained by Summers Development Inc. in 2019 to assess potential heritage impacts arising from a proposed residential/mixed-use development at 385-391 George Street North in downtown Peterborough, Ontario.

The principal objectives of this Heritage Impact Assessment are:

- To prepare an historical summary of development in the area;
- To evaluate impacts to adjacent heritage resources;
- To evaluate the cultural value of the subject property;
- To provide general recommendations respecting the proposed endeavour.

The subject site is considered adjacent, as defined in the Provincial Policy Statement, 2014, to a property designated under Part IV of the Ontario Heritage Act (OHA) at 383 George Street North.

The proposed development is situated in the commercial core of downtown Peterborough between Simcoe Street and Hunter Street on the west side of George Street North. George Street North features a collection of well-maintained commercial buildings dating to the mid-to-late 19th century, ranging in height from two to five storeys, forming a cohesive street wall with variation in height.

The subject site, located towards the end of this stretch of commercial buildings, is comprised of a two-storey Art Deco building dating to the mid-1950's and commissioned by the *Metropolitan Store company*. The area reflects changing commercial demands as the original commercial centre for Peterborough.

The proposed development application seeks to add a new development to a site that is adjacent to a listed heritage building (Fair/Bierk building), and in proximity to several other buildings that characterize the George Street North corridor.

The proposed development was assessed for potential positive and adverse impacts on the value of cultural heritage resource(s). It was determined that the proposed use and the intensification of the property has a potentially positive impact, while the removal of the existing building at 385-391 George Street North was deemed to have minimal impact after an analysis using the Ontario Regulation 09/6 Criteria for Determining Cultural Heritage Value or Interest. The removal of the existing mural on the north side of 383 George Street North, as well as the proposed new construction within a streetscape of recognized heritage buildings were identified as potentially adverse impacts to be mitigated.

To avoid impacts to cultural heritage resources, mitigation strategies and alternatives are provided in this report. Mitigation strategies include stepping-back a portion of the proposed development from George Street North to maintain the existing four-storey datum line established by the adjacent heritage building, increasing the fine-grain appearance and physical porosity of the storefront, and reinstating the artist mural on the new north facade of the proposed building. Minor changes to the design of the buildings base, material selection, and fenestration design will further mitigate impacts on scale and the existing low-rise context on the site.

Overall, the development will appropriately conserve the heritage attributes of the adjacent buildings, while permitting intensification in accordance with municipal and provincial policies.

This HIA has been prepared in accordance with HIA Terms of Reference as required by the City of Peterborough and evaluates the impact of the proposed development on existing heritage resources.

n.b -A memorandum has been included under a separate cover to address comments by Heritage Staff issued on June 15, 2020.

INTRODUCTION

1.1 Property Description

The property is located at 385-391 George Street North, in the block bounded by Hunter and Simcoe Streets, on the west side of George Street North. The development site contains a two-storey brick building which is not formally recognized as a heritage property. Adjacent heritage properties reviewed in this report include the Fair/Bierk building, designated under By-law 04-024. The subject site is located immediately to the north of the Designated building, identified in the map to the right.

Proposed Development Statistics:

Storeys: 5 (plus mechanical)
Use: Mixed-use residential

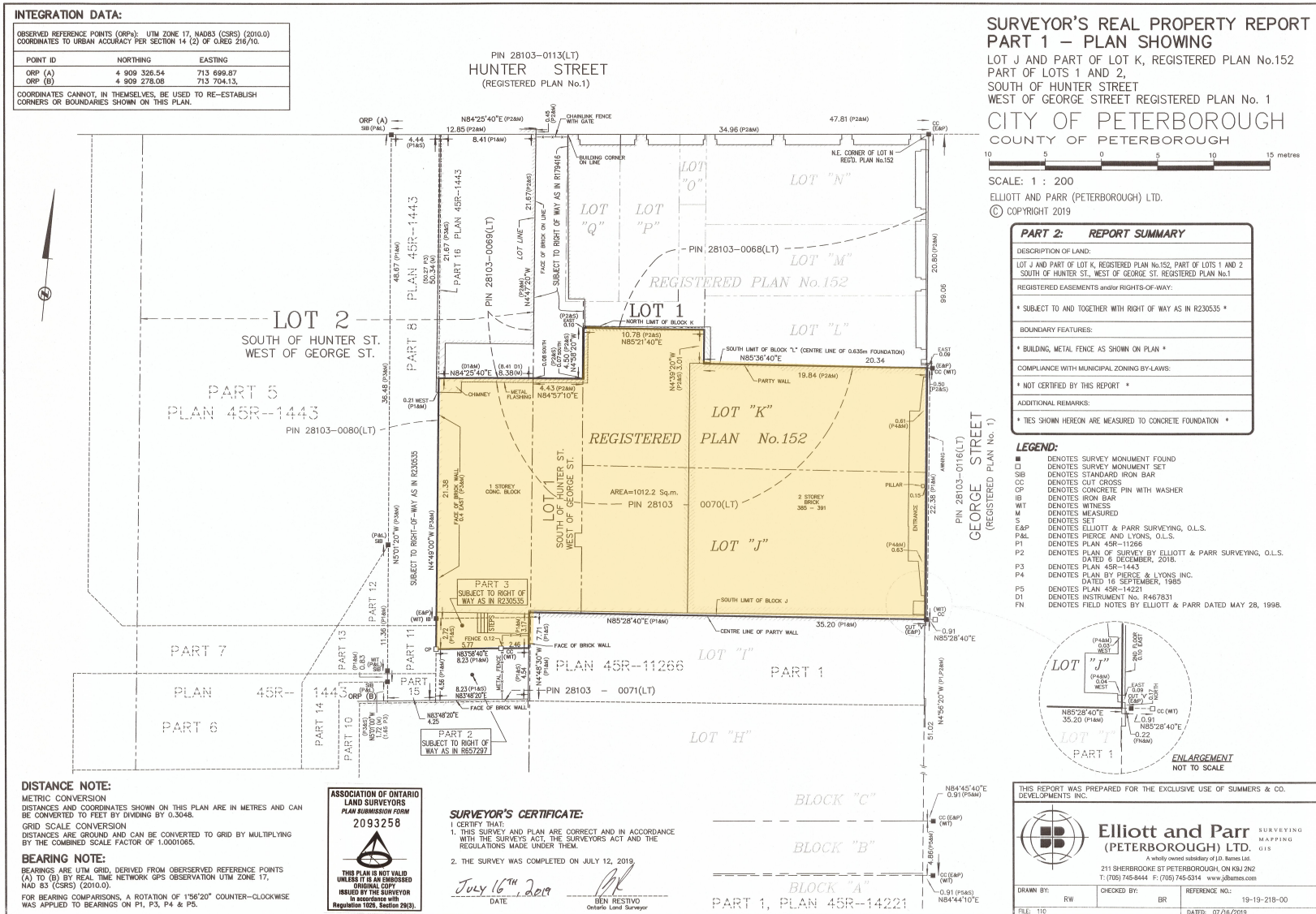
1.2 Present Owner and Contact Information

Owner: **Summers Developments**
57 Glenabbey Dr.
Courtice, ON L1E 2B5

Architects: **Joel Gerber**
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1.3 Location Plan



2. CURRENT SITE AND CONTEXT



Hunter Street and George Street North. Looking southeast towards the 'Bank of Toronto Building' at 396 George Street North.



Looking east on Hunter Street from George Street North. The 'Bank of Toronto Building' at 396 George Street North, is located to the south across from the 'Uptown Building' at 402 George Street North.

Appendix A



Looking south-east towards George Street North towards the 'Bank of Toronto Building' with the tower at Market Hall visible in the distance.



Looking south on George Street North. The subject development site is located on the west side of the street.

Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020



Looking south along George Street North at the clearly defined street wall on the east side of the street, extending from Hunter Street to Simcoe Street.



Looking north along George Street North (east side) towards the intersection of Hunter Street with the the 'Bank of Toronto Building' and the 'Uptown Building' defining the eastern side of the intersection,

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Looking north towards the four-storey 'Fair/Bierk' building, adjacent to the former 'Metropolitan Stores' building (subject site), to the north.



Looking south towards the four-storey 'Fair/Bierk' building directly adjacent to the former 'Metropolitan Stores' building (subject site), to the north.

Appendix A



Looking to the south-west corner of the Hunter Street and George Street North intersection. The two-storey 'CIBC building' is located to the north of the subject site at 383 George Street North.



Looking north-east from Hunter Street along George Street North.

3. BACKGROUND - HISTORICAL AND CONTEXTUAL

3.1 Pre-settlement and early European settlement:

For the purposes of this report, our historical analysis will begin with a recognition of the influence of natural features that encouraged early settlement by the Five Nations Iroquois, Algonquins and the Anishinaabe Mississauga nearly 11,000 years prior to European contact. Before its settlement, the area was comprised largely of maple, oak, basswood and pine forest.

This forested area was situated on a 900 square kilometre drumlin field. These are long, low-lying hills, spanning several hundred meters wide of sand, gravel and glacial till, formed during the Wisconsin Glacial age which ended in 9,600 B.C.E. The town of Peterborough was settled between seven of these unique formations off the shore of the Otonabee River in the Trent-Severn Waterway.

The abundance of forested area between Chemong Lake to the north, and Rice Lake to the south, helped with agricultural activity and took advantage of the better-drained soil from the elevated drumlins. Early travel throughout the Peterborough area was traditionally via the series of lakes rivers waterfalls and Portage Lakes of the Trent Severn waterway. The route was originally used by First Nations people traveling by canoe for trade hunting and fishing. Evidence of their presence in the area can be found at the 2000-year-old burial mounds that are situated on a drumlin overlooking Rice Lake.

By way of the Royal Proclamation of 1763, former lands of New France were converted into large areas over which First Nations occupants held title. The Proclamation ensured the protection of traditional hunting and fishing grounds. Following the War of 1812, the British no longer required military support from the First Nations, and as immigration increased, the government began to expand further into First Nations territory.

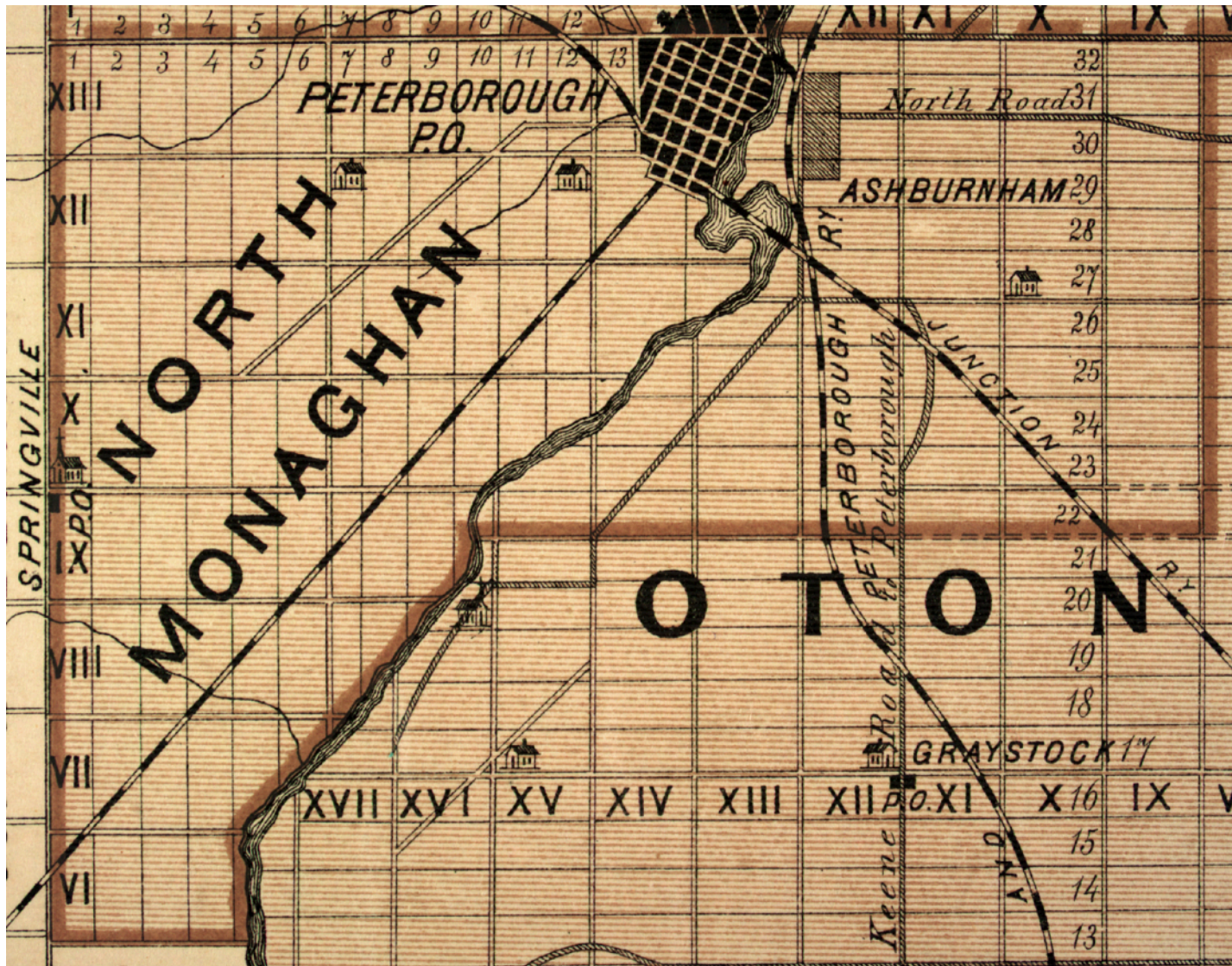
Rice Lake Purchase (Treaty 20) signed November 5, 1818, included parts of what would become Peterborough and Victoria Counties. In exchange for an annual payment of 740 pounds, the Mississauga First Nation surrendered 1,951,000 acres of land including Peterborough and Victoria Counties - two small parts of Northumberland, the north half of Durham, the northern tip of Ontario County. During the treaty negotiations there was a verbal agreement that the First Nations would retain possession of the island and waterways. This, however, was not written into the treaty and was largely ignored by the new settlers.

In 1825, Peterborough was founded as a frontier settlement following the arrival of Irish settlers led by Peter Robinson, a commissioner of crown lands and member of the Upper Canadian Assembly. Largely in response to a financial depression in the Republic of Ireland around 1882, the British Government developed a coinciding relocation scheme to administer new settlements in Upper Canada and distribute an influx of Irish citizens.



A sketch of the "Village of Peterborough, in Upper Canada", published 1830...("Forty Etchings, from Sketches made with the Camera Lucida, in North America, in 1827 and 1828" / by Captain Basil Hall, R.N. Fourth edition. Cadell & Co. Edinburgh, 1830.)

Appendix A



1880 Map of Peterborough County. McGill University Canadian County Atlas Digital Project

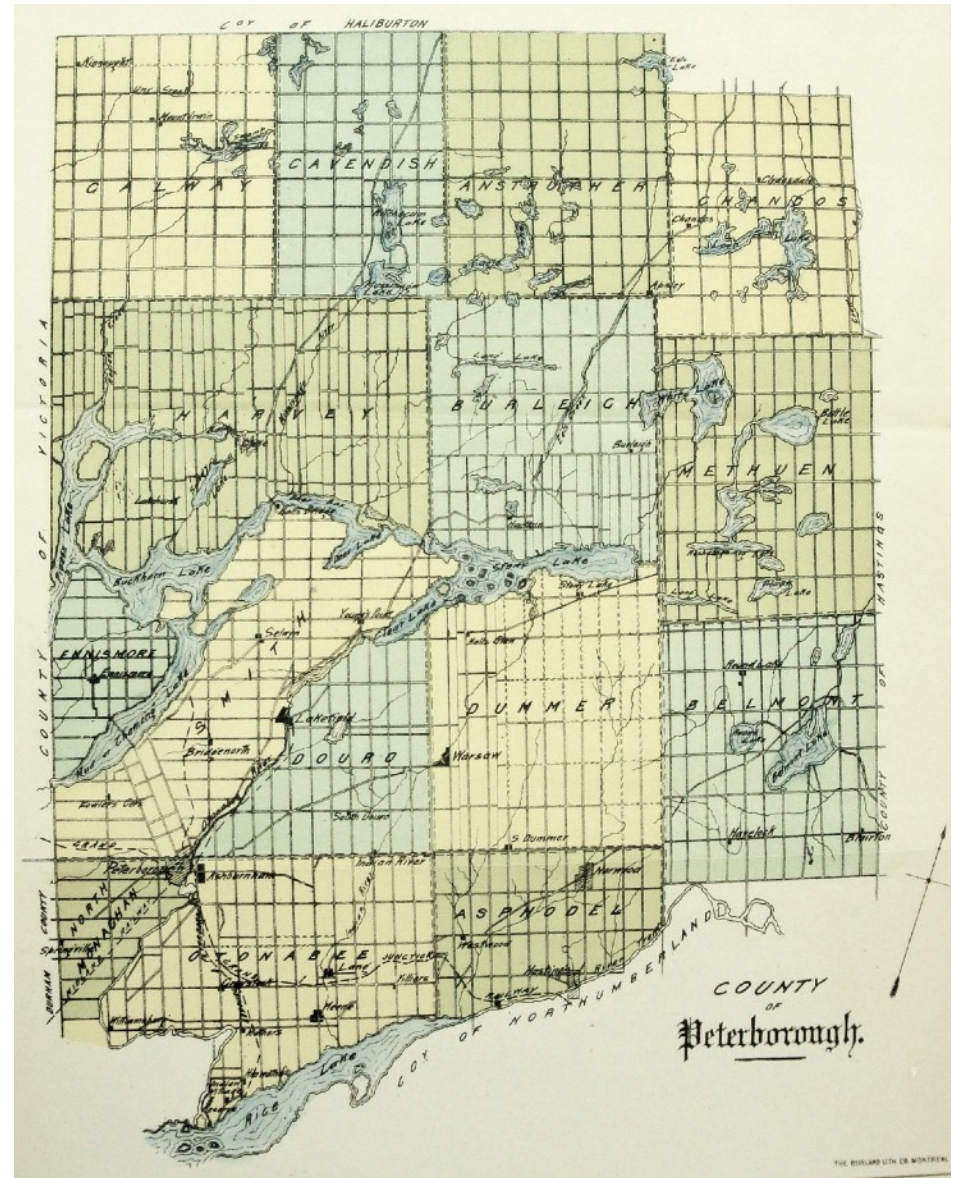
3.2 First wave of immigration:

The first waves of immigration occurred between 1823 (with 568), and 1825 (with 2,024). Each family was given free passage and 70 acres of land, with the option to purchase an additional 30 acres. Upon arrival, basic provisions and housing were given, along with rudimentary equipment, such as an axe, a handsaw, three rakes, and so on, as well as a cow and enough Indian corn and seed potatoes to last the winter and plant in the spring.

Originally dubbed 'Scott's Mills', after the first and most prominent settler, Adam Scott. Adam Scott's mill was the centre of trade for the few settlers of Monaghan, Smith and Douro - who would bring grain from settlements on Clear and Stoney Lakes. Ultimately, it was suggested that the town be named after Peter Robinson.

By 1831 the town contained five stores, as well as two grist mills (one owned by Adam Scott), two distilleries, one brewery, one tannery, four churches and one school with a population of around 800 or 900.

The Bank of Montreal was the first to operate in 1843, and by 1850 Peterborough was officially recognized as a town. By 1861 the town population was 3,841, with thirty-seven saw mills, twelve grist mills, two oatmeal mills, four carding mills and wollen factories, five foundries, eight tanneries, three breweries, six carriage and wagon factories, one chair factory, two chandlers, one pottery and two axe factories. Of the 1,939 people employed, 1,637 of them were part of the lumber industry.



1853 Map of Peterborough County. McGill University Canadian County Atlas Digital Project

3.2 Early Industry:

The use of the waterway gradually shifted to more recreational purposes as the transportation of goods shifted to railways and roads. The streets within the town of Peterborough were laid out in 1825 by surveyor Richard Birdsall and developed further over the coming years. Several decades of expansion coincided with construction of the first Peterborough Water Works, the introduction of electricity, the completion of the Grand Junction Railroad in 1880, and the Ontario-Quebec railway.

Peterborough was incorporated as a city in 1905, and it remained a relatively small urban community dependent on forestry and lumber, with gradually expanding industrial and manufacturing operations. Its population more than doubled, from 9,717 (1891), to 20,994 (1921) and 38,272 by 1951 (Seventh Census of Canada 1931, 2:158; Ninth Census of Canada 1951, 1:35/5).

In 1921 the population of urban dwellers was comprised nearly 50 percent of the urban residents were of English origin, followed by Irish at thirty-percent, and Scots at fifteen-percent. The remaining five-percent consisted of French, Italians, Dutch, Germans, Jewish, First Nations, and Asians (Jones and Dyer 1987, 35).



Appendix A



Bird's Eye View Map of the Town of Peterborough, 1985. Subject site noted by red arrow. (Peterborough Museum and Archives.)

3.3 Industrialization and development:

Some of the first buildings in Peterborough were located around Charlotte and Water Streets in 1825, with several wood structures built to house a chapel, a residence for Peter Robinson, and also stores for immigrants. One of the earliest buildings would be associated with St. John's Anglican church built in 1835, alongside the courthouse and jail built in 1841. Flour mills were also major businesses in the 1800s in the early part of the 1900s.

Peterborough and Lakefield were centres of a thriving manufacturing industry of canoes on account of the general proximity to lakes and rivers. The industry evolved from a cottage industry, first of wood, and later cedar canvas canoes. Eventually, two large facilities were constructed to mass-produce canoes throughout the North American market.

Housed within three buildings located south of the downtown core, the Canadian General Electric Company was founded by Thomas Edison in 1892 to produce light bulbs, street cars, large hydroelectric generators, electrical road drills, mining machinery with over 100 employees.



Map of the Town of Peterborough and Village of Asburnham (1878)

Appendix A



Department of Railways & Canals, Canada. Map of the Trent Canal (1919)

3.4 Early Transportation:

Transit began with a streetcar-oriented service with the Peterborough and Ashburnham Street Railway Company, established in 1893 and operated until 1898. This line ran along tracks on Charlotte and George Street. This was followed by the Peterborough Radial Railway Company, which operated from 1902 until 1927, at which point the streetcar era in Peterborough had come to an end.

Following the closure of the Peterborough Radial Railway Company, Cooney and Joplin was briefly the only transit company in the city. Later during 1927, Border Transit Limited initiated service and operated through until 1978 at which point the present day Peterborough Transit began operations,

Regional routes included the the Coburg and Peterborough railway line which opened between the two towns in 1854. There were numerous problems with the route due to the trestle bridge over Rice Lake which became damaged during winter ice storms. Following this, the Midland Railway operated from 1869 to 1881 from Port Hope to Georgian Bay.

Railways continued to serve Peterborough until the mid century when the last CN train from Toronto to Peterborough to Belleville ended in 1958 and the Midland route ended in 1962 following a 105 year run. The CPR ended its passenger service to Peterborough in 1964.

Appendix A

3.5 George Street:

During Peter Robinson's time, Thomas Poole, a nineteenth century writer, reflected that the only passable roads were those of "George Street, Hunter Street East and Sherbrook Street West". The subject site at George Street North and Hunter was seen as "low and wet", was offered to Robert Reid of Douro, as a gift, but declined, from its being regarded at the time as worthless.

In 1826 the site was purchased for a fanning mill by Mr. Thomas Harper, who subsequently lived on it. The west side of George Street North, between Simcoe and Hunter Streets was described as the chief business area. During this time, the subject site was only occupied by two detached houses "one on the south, where Mr. Sanford kept a store, and one to the north, where Mr. Bailey kept a tavern.. [the] ground on which Mrs. Dixon's block of three-story brick buildings now stands (379 George Street North), with the exception of the small part occupied by the store and a small dwelling house adjoining, was then used for a garden."

As one of the primary commercial streets in the city, George Street's character was established from an early period. It would be the first street to have a sidewalk in 1847 - extending from "Albert house" to Mr. Cluxton's store." In 1851, it was one of the first streets to have a public sewer, which would be located "a distance of one chain north of Hunter street, southward to King Street, along or rather beneath which it escapes to the Otonabee river."

During 1861, George Street North experienced numerous fires. The most extensive of which was known as the 'Harper block fire'. This comprised the area bounded by George, Simcoe, Water and Hunter Streets, to east of the subject site. Before the fire, this corner was home to several hotels, mostly on the second floor. After the fire, the well-known 'Caisse Hotel' moved to a building on the west side of George Street, adjacent the Cluxton Store.

Overall, twenty-nine businesses were destroyed, which were mostly of wood-frame construction. This provided an opportunity to rebuild insured properties using new materials, building codes, and technologies.



Looking north from Simcoe Street with an already well defined and consistent brick street-wall characterized mostly by three-storey buildings. (Trent Valley Archives, Electric City Collection)



George and Hunter, southeast corner, 1916 (Trent Valley Archives, Martha Kidd fonds.)

3.6 Architecture of George Street North:

Beyond its purpose as an important infrastructure conduit, George Street North was distinctive in terms of form, scale, and style from an early period in time. Fullers directory for 1865-1866 commented on the “handsome stores have been erected on George... and the rapidity with which these have found tenants, is a sure indication of the healthy state of the commercial affairs of the town.” This period was characterized by great optimism in the progress of Peterborough.

3.7 John Belcher:

Between 1870 to 1910, architect and engineer John Belcher was attributed with influencing much of Peterborough’s built-appearance, particularly along George Street. His clients included many prominent businessmen such as George A. Cox, George Morrow, James Stevenson, Thomas Bradburn, and William Cluxton. Most notably, the Cluxton Building (demolished), the Morrow Building and Market Hall (both surviving) - were built almost exclusively in Second Empire style and considered the most defining local buildings of the late 19th century. Each building defined prominent intersections along George Street North.

The west side of George Street North between Simcoe and Hunter Streets has been dubbed “Department Store Row”, flanked on one end by Fairweather's and Turnbull's, and on the other end by the former Cluxton Building at Hunter Street (current-day CIBC building). Numerous alterations, and reconstructions have defined the west side of this main street row.



Looking north from Belcher's Market Hall. (Peterborough Museum and Archives.)

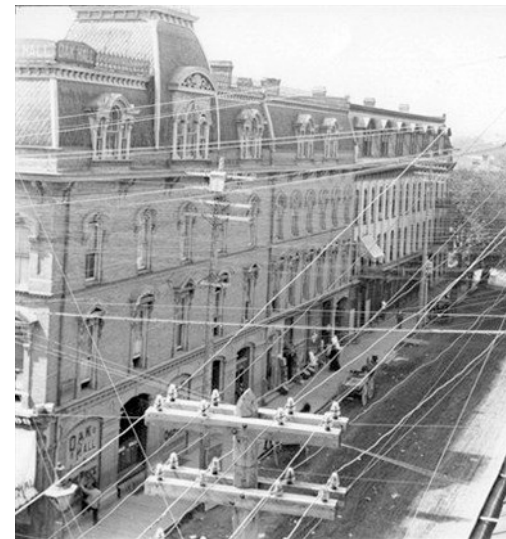


George Street, looking south from Hunter Street c. 1875. Note the three-storey Cressman Building and an earlier two-storey structure to the north at the site of the future Cluxton Building. (Peterborough Museum and Archives.)

3.8 Cluxton Building:

In 1881, William Cluxton had a building at the South West corner of George Street North and Hunter Street built in this style. He used Buffalo as a model for his building, suggesting that Peterborough, likely on account of being a canal town, more closely resembled an American town “than perhaps any other town in Canada.” Another reason may have been the Robert Fair department store just to the south, which was constructed by celebrated Buffalo architect John H. Selkirk. At the time, which preceded the elevator, construction materials limited the height of buildings in the area to three and four storeys.

To the north, The Cluxton Building featured considerable ornamentation, with a mansard roof with metal cresting extending above the roofline of the adjacent four-storey buildings on the street. After surviving numerous fires in the area, the building was demolished by the Canadian Imperial Bank of Commerce in the early 1970s.



George Cluxtons second-empire Bock of stores on George Street North, south of Hunter Street (Trent Valley Archives.)

3.9 Fair Building:

A review by Thomas Poole described Robert Fair's department store as a four-storey white brick building "supported on chaste iron pillars and stretchers." The sashes were painted dark brown, and the "lights" (window panes) were quite large. The cornice was built of wood covered in zinc. These were then made "fire-proof" by sanding and providing support with "neatly covered dentals."

Further, "The sashes of the shop windows are of cast iron, of very light structure, and the glass is to be of the finest British plate." the windows were slightly arched on the second and third floors, and rounded on the fourth floor.

Robert Fair, originally from Millbrook, Ontario, established his department store in Peterborough with his partner W. Van Every of Port Hope. Enticed by the developments in railways around Peterborough, they bought the business of Thomas Bradburn who was redefining his career. From the outset the firm specialized in high quality dry goods. Robert Fair became the sole proprietor in 1886.

Architectural and contextual description:

(as described in Heritage Designation Report: Reasons for Designation - City of Peterborough, November 14, 2003)

This George Street [North] commercial block, was built by James Stevenson and Thomas Bradburn, in 1860 by John Harley Selkirk, a noted architect from Buffalo, New York. It was one of the first brick buildings on George Street. The Bradburn-Stevenson building was completed after the devastating fire of 1860, which destroyed a good portion of the original downtown core. Mr. Bradburn operated a general store in the north half of the building (now 383 George Street North). Mr. Stevenson managed a hardware store in the south half, (now part of 381 George Street). The other section of 381 George Street North was originally part of Mrs Joseph Dixon's building. The pillars running down the middle of front facade of the structure marks the original wall separating 379 and 381 George Street. Following Mr. Bradburn's

retirement from business in the early 1890's, Robert Fair operated a dry goods store for more than 40 years.

Above the main entrance of the Fair Company store was a familiar sign of the Golden Lion (seen in several archival images). In the early 1960s through the 1970s it was the location of the Thomas Bata Shoe store. Later it was the Singer Sewing Machine Company outlet.

383 George Street [North] remained in the Bradburn family until 1998 when it was sold to Canadian artist, Mr. David Bierk(1944-2002) as his studio and the Bierkart gallery. David Bierk was born in Appleton, Minnesota, 1944. He studied at the California College of Arts and Crafts in Oakland, California, and the Humboldt State University in Arcata, California, where he completing his Bachelor of Arts and Master of Arts. In his early work, he followed the West Coast Pop and Photo Realism School of Art. In 1972, Bierk moved to Canada, settling in Peterborough, Ontario. He was the founder and former director of Artspace, a multi-disciplinary, artist-run centre for contemporary art in Peterborough.



Looking southwest along George Street, with the Fair building noted at centre with Bradburn's store to the south and Cressman's to the north. (Trent Valley Archives)

3.10 Cressman Building:

Between the Cluxton building to the south, and Robert Fair's department store to the south, Cressman's department store was located on what is now the subject development site. Alva Whiting Cressman (1860-1934) who arrived from Norwich in Oxford County England, and started a department store in a four-storey, ten-bay building with a flat roof, extensive glazing, and recessed entrances at the ground level.

Cressman's was a dry-goods emporium specializing in ladies fashion and dress wear, with gloves and hosiery imported from France, linens from Ireland, hats from New York City, and coats from Germany, New York and elsewhere in Canada.

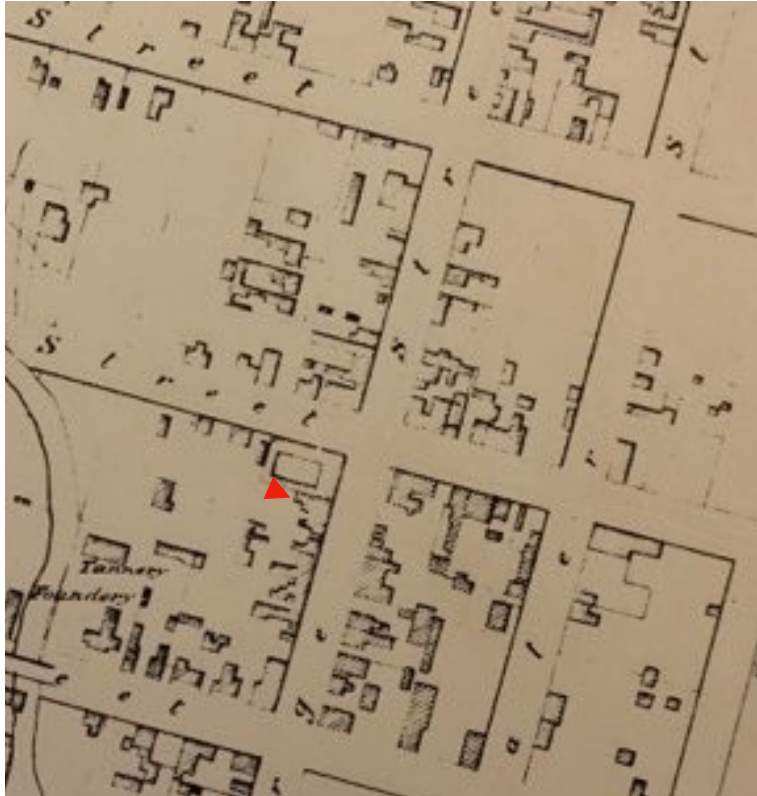
The subject site is at the location of two serious fires, first in 1903 causing extensive damage to Cressman's store, which was owned by the Toronto Loan and Savings Co. at the time. The adjacent Robert Fair Department store to the south was damaged to a lesser extent. No damage was recorded at the adjacent Cluxton Building to the north.

Sometime between 1927 and 1929, and well after repairs from the 1903 fire, Eaton's began operating from the same building under the TECO brand. They occupied the building until a larger store on the south-west corner of Charlotte and George Street North in 1932, shifting the commercial focus from this part of George further south.

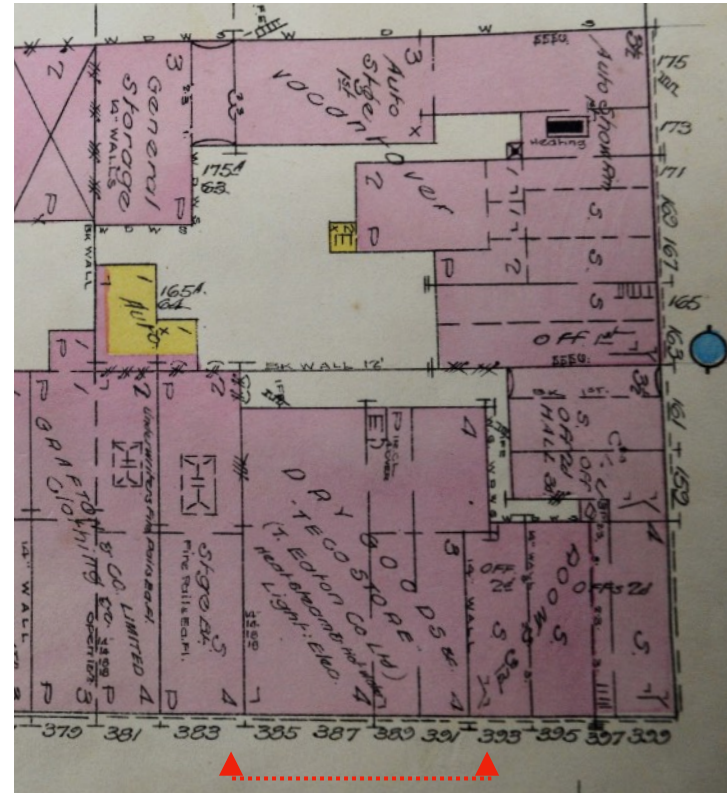
Around this time, the Cressman's building at 385-389 George Street North was acquired by the Zacks family who were associated with fashion goods in the city since the 1920's. Along with Agnew-Surpass shoe store as the main tenant, Tip Top Tailor, and Fred Pulvers were also located in the department store.



Cressmans, draped with ribbon for the 1927 coronation, features continuous glazing at the storefront level. Between the 1930s and 1950s it is divided into smaller mercantile storefronts. (Trent Valley Archives.)



Sandford Fleming's map of Peterborough, showing an earlier wood-frame building on the subject site. 1846



The subject site showing the extent of the buildings constructed for Cressmans (later Zack's and TECO) Peterborough Fire Insurance Atlas, 1929. (Trent Valley Archives)

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In May 1951, a second fire following the 1903 blaze destroyed the four-storey Zack's Building entirely (formerly Cressman's.)

Structural damage led to the collapse of the building, killing four firefighters who were inside the building at the time. Estimated at \$500,000, the damage was extensive, gutting the Zack's building and causing water damage to both Robert Fair's Department store to the south and Cluxton's to the north.



Aerial view of the Zack's fire in 1951 (Taken by Henry Nokes and taken from 'Fighting Fires in Peterborough', Elwood H. Jones.)



Considerable fire damage is visible to the Zack's building and the northernmost bays of the Fairs building. (Peterborough Museum and Archives.)



Zack's building (left), showing considerable fire damage and cornice removed. The Cluxton building (right) bearing considerably less damage to the mansard roof above. (Peterborough Museum and Archives.)

3.11 Metropolitan Stores building: Present day 385-380 George Street

In 1955, four years following the Zack's fire, a two-storey Art Deco building was constructed on the same site for Metropolitan Stores. The building stands today and features restrained ornamentation, with eight-window bays surrounded on each side by stone coping. The glazed storefront is recessed with commercial entrance to the south, spanning the entire length of the George Street North frontage.

The storefront is supported by a single stainless steel-clad column. By comparison to adjacent mercantile storefronts from the early Victorian era, the steel framing and brick masonry construction allowed for a more generous commercial space.

The Metropolitan Stores chain was founded in 1920, gradually becoming one of the largest variety chain stores with 180 stores across Canada. The flagship store opened in 1949 on Rideau Street, in Ottawa, operating consistently until 1982. Following the development of the Rideau Centre shopping complex, which bookended the Metropolitan Building, it was eventually absorbed into the development and subdivided into smaller commercial units.

The low height of the Peterborough Metropolitan Store building established a precedent that was followed by a new development to the north on George Street North. Following the demolition of the Cluxton Building in the early 1970's, the CIBC bank branch was built to compliment the two-storey height of the Metropolitan building. From 1955 to the present, the built form on the southwest corner of Hunter and George Streets has been the lowest in the past 150 years.

Around the same time that the CIBC building was constructed, Metropolitan Stores left Peterborough, ultimately to become defunct in 1997. From this time on, the building was occupied by Top Drug, followed by Shoppers Drug Mart until around 2005, and for the last decade of its use by discount stores until its most recent state of vacant disrepair for the last half decade.



George Street North looking southwest towards the Metropolitan Stores Building in the late 1950s. (Hugh Jones collection, Trent Valley Archives.)



George Street North looking southwest towards the Metropolitan Stores Building in the late 1950s. (Peterborough Museum and Archives.)

Appendix A



The Metropolitan Store on Rideau Street in the early 1950s. Although built six years prior to the Peterborough location, it is likely that an in-house architect would have designed this (City of Ottawa Archives CA 023142-W)



385-391 George Street North. The stone coping at the roof and the sign have been removed. The only original storefront elements remaining is the single chrome column. The art deco appearance is better represented by numerous examples throughout the city, for example 180 Charlotte Street. (Google, 2011)

4. HERITAGE STATUS

The subject development site is not a listed or designated heritage site, or within the boundaries of a current or proposed Heritage Conservation District.

Nevertheless, the existing buildings on the site were assessed using the Criteria For Determining Cultural Heritage Value or Interest, Ontario Reg. 9/06 made under the Ontario Heritage Act (see Section 6)

The adjacent building Fair/Bierk Building to the south (383 George Street North) was designated under Part IV, Section 29 of the Ontario Heritage Act on February 16, 2004 by By-law 04-24.

Overall, the four-storey building forms a part of the continuous street wall that that is historically layered, with a history spanning over a century of commercial enterprises, of which many original building still remain.

The heritage attributes of the property at 383 George Street North Street are:

Being Lot 1, PT LOTS 1 & 2 W George S Hunter RP 45R11266 PARTS 1&2 AM412

REASON FOR DESIGNATION

The Bierk building is a good example of mid-Victorian commercial architecture. The building holds a prominent place in the core of downtown Peterborough and is noted for its elongated windows with segmental tops on the second and third storeys and round topped windows on the fourth storey, all set in recessed brick panels. Also of note are iron pilasters flanking the ground floor façade. 383 George Street [North] was originally the Bradburn drygoods store, built by Thomas Bradburn and James Stevenson in 1860. The design for the

building is credited to Buffalo, New York architect, John Harley Selkirk (1808-1878) and was rendered in the "Buffalo Style". From the 1890s to the 1950s the building was the location of the Robert Fair and Company store, noted for the golden lion sculpture over the main entrance. Later it was the Bata Shoe outlet.



383 George Street North - the subject development is located to the right in the above image (City of Peterborough, c.2003)

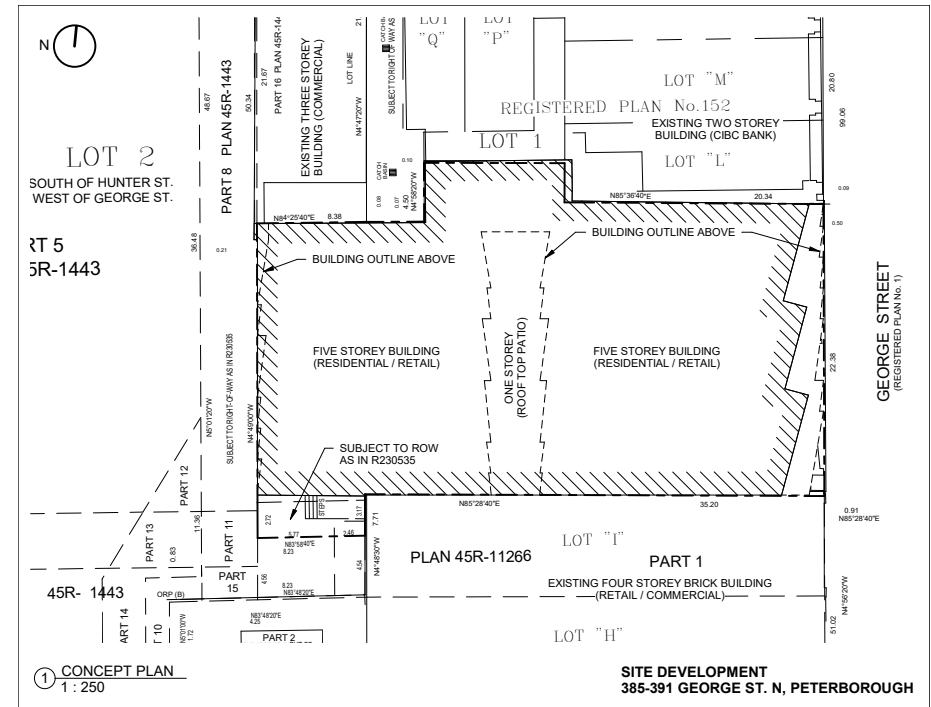
5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

A mixed-use mid-rise development is proposed to be located next to the Fair/Bierk building at 383 George Street North, at 385-391 George Street North. The proposed development seeks to replace the existing building located at 385-391 George Street North and described as the Metropolitan building in Section 4 of this report.

The proposed development will occupy an approximately 9,000m² footprint on the subject lands, and is five stories tall, at 17m above grade. A 1,204m² rooftop access structure above the fifth floor is proposed, terminating at 20.9m above grade. The general massing of the proposed development comprises of two four-storey towers in the east-west direction, sitting atop a ground-floor podium. Commercial retail use is proposed for the basement and ground floors, and a total of fifty-two residential units are proposed for the second, third, fourth, and fifth floors. The rooftop of the east tower is proposed for commercial use, while west tower is proposed to have an arrangement of solar panels atop.

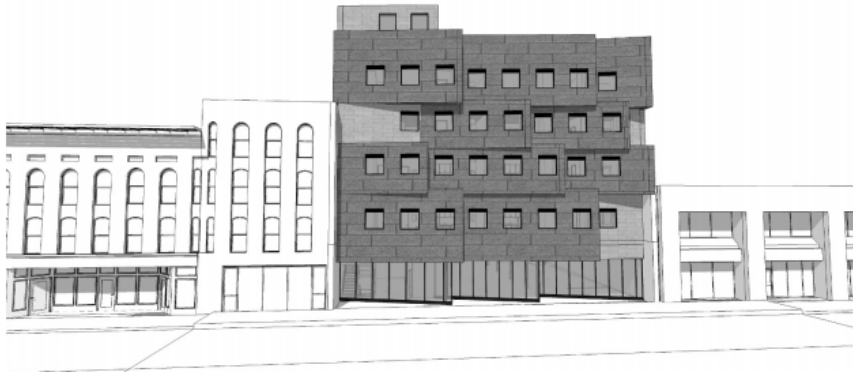
The east (front) facade features a glazed storefront system which extends across the ground floor frontage, with two separate ground-floor entrances, one for retail and one for residential. Proposed fenestration of the building includes thirty-one rectangular windows on the east facade and twenty-seven on the west (rear) facade. The upper courtyard has between fifteen to sixteen windows per floor, depending on the floor. There are no proposed windows on the north or south facades.

The proposed cladding above the ground floor consists of composite aluminum panels in varying shades of grey with select, smaller areas of precast concrete panels.

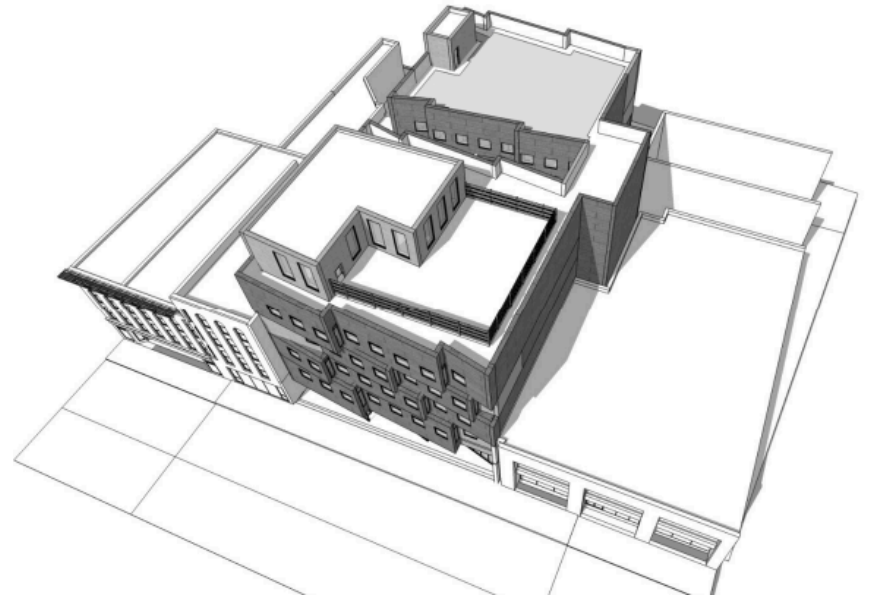


Roof Plan of proposed development (Joel Gerber Architect)

Appendix A



*East (front) elevation of proposed development along George Street North
(Joel Gerber Architect)*



Aerial view of proposed development (Joel Gerber Architect)

6. IMPACT OF THE PROPOSED DEVELOPMENT

In this section, the proposed development is assessed in how it may adversely or positively impact any cultural heritage resource(s). These potential impacts include:

- The proposed use;
- The removal of 385-391 George Street North;
- The new construction within the George Street North streetscape.



Aerial view of proposed development (Joel Gerber Architect)

6.1 Potential Impact 1:

Proposed Use

The proposed development intends to maintain the existing use as commercial retail space at the ground floor, with front door access to George Street North. Having a commercial retailer occupy the ground represents a continuous use on the property since the early 1800s. The continuation of this use will have a positive impact on the streetscape.

For the upper storeys, the proposed development will introduce fifty-two residential units which will intensify the neighbourhood. This intensification is in line with *The City of Peterborough Official Plan*, which is subject to the *Provincial Growth Plan for the Greater Golden Horseshoe*, and states:

[The Plan] prescribes policies to promote the creation of complete communities, support the vitality of the downtown and the economy, curb urban sprawl, and protect the natural heritage system. This is addressed partly through the achievement of intensification and density targets for key growth areas of the City, namely the: Urban Growth Centre (i.e., Downtown Core), Built-up Area, and Designated Greenfield Areas.

As such, the increase in residential units in Peterborough's downtown core will have a desirable impact.

Assessment: positive impact.

6.2 Potential Impact 2:

The removal of the existing building at 385-391 George Street North

The current design of the proposed development seeks to replace the existing building located at 385-391 George Street North property. That this property is not formally designated as a heritage property does not preclude its heritage significance. In order to determine if the demolition of any, or part of any heritage attributes or features is proposed, the existing property and its building are evaluated according to *The Ontario Heritage Act, Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*, which states that:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. *The property has design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

3. *The property has contextual value because it,*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark*

Based on the analysis of the property and its associated existing building at 385-391 George Street North, it can be concluded that the removal of the building itself will not remove any significant heritage attributes or features. However, the property is linked with two significant historic fires, and these events should be recognized in some tangible way. In addition, due to the property's adjacency to numerous formally-recognized heritage properties, a careful mitigation strategy will be required, and recommendations are made in Section 7.

Assessment: No impact



The existing two-storey, buff-brick building at 385-391 George Street. (Barrette-Cheng)

Analysis Matrix for 385-391 George Street North based on Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest

| CRITERIA | ANALYSIS |
|---|--|
| <i>is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i> | The property is an example of utilitarian Art Deco. Having been built in 1955, the building is not an early example of the Art Deco as the style is generally considered to have been popular between the 1920s through the 1950s in Ontario (Source: Fram, Mark, Well-Preserved p. 31, 2003). Finer representations of Art Deco in the immediate area exist, including The Peterborough Inn and Suites (Formerly Barrie's Furs) at 310-314 George Street North, The Stanley Building at 174 Charlotte Street, the two-story buff brick storefront at 180 Charlotte Street, the The Zellers-Turnbull Building at 361-365 George Street North, and Belleghem's Furniture Works (1872-1922) at 188-190 Hunter Street West. |
| <i>displays a high degree of craftsmanship or artistic merit</i> | Some of the property's materials such as the stainless-steel-clad exterior column, buff brick, steel frame rear windows and the terrazzo entrance floor of the stairwell leading from George Street North to the second floor (approximately 1m x 1m) are representative of the period, however they are not particularly unique or rare. |
| <i>demonstrates a high degree of technical or scientific achievement.</i> | Based on the visual inspection of the exploratory openings observed on site, the construction method did not appear to demonstrate a high degree of technical or scientific achievement. |
| <i>has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i> | As described in Section 3.8 the property is the site of two fires, one in 1903, which destroyed the earlier four-storey building, and the other in 1951, which destroyed another four-storey building. The current building located on the property was constructed after the 1951 fire, and does not itself represent a direct theme, event, belief, person, activity, organization or institution that is significant to a community. |
| <i>yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i> | The property is located in what was an early European settlement area dating back to 1820s. In addition, early settlement by the Five Nations Iroquois, Algonquins and the Anishinaabe Mississauga occurred in the property's area nearly 11,000 years preceding European contact. As such, the land which is bounded by the property has the potential to yield information that contributes to an understanding of a community or culture. However, the existing building itself, does not appear to have a critical potential to contribute to an understanding of a community or culture. |
| <i>demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i> | The research conducted for this report did not indicate that the property's building was the work of or ideas of an architect, artist, builder, designer or theorist who is significant to a community. |
| <i>is important in defining, maintaining or supporting the character of an area,</i> | The property is located among a streetscape of formally-recognized heritage properties, including the directly-adjacent Fair/Bierk Building at 383 George Street. The property location is important in supporting the distinct character of George Street North, however the building itself is not necessarily critical to defining the character of the George Street North streetscape. |
| <i>is physically, functionally, visually or historically linked to its surroundings, or</i> | The modest height, the zero-lot setbacks, the regular and repetitive window pattern, and the building materials of brick links the building physically to its surroundings. Functionally, commercial retail ground floor use of the property's building links it to the rest of the adjacent George Street North, which as a commercial main street since the 1820s |
| <i>is a landmark</i> | The research conducted for this report did not indicate this building is a landmark. |

6.3 Potential Impact 3:

New Construction along George Street North Streetscape

The current Ontario Provincial Policy defines a cultural heritage landscape as:

...a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Although the proposed development is not located in a formally-recognized Heritage Conservation District, it is however, located on a mainstreet lined with individual properties that are designated under *Part IV* of the *Ontario Heritage Act* and/or listed as Designated Properties by the City of Peterborough. It is this collective set of buildings creating a streetscape that can be considered rare and unique within Peterborough, and characterizes the City's downtown core.

These include but are not limited to:

- *The Fair / Bierk Building, 383 George Street (four storeys)*
- *The Morrow Building, 442-448 George Street North (three storeys)*
- *The Pappas Building, 407-409 George Street North (three storeys)*
- *The Henry Newton Building, 432 George Street North (three storeys)*
- *The Bank of Toronto Building, 396-400 George Street North (three storeys)*
- *The Examiner Building, 419 George Street North (three storeys)*

- *The Zellers-Turnbull Building, 361-365 George Street North (three storeys)*
- *The Lech Building, 413 George Street North (three storeys)*
- *The Chambers-Potvin Building, 425-427 George Street North (three storeys)*
- *The James T. Henthorn Building, 406-408 George Street North*
- *Hi-Tops Building, 415 George Street North (three storeys)*
- *Caisse House/Grand Central Hotel, 343-345 George Street North (four and three storeys)*
- *The Cox Building, 362-366 George Street North (three storeys)*
- *368 George Street North (four storeys)*
- *384-388 George Street North (four storeys)*
- *The Morrow Building Addition, 450 George Street North (two storeys)*
- *Market Hall and Clock Tower, 360 George Street North (two storeys plus clock tower)*
- *Long-Hooper Building, 414-416 George Street North (three storeys)*
- *Crystal Building, 410-412 George Street North (three storeys)*
- *Margaret Dixon Building, 374-376 George Street North (three storeys)*
- *Hall and Nicholls Building, 378-380 George Street North (three storeys)*

The primary character-defining attributes that contribute to the cultural heritage landscape of George Street North are categorized as follows, and are examined in greater detail:

- a. Building scale and massing
- b. Commercial retail frontage
- c. Overall visual compatibility
- d. Shadow impact

Appendix A

6.3.1 Potential Impact 3.a: Streetscape scale and massing

The roof cornice line of the existing buildings on George Street North have typically been limited to a maximum of four storeys since the street became a principal commercial artery in the mid-1800s.

The proposed development at 385-391 George Street North is currently designed at five storeys in height, with all storey setbacks aligned vertically to the front property line along George Street North. As such, it is one storey higher than its neighbour, the heritage-designated Fair/Bierk building, to the south. The taller nature does affect the established four-storey-and-lower roofline datum, that has been established as one of the collective character-defining heritage attributes of the designated buildings along George Street North and immediate surrounding area. This arguably impacts the vistas to the sky from within the streetscape. Mitigating this additional height and volume should be considered.

Assessment: Adverse impact to be mitigated.



George Street North vista, looking towards the south. The subject property is located on the right.



George Street North looking towards the north.

6.3.2 Potential Impact 3.b:

Commercial retail frontage

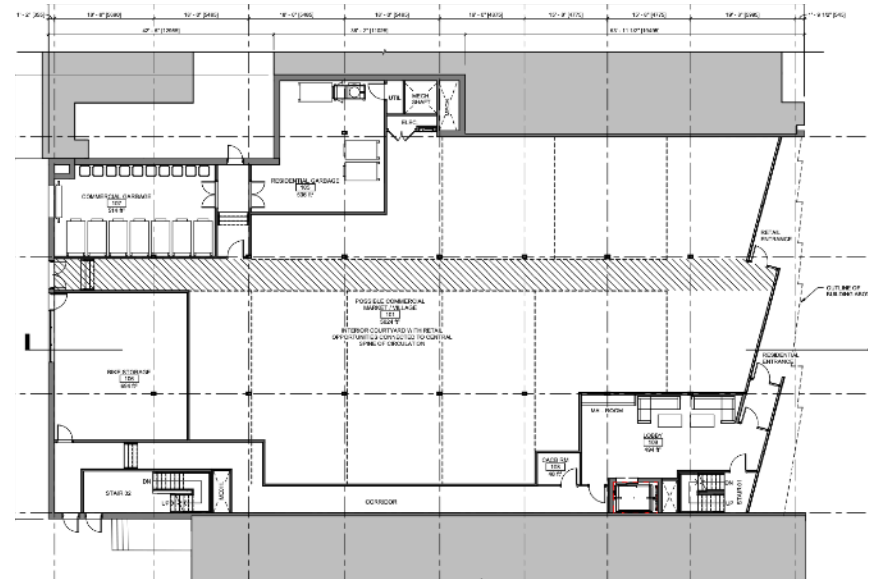
At grade, the majority of the formally-recognized heritage buildings on George Street North between Murray Street and King Street contain commercial storefronts.

Access via the storefront from George Street is typically from one or more single-wide door doors, parallel to the street, and recessed from the rest of the storefront and/or from the upper floors. In some cases, the storefront is divided into smaller sections by columns or pilasters, such as at the Examiner Building (419 George Street North). Many of the larger property frontages are divided into smaller individual shops, such as the The Zellers-Turnbull Building, (361-365 George Street North) and the Pappa's Billiards Building (407-409 George Street North).

Overall, this fine-grained commercial storefront condition between the buildings and the adjacent sidewalk achieves a pedestrian-scale visual rhythm that is a character-defining attribute to mainstreets.

The proposed development at 385-391 George Street North is designed to have a floor-to-ceiling storefront glazing system that extends the entire width of the property frontage. The glazing broken up into three planes oriented at an angle to the mainstreet and are overhung by the floorplate above. The lobby serving the upper residential portion occupies the southernmost third of the ground floor facade, and is accessible via a single-wide door oriented perpendicularly to the mainstreet. The commercial storefront occupies the northernmost two thirds and one single-wide door perpendicular to the mainstreet, and flanked on either side by floor-ceiling storefront glazing. The single-tenant occupancy may have an impact on maintaining the fine-grain, multi-tenant occupancy that characterizes mainstreets.

Assessment: Adverse impact to be mitigated.



Ground floor plan of the proposed development showing proposed storefront.



Examples of properties on George Street North that are divided into multiple storefronts at the ground floor level.

6.3.3 Potential Impact 3.c:

Overall physical and visual compatibility

The proposed development is a contemporary style that is distinguishable from the adjacent formally-recognized heritage properties. While the design avoids negative faux-historicism, there is a risk that contemporary cladding will not be visually compatible with, or will overpower the existing streetscape material palette.

The property of 385-391 George Street North is both wider and taller than what is typically found in the immediate area, and the proposed design should consider strategies to minimize its overall physical and visual presence so as to be subordinate to its neighbours.

Assessment: Adverse impact mitigated.

6.3.4 Potential Impact 3.d:

Shadows

The shadow studies provided by Joel Gerber Architect (Appendix V) did not appear to significantly obscure heritage attributes or change the viability of the associated cultural heritage landscape.

Assessment: No impact.

6.4 Potential Impact 4:

Removal of Artist Mural on the North wall of 383 George Street North

On the north wall of the Fair/Bierk building, occupying the upper two storeys, there is a mural painted on plywood panels by the artists David Bierk and James Lahey. The late David Bierk had previously owned the property until he died in 2002. His paintings are in numerous museum collections, including the National Gallery of Canada and the Art Gallery of Ontario. Lahey is a professional artist living in Toronto. The mural was installed as a collaboration, circa 2000, and has become extremely faded over time.

As the proposed development is five storeys tall, the mural will be removed. The mural has cultural heritage value given that David Bierk is a nationally-recognized artist, as well as a prominent Peterborough resident. In addition, removing the mural potentially alters the vista from within the streetscape.

Assessment: Adverse impact requiring mitigation.

7. ALTERNATIVES AND MITIGATION STRATEGIES

In order to avoid or limit the adverse impact on the heritage value of the cultural heritage resources described in Section 6, mitigations strategies should be considered.

Objectives and Design Guidelines for Alternatives and Mitigation Strategies

As the proposed development is comprised of new construction situated within an existing cultural heritage landscape, the following guiding principles from The Standards and Guidelines for the Conservation of Historic Places are of particular relevance and will inform the mitigation strategies described in this section.

- *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*
- *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*



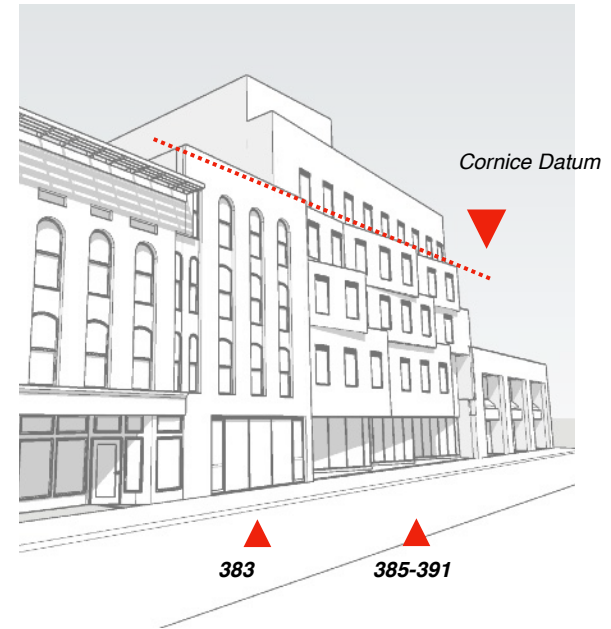
Revised street rendering, Joel Gerber Architect (August 2020)

7.1 Mitigation Strategy 1:

Locate a portion of the height of the development in a manner that respects the existing adjacent heritage property

In order to maintain the character-defining attribute of the four-storey cornice line of the George Street North streetscape, the proposed development has consider stepping back the 5th floor from the front facade of the adjacent Fair/Bierk building. A three metre step-back is a reasonable distance that can be effective in visually-registering the four-storey datum line. This mitigation strategy would also help to preserve some of the pedestrian vista to the sky from within the streetscape.

Renderings of the proposed development (August 2020) from the point-of-view of a pedestrian as viewed from the opposite side of the street indicate that the proposed step-back will reasonably mitigate the larger massing, and provide visual access to the sky.



East elevation of the proposed development showing George Street North cornice datum line. (Joel Gerber Architect, August 2020)

7.2 Mitigation Strategy 2: Reinstate Artist Mural on Proposed North Elevation

The proposed development should consider re-instating the mural from the Fair/Bierk building on its new north elevation. As there is no fenestration on this facade, it would add a point of interest for the pedestrians and maintain the previous vista of the mural. The current mural is in disrepair and extremely faded. Reinstating the mural on the new facade is an opportunity to take the mural back to its original condition and artistic intention.

7.3 Mitigation Strategy 3: Acknowledgment of the 1951 Zack's Fire

The proposed development should consider incorporating an interpretive sign in its design to create awareness of the historically significant fires that occurred at the site, and to acknowledge the firefighters who died fighting them. One of the fires occurred in 1903, which caused extensive damage to the the earlier four-storey Cressman's building and the other in 1951, which led to the collapse of the building Zack's Department Store. The sign should be located so that is accessible and legible to the development's tenants and visitors, as well as the passing pedestrians in the public realm. The design of the sign should consider the temporal attention of its audience.

A successful precedent of an interpretive panel is installed in Confederation Square in the City of Peterborough, and can be used as a reference.



The current condition of the mural (top) and the mural in its original condition (bottom) (credit: Clifford Skarstedt, Peterborough Examiner)

7.4 Mitigation Strategy 4: Cladding Material Selection

Due to being taller and wider than its neighbours on George Street North, the proposed building should explore material cladding options that minimize its monolithic-like, and help it appear subordinate to the adjacent heritage brick facades. A study to this end has been included in Appendix VI.

The proposed development mitigates its size by using multiple different materials, textures, sheens, colours, and/or shades. to help break-down the expanse of the facade. The cladding includes:

1. Light grey precast concrete panel with sandblast and acid-wash finish to resemble limestone panels;
2. Medium grey cementitious fibre panel with resin screen-like detailing, and concealed fasteners that create a running-bond pattern, reminiscent of grand scale coursing material;
3. Dark charcoal grey to be aluminum composite panels, also with concealed fasteners and running-bond pattern, but with a semi-gloss metallic finish with reflective qualities to provide a contrast with the adjacent aforementioned matte and sandblasted materials.

Furthermore, the cladding is allocated such that the fifth floor is clad in a material that is primarily different than the material of the floor below. This contributes to maintaining the appearance of the four-storey cornice datum typical of the streetscape.

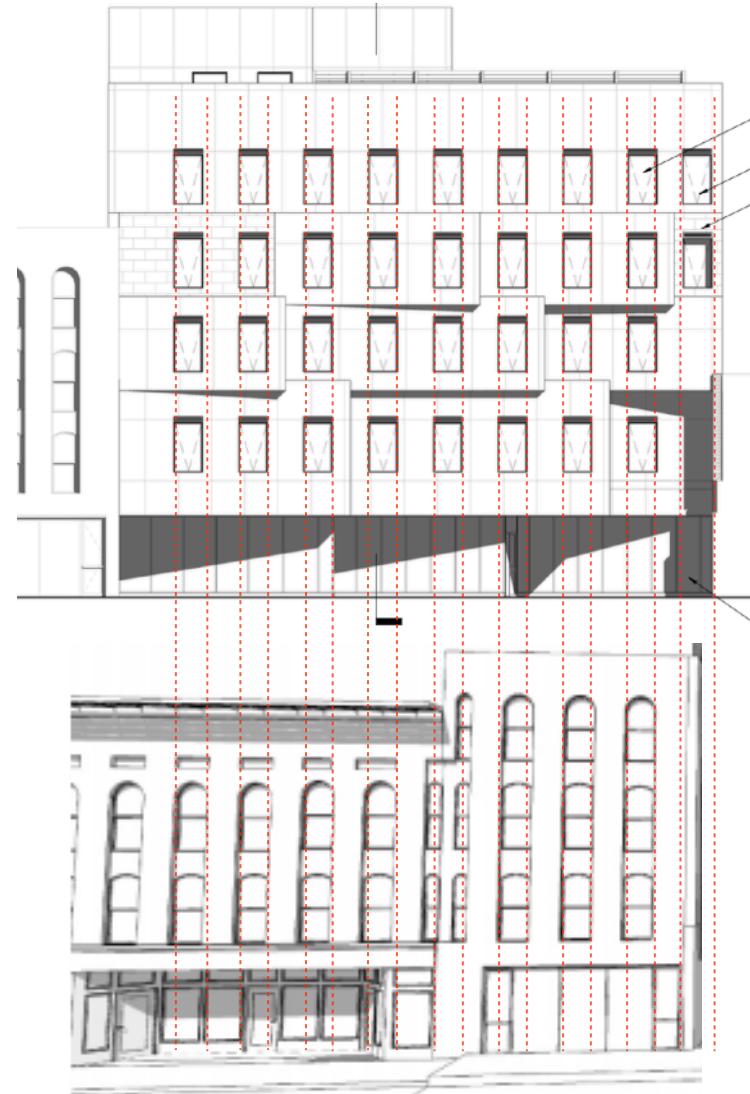


7.5 Mitigation Strategy 5: Fenestration Size and Pattern

The ratio of fenestration-to-cladding of the proposed development is comparable to that of the adjacent buildings. The placement of the windows on the front facade continues the rhythm already established by buildings along George Street North. The use of windows that are taller than they are wide, is sympathetic to the existing window proportion and shape that is historically typical along George Street North.

7.6 Mitigation Strategy 6: Facade Modulation

In addition to the step-back proposed in Mitigation Strategy 1, and the cladding variation described in Mitigation Strategy 4, The proposed facade features angled planes which helps to further break up the expanse of the street elevation. The angle planes occur at irregular intervals, and at each floor level from the ground to the fourth floor. This irregularity helps counterbalance the regular rhythm of the punched window openings.



The fenestration pattern of the proposed development (top) is compared to its adjacent buildings to the south (bottom). The overall existing visual rhythm is maintained.

7.7 Summary of Mitigation Strategies

The above mitigation strategies discussed above include stepping-back a portion of the proposed development from George Street North to maintain the existing four-storey datum line established by the adjacent heritage building, increasing the fine-grain appearance and physical porosity of the storefront, and reinstating the artist mural on the new north facade of the proposed building. Minor changes to the design of the buildings base, material selection, and fenestration design have been considered in order to mitigate impacts on scale and the existing low-rise context on the site.

Based on our assessment, the proposed development represents a reasonable addition to the area, and balances municipal planning and heritage policies applicable to the project in a manner that will conserve the existing character of the area and provide an example of the site's evolution into the 21st century. The cultural heritage value and attributes of the property to the south 383 George Street North, The Fair/Bierk Building, will also be maintained.

8. SIGNAGE PLAN

Signage will be required for the commercial uses on the ground floor of the proposed development. The overall goal of a signage plan is to meet the needs of the new building, while having limited impact on the adjacent heritage fabric.

Eventual occupants of the commercial areas at grade are not known at this time. Given that every businesses needs differ, a predetermined standard signage type may not be feasible at this early date.

The guiding principles for signage on or near heritage buildings will inform the strategy, these being:

- Signs should not overwhelm the other elements on a facade
- Signs should not obscure historic features
- Signs should be compatible with their heritage context in size and scale

Ultimately, all signage will have to conform to Signage By-Laws for the City of Peterborough.

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10.CLOSURE

This report was prepared for the exclusive use by the client. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Barrette-Cheng denies any whatsoever to other parties who may obtain access to this report any injury, loss or damage, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of authors and the client. In evaluating the property, Barrette-Cheng has relied in good faith on information provided by other individuals noted in this report. In addition, the findings in this report are based upon information provided by the current owner/occupant. Barrette-Cheng accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or by persons interviewed or contacted. The information and data contained herein is based on the authors' best professional judgment in light of the knowledge and information available to them at the time of preparation.

This Heritage Impact Assessment has been completed by qualified professionals. Nicolas Barrette, M.Arch, and Emily Cheng, M.Arch, OAA, CAHP.

Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020

Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020

Appendix I:

By-law 04-024, 383 George Street North.

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-024

BEING A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE CITY OF PETERBOROUGH UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. 0.18 (110 ANTRIM STREET, 383 GEORGE STREET, 361 PARK STREET)

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

1. That the hereinafter described properties be and they are hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario heritage Act, R.S.O. 1990, c. 0.18, for the reason hereafter stated:

(a) 110 Antrim Street

Being Part of Lot 2, north of Antrim Street and East of Water Street, City of Peterborough, County of Peterborough, being Part 1, Plan 45R6128 for the said City of Peterborough Together with a right of way over Part 2, Plan 45R6128, being part of said lot. As set out in instrument number 469452

REASON FOR DESIGNATION

110 Antrim Street is of architectural value as an excellent and relatively rare example of a pure Arts and Crafts or Craftsman style bungalow. The house was constructed, about 1924 for G. Clarke Staples and his wife Elizabeth, on a tight curving lot. It is a prominent neighborhood landmark overlooking the "Goose Pond", (itself a significant cultural landscape). As such, the building is classified as 'Category A' under PACAC heritage evaluation criteria.

Like most Arts and Crafts bungalows, the house is characterized by a low-pitched roofline suggesting that the property is only one storey in height – when in fact there is considerable living space under the eaves. The house has wide, overhanging open eaves 'supported' by decorative wooden brackets (also known as knee braces), wood eaves and exposed rafter tails; elements common to this architectural style. The building is distinguished by its slightly unusual 'jerkin head' roof in which the gable ends are clipped to create a slight hip at the eaves. Jerkin head roofs were popular in 1920s residential architecture. Standard gable and hip roofs were, however, more common on Arts and Crafts houses.

The house also exhibits several unusual window shapes including casement, arched, half-round windows and an early picture window on the front facade. It also features a rare wire cut brick chimney on the east facade. Certain interior elements in the main floor hallway, dining room and living room are included in the designation.

(b) 383 George Street North

Being Lot 1, PT LOTS 1 &2 W George S Hunter RP 45R11266 PARTS 1&2 AM412

REASON FOR DESIGNATION

The Bierk building is a good example of mid Victorian commercial architecture. The building holds a prominent place in the core of downtown Peterborough and is noted for its elongated windows with segmental tops on the second and third storeys and round topped windows on the fourth storey, all set in recessed brick panels. Also of note are iron pilasters flanking the ground floor façade. 383

George Street was originally the Bradburn drygoods store, built by Thomas Bradburn and James Stevenson in 1860. The design for the building is credited to Buffalo, New York architect, John Harley Selkirk (1808-1878) and was rendered in the "Buffalo Style". From the 1890s to the 1950s the building was the location of the Robert Fair and Company store, noted for the golden lion sculpture over the main entrance. Later it was the Bata Shoe outlet.

(c) **361 Park Street North**

Being PT LOTS 32 & 33, Pl 65, amended by Pl 79, amended by Pl 88

REASON FOR DESIGNATION

The house is a well-preserved early example of the substantial homes built by the political and economic leaders of Peterborough as it entered a period of prosperity and growth in the middle of the nineteenth century. The architecture is simple and straightforward, but its generous proportions and substantial character distinguish it from many other buildings of its period. It is also notable as an early example of brick construction, which was still relatively uncommon in the city in 1850.

The house is also noteworthy for its historical associations. George Boulton for whom the house was built, was part of the influential Toronto Boulton family who were among the most prominent members of the "Family Compact". He was a minister in the Provincial government, a financier, and a major investor in the Cobourg and Peterborough Railway. From 1857 until the end of the century it was home to the family of the Rev. John Gilmour, who established a mission to the native people about 1837 on the Chemong road and became minister to the city's first Baptist congregation. The noted novelist and literary critic Robertson Davies owned the house during the years 1951 to 1963, when he was the editor and publisher of the Peterborough Examiner. Since that time it has been occupied by Tom Symons, the founding president of Trent University, and his wife Christine.

By-law read a first and second time this 16th day of February 2004

By-law read a third time and finally passed this 16th day of February 2004

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk

Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020

Appendix II:

Heritage Designation Report:

Reasons for Designation - 383 George Street North.

Heritage Designation Report: Reasons for Designation



**The Fair-Bierk Building
383 George Street North**

Peterborough Architectural Conservation Advisory Committee

January, 2004

Heritage Designation Status Sheet

Street Address: 383 George St. North

Roll Number: 151404005020900

PIN Number: 28103007

Short Legal Description:

FIRSTLY: 383 George Street, being part of Lot 1, Registered plan 152, Formerly part of Lot 1, South of Hunter and West of George Street, City of Peterborough, County of Peterborough, and Part of Lot 2, South of Hunter and West of George Street, City of Peterborough, County of Peterborough designated as Part 1 on Reference Plan 45R-11266.

SECONDLY: Part of Lot 2, South of Hunter Street and West of George Street, City of Peterborough, County of Peterborough, designated as Part 2 on reference Plan 45R-11266 and Subject to a right-of-way in favour of those entitled thereto over Part of Lot 2, South of Hunter Street and West of George Street, City of Peterborough, County of Peterborough, designated as Part 2 on Reference Plan 45R-1266.

THIRDLY: Together with a right-of-way over Part of Lot 2 and 3, South of Hunter Street, West of George Street, City of Peterborough, County of Peterborough designated as Parts 8,10, 11, 122, 13, 14 and 15, on Reference Plan 45R-1443, subject to encroachments on said Parts 8, 10 and 15 shown on the said Plan. Part 8 being part of Lot 2. Part 10 being part of Lots 2 and 3. Parts 11, 12, 13, 14 and 15 being part of Lot 2.

Name of Owner(s): Elizabeth Bierk

Owner's Mailing Address: 383 George St. N
Peterborough, ON, K9H 3R2.

Owner's Concurrence: **yes** / no

Designation Application Start: April 2003.

On-Site Evaluation Date: May 30, 2003.

PACAC Application Approval Date: June 2003.

Heritage Evaluation Classification: A

On-Site Evaluators: Jim Leonard, Basia Baklinski

Appendix A

| | |
|--|--------------------------------|
| Heritage Type: | Built Heritage – buildings |
| Designation Type: | Ontario Heritage Act - Part IV |
| Designation Brief Completion Date: | November 14, 2003. |
| Designation Brief Completed By: | Jim Leonard |
| Date Submitted to City Clerk/Planning: | November 19 2003 |
| Objections Note: | not applicable. |

"The short statement of the reason for the designation, including a description of the heritage attributes along with all other components of the Heritage Designation Report constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Report is available for viewing in the City Clerk's office during regular business hours."

SHORT STATEMENT OF THE REASONS FOR DESIGNATION:

The Bierk building is a good example of mid Victorian commercial architecture. The building holds a prominent place in the core of downtown Peterborough and is noted for its elongated windows with segmental tops on the second and third storeys and round topped windows on the fourth storey, all set in recessed brick panels. Also of note are iron pilasters flanking the ground floor façade. 383 George Street was originally the Bradburn drygoods store, built by Thomas Bradburn and James Stevenson in 1860. The design for the building is credited to Buffalo, New York architect, John Harley Selkirk (1808-1878) and was rendered in the "Buffalo Style". From the 1890s to the 1950s the building was the location of the Robert Fair and Company store, noted for the golden lion sculpture over the main entrance. Later it was the Bata Shoe outlet.

HERITAGE ATTRIBUTES TO BE DESIGNATED:

- Good example of mid-Victorian commercial architecture, built by Thomas Bradburn and James Stevenson;
- Likely designed by Buffalo, New York architect, John Harley Selkirk (1808-1878).
- One of the first brick commercial blocks constructed in downtown Peterborough (circa 1860).
- Location of the Thomas Bradburn drygood business, Robert Fair Company and Bata Shoe Store and studio and gallery of Canadian artist, David Bierk.
- Tall, rectangular massing;
- Red brick street façade;
- Narrow, recessed brick panels framing window openings from second storey to top storey;
- Original window openings on George Street façade with wood sills and brick voussoirs;
- Iron pilasters flanking ground floor façade;

CONTEXT - SITE AND SETTING:

383 George Street is a prominent landmark in downtown Peterborough. It holds a commanding presence with its four storey height - particularly since the adjacent buildings to the north and south no longer share a common roofline. The building once to the north of 383 George was the Cluxton Block (demolished in the mid 1970s). The building to the south originally had a fourth storey and a decorative cornice line matching the one on 383 George Street - all removed around 1913.

ARCHITECTURAL DESCRIPTION:

383 George Street is a familiar and prominent commercial block in the downtown core. It retains its original window openings set in elongated brick recesses, along with iron pilasters on the street level. It was designed in the "Buffalo style" by John Harley Selkirk (1808-1878). Although the building has been undergone several renovations it retains architectural integrity.

FRONT / STREET FACADE

The street facade of this tall, rectangular commercial building, faces George Street. The flat roof, slopes to the back of the building, where at about the half-way mark in the length of the building, the structure drops down to two (2) storeys.

The street facade presents four storeys. On the ground floor, two (2) original decorative iron pilasters flank the street facade. These pilasters are the only surviving elements of the original storefront. The second (2), third (3) and fourth (4) storey facades have been renovated but remain faithful to the original detailing, except for the cornice on the upper storey (removed about 1913). In the late 1990s David Bierk acquired the building and adorned the lost cornice area with a mural waterscape.

The solid red brick walls are laid in a stretcher bond on the front and in common bond elsewhere. They are carried on three brick courses above a stone foundation. The front facade was carefully cleaned and re-painted during the Bierk renovations.

The second and third floor facade has five bays, with the three bays of single windows set in a recessed brick panel. The fourth and fifth bays share this recess. This bay is also the original central bay of 381 and 383 George Street, North. The fourth floor only has four bays of windows. These windows are comprised of 5 bays with 3 of the bays being identical in size, with segmental arches and radiating brick voussoirs. The plain window trim and lugged sills are composed of wood. These three bays of windows are four-over-four, double-hung single pane windows, common for this time period, with very narrow glazing bars. The other two (2), bays contain very narrow semi-circular topped windows, which are two-over-two double-hung with very narrow glazing bars, paired in what was originally the central bay of the building. The last bay was removed when the fourth floor of 379-381 George Street was demolished about 1913.

SOUTH FACADE

This is a common-wall with 381 George Street, North. Although part of the fourth floor wall is showing, it has had vinyl siding put up during the Bierk renovations due to deterioration of the bricks and mortar joints.

WEST FACADE

This facade has also been renovated, with no remnants of the original building surviving beyond the two brick wall jams on either side of the modern window and door replacements. This facade is only two storeys in height - gently sloping back on a 2:12 pitch.

HISTORICAL DESCRIPTION

This George Street commercial block, was built by James Stevenson and Thomas Bradburn, in 1860 by John Harley Selkirk, a noted architect from Buffalo, New York. It was one of the first brick buildings on George Street. The Bradburn-Stevenson building was completed after the devastating fire of 1860, which destroyed a good portion of the original downtown core.

Mr. Bradburn operated a general store in the north half of the building (now 383 George Street North). Mr. Stevenson managed a hardware store in the south half, (now part of 381 George Street).

The other section of 381 George Street was originally part of Mrs Joseph Dixon's building. The pillars running down the middle of front facade of the structure marks the original wall separating 379 and 381 George Street.

Following Mr. Bradburn's retirement from business in the early 1890's, Robert Fair operated a dry goods store for more than 40 years. Above the main entrance of the Fair Company store was a familiar sign of the Golden Lion (seen in several archival images).

In the early 1960s through the 1970s it was the location of the Thomas Bata Shoe store. Later it was the Singer Sewing Machine Company outlet.

383 George Street remained in the Bradburn family until 1998 when it was sold to Canadian artist, Mr. David Bierk(1944-2002) as his studio and the Bierkart gallery.

David Bierk was born in Appleton, Minnesota, 1944. He studied at the California College of Arts and Crafts in Oakland, California, and the Humboldt State University in Arcata, California, where he completing his Bachelor of Arts and Master of Arts. In his early work, he followed the West Coast Pop and Photo Realism School of Art.

Appendix A

In 1972, Bierk moved to Canada, settling in Peterborough, Ontario. He was the founder and former director of Artspace, a multi-disciplinary, artist-run centre for contemporary art in Peterborough.

David Bierk became best-known for adopting his California background to typically Canadian subjects, as in *Hockey Night in Canada* (1973), *The Laundromat*, *A Canadian Interior* (1975), and *The Cremation of Sam McGee* (Canada Post stamp, 1976). His *Portrait of Queen Elizabeth* (1981) for the Peterborough Memorial Centre, measuring 12' x 8' is believed to be the largest portrait of the Queen in North America. Also of note are his multiple fold paintings, which developed out of his earlier rock series. Bierk's work is generally classified as "Postmodernist". His work is widely represented, among others in The National Gallery of Canada, Ottawa.

David Bierk died on August 28, 2002 in Peterborough.

CREDITS:

Megan Roberts, Michelle Townsend, Jim Leonard.

Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020

Appendix III:

Development Drawing - August 2020 (Joel Gerber Architect)

PROJECT No: 4123

SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH

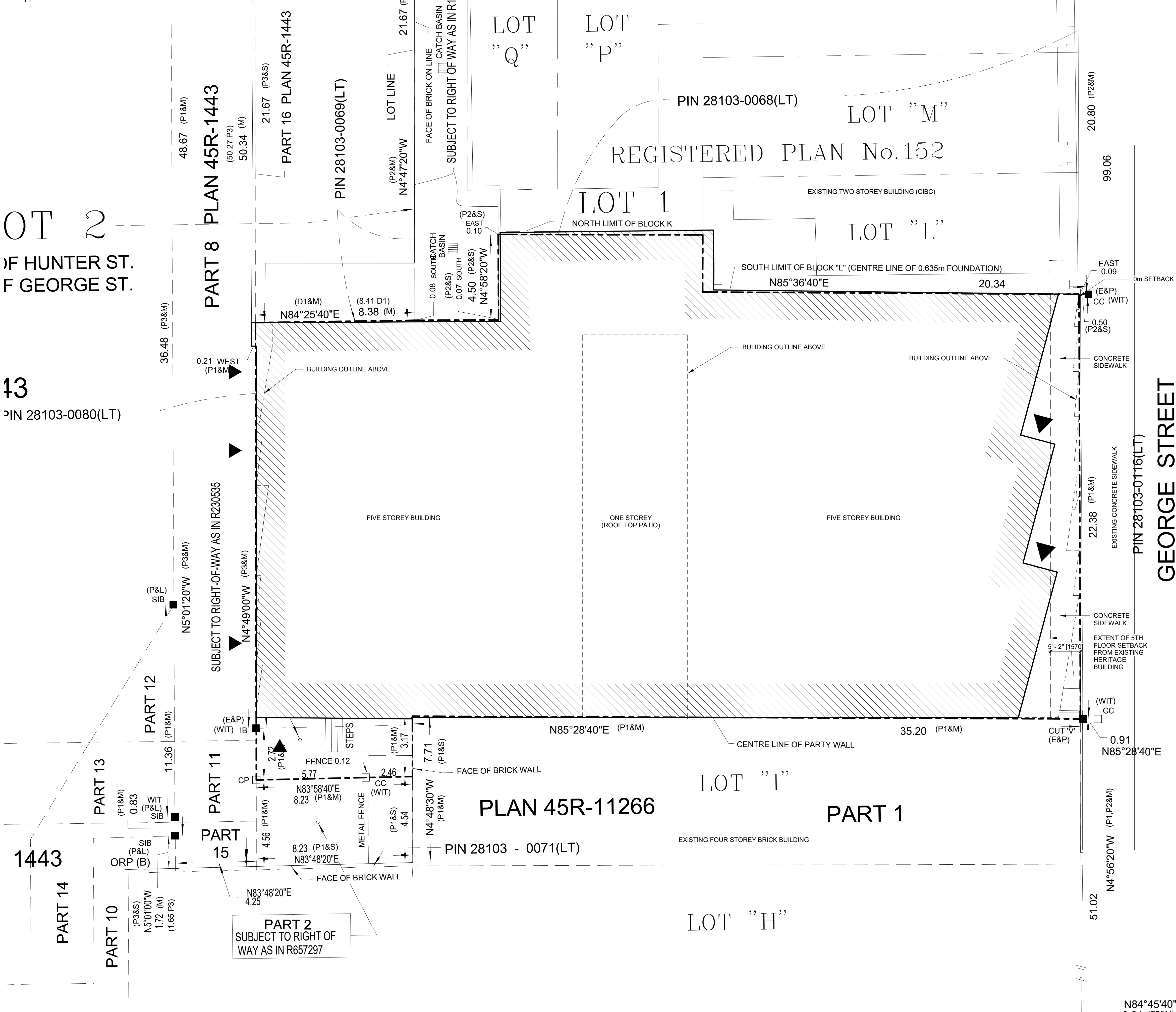
SPA SUBMISSION

DECEMBER 2019

- AS101 SITE PLAN
- A001 OBC MATRIX AND ROOM SCHEDULE
- A101 BASEMENT FLOOR PLAN OVERALL
- A102 1ST FLOOR PLAN OVERALL
- A103 2ND FLOOR PLAN OVERALL
- A104 3RD FLOOR PLAN OVERALL
- A105 4TH FLOOR PLAN OVERALL
- A106 5TH FLOOR PLAN OVERALL
- A107 ROOF PLAN
- A108 BARRIER FREE DESIGN - W/R
- A109 BARRIER FREE DESIGN - W/R
- A110 BARRIER FREE DESIGN - KITCHEN
- A201 ELEVATIONS - EXISTING
- A202 EAST ELEVATION
- A203 WEST ELEVATION
- A204 NORTH ELEVATION
- A205 SOUTH ELEVATION
- A301 SECTION

JOEL GERBER ARCHITECT

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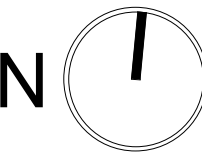
| SITE DATA | |
|------------------------------|--|
| MUNICIPAL ADDRESS: | 385-391 George Street North |
| ZONING: | C.6 Commercial |
| LEGAL DESCRIPTION: | LOT J AND PART OF LOT K, REGISTERED PLAN No. 152, PART OF LOTS 1 AND 2, SOUTH OF HUNTER ST., WEST OF GEORGE ST., REGISTERED PLAN No. 1 |
| LOT AREA: | 10896sf (1012.2m2) |
| LOT DEPTH: | 142' 5" (43.4m) |
| LOT FRONTAGE: | 73' 5" (22.4m) |
| BUILDING SETBACKS (EXISTING) | |
| FRONT | 0' 0" (0m) |
| SIDE (N) | 0' 0" (0m) |
| REAR | 0' 0" (0m) |
| SIDE (S) | 0' 0" (0m) |
| BUILDING SETBACKS (PROPOSED) | |
| FRONT | 3' 7" (1.1m) |
| SIDE (N) | 0' 0" (0m) |
| REAR | 0' 0" (0m) |
| SIDE (S) | 0' 0" (0m) |
| GROSS FLOOR AREA (EXISTING) | |
| GROUND FLOOR: | 10349sf (961.4m2) |
| SECOND FLOOR: | 4975sf (462.3m2) |
| TOTAL: | 15325sf (1423.7m2) |
| GROSS FLOOR AREA (PROPOSED) | |
| GROUND FLOOR: | 9927sf (922.2m2) |
| SECOND FLOOR: | 9315sf (866.4m2) |
| THIRD FLOOR: | 9365sf (870.1m2) |
| FOURTH FLOOR: | 9315sf (866.4m2) |
| FIFTH FLOOR: | 9365sf (870.1m2) |
| SIXTH FLOOR: | 1797sf (167.0m2) |
| TOTAL: | 49084sf (4560m2) |
| LENGTH OF DWELLING | |
| | 138' 6" (42.3m) |
| LOT COVERAGE | |
| | 9927sf (922.2m2) |
| | 91% OF LOT AREA |
| LANDSCAPED AREA | |
| | 0sf (0m2) |
| | 0% OF LOT AREA |

| | | |
|-----|----------------|--------------------|
| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

AS101 SITE PLAN

SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1 : 100
DECEMBER 2019



GENERAL NOTES
ALL DRAWINGS AND INFORMATION ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON ARCHITECTURAL DRAWINGS, THE ARCHITECTOR THE ENGINEER MUST BE NOTIFIED.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR EXISTING CONDITIONS AND CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
ALL DIMENSIONS ARE GIVEN IN IMPERIAL UNITS UNLESS OTHERWISE INDICATED.

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Toronto, Ontario M4C 1Y4

647.262.0555

Project Name: George St. North Redevelopment

Location:385-391 George Street North, Peterborough ON

| ITEM | ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9 | | | | | OBC REFERENCE | | | | | |
|---|---|------------------|---|------------|---|---|--|------------------------------|------------------|---|------------------------|
| 1 | <div>Project Description:<div><div><div><input type="checkbox"/> New</div><div><input checked="" type="checkbox"/> Addition</div><div><input type="checkbox"/> Change of Use</div></div><div><div><input type="checkbox"/> Part 11</div><div>11.1 to 11.4</div></div></div></div> | | | | | <div><input checked="" type="checkbox"/> Part 3</div> | <div><input type="checkbox"/> Part 9</div> | | | | |
| 2 | Major Occupancy (s):Group C (Residential) and E (Mercantile) | | | | | 3.1.2.1. (1) | 9.10.2 | | | | |
| 3 | Building Area (m2):Existing 962 s.m. New Total 962 s.m. | | | | | 1.1.3.2 | 1.1.3.2 | | | | |
| 4 | Gross Area (m2):Existing 1433 s.m. New 3230 s.m. Total 4663 s.m. | | | | | 1.1.3.2 | 1.1.3.2 | | | | |
| 5 | Number of Storeys: Above Grade 5 Below Grade 1 | | | | | 3.2.1.1 & 1.1.3.2 | 2.1.1.3 | | | | |
| 6 | Number of Streets / Fire Fighter Access: 1 | | | | | 3.2.2.10 & 3.2.5 | 9.10.19 | | | | |
| 7 | Building Classification:3.2.2.43A, Group C, up to 6 Storeys, Sprinklered, Combustible Const. 3.2.2.61, Group E up to 2 Storeys | | | | | 3.2.2.20 to .83 | 9.10.4 | | | | |
| 8 | Sprinkler System Proposed: <div><div><input checked="" type="checkbox"/> Entire Building</div><div><input type="checkbox"/> Basement Only</div><div><input type="checkbox"/> In Lieu of Roof Rating</div><div><input type="checkbox"/> Not Required</div></div> | | | | | 3.2.2.20 to .83 3.2.1.5 3.2.2.17 | 9.10.8 | | | | |
| 9 | Standpipe Required: <div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div> | | | | | 3.2.9 | N/A | | | | |
| 10 | Fire Alarm Required: <div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div> | | | | | 3.2.4 | 9.10.17.2 | | | | |
| 11 | Water Service / Supply is Adequate: <div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div> | | | | | 3.2.5.7 | N/A | | | | |
| 12 | High Building: <div><div><input type="checkbox"/> Yes</div><div><input checked="" type="checkbox"/> No</div></div> | | | | | 3.2.6 | N/A | | | | |
| 13 | Permitted Construction: <div><div><input type="checkbox"/> Combustible</div><div><input type="checkbox"/> Non-Combustible</div><div><input checked="" type="checkbox"/> Both</div></div> | | | | | 3.2.2.20 to .83 | 9.10.6 | | | | |
| Actual Construction: <div><div><input type="checkbox"/> Combustible</div><div><input type="checkbox"/> Non-Combustible</div><div><input checked="" type="checkbox"/> Both</div></div> | | | | | | | | | | | |
| 14 | Mezzanine (s) Area (m2): N/A | | | | | 3.2.1.1.(3) to (8) | 9.10.4.1 | | | | |
| 15 | Occupant Load Based On: <div><div><div><input checked="" type="checkbox"/> m2 / person</div><div><input checked="" type="checkbox"/> design of building</div></div><div><div>Basement:<div>Occupancy: - Load: 17 persons</div></div><div>1st Floor:<div>Occupancy: - Load: 153 persons</div></div><div>2nd Floor:<div>Occupancy: - Load: 30 persons</div></div><div>3rd Floor:<div>Occupancy: - Load: 30 persons</div></div><div>4th Floor:<div>Occupancy: - Load: 26 persons</div></div><div>5th Floor:<div>Occupancy: - Load: 26 persons</div></div><div>6th Floor:<div>Occupancy: - Load: 102 persons</div></div><div>Total:<div>Load: 384 persons</div></div></div></div> | | | | | 3.1.17 | 9.9.1.3 | | | | |
| 16 | Barrier - Free Design: <div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No (explain)</div></div> | | | | | 3.8 | 9.5.2 | | | | |
| 17 | Hazardous Substances: <div><div><input type="checkbox"/> Yes</div><div><input checked="" type="checkbox"/> No</div></div> | | | | | 3.3.1.2 & 3.3.1.19 | 9.10.1.3.(4) | | | | |
| 18 | Fire Resistance Rating (FRR) | | Horizontal Assemblies FRR (Hours) | | Listed Design No. or Description (SG-2) | | 3.2.2.20 to .83 3.2.1.4 | | 9.10.8 9.10.9 | | |
| Floors: 1 Hours | | | | | | | | | | | |
| Roof: 1 Hours | | | | | | | | | | | |
| Mezzanine: 1 Hours | | | | | | | | | | | |
| FRR of Supporting Members | | | Listed Design No. or Description (SG-2) | | | | | | | | |
| Floors: 1 Hours | | | | | | | | | | | |
| Roof: 1 Hours | | | | | | | | | | | |
| Mezzanine: 1 Hours | | | | | | | | | | | |
| 19 | Spatial Separation - Construction of Exterior Walls: | | | | | | | 3.2.3 | | 9.10.14 | |
| N/A | Wall | Area of EBF (m2) | L.D. (m) | L/H or H/L | Permitted Max. % of Openings | Proposed % of Openings | FRR (Hours) | Listed Design or Description | Comb. Constr. | Combustible Construction Non-Comb. Cladding | Non-Comb. Construction |
| | North | 563 | 1.5 | | 14 | 2 | 1 | | ALLOWED | ALLOWED | ALLOWED |
| | South | 473 | 1.5 | | 14 | 2 | 1 | | ALLOWED | ALLOWED | ALLOWED |
| | East | 430 | 10 | | 100 | 29 | 0.75 | | ALLOWED | ALLOWED | ALLOWED |
| | West | 470 | 2.2 | | 16 | 12 | 1 | | ALLOWED | ALLOWED | ALLOWED |
| 20 | Other: ... | | | | | | | | | | |

ROOM SUMMARY

| SUITE TYPE | 2ND... | 3RD... | 4TH... | 5TH... | TOTAL |
|-----------------------|--------|--------|--------|--------|-------|
| STUDIO | 7 | 8 | 9 | 3 | 27 |
| 1 BEDROOM | | 1 | 1 | 3 | 5 |
| 1 BEDROOM + DEN | 3 | 3 | 3 | 3 | 12 |
| 1 BEDROOM + DEN (BF) | 1 | | | | 1 |
| 2 BEDROOM | | | | 1 | 1 |
| 2 BEDROOM + DEN | | | | 1 | 1 |
| STUDIO (BARRIER FREE) | 4 | 3 | 2 | | 9 |
| | | | | | 56 |



1 KEYPLAN
1 : 1000

| | | | |
|-----|-------------------|-------|---------|
| 201 | 1 BED + DEN | 65 m² | 700 ft² |
| 202 | STUDIO SUITE | 40 m² | 431 ft² |
| 203 | STUDIO SUITE | 46 m² | 494 ft² |
| 204 | STUDIO SUITE (BF) | 39 m² | 416 ft² |
| 205 | STUDIO SUITE | 43 m² | 465 ft² |
| 206 | STUDIO SUITE (BF) | 39 m² | 422 ft² |
| 207 | STUDIO SUITE (BF) | 50 m² | 541 ft² |
| 208 | 1 BED + DEN (BF) | 61 m² | 658 ft² |
| 209 | STUDIO SUITE (BF) | 29 m² | 308 ft² |
| 210 | 1 BED + DEN | 60 m² | 648 ft² |
| 211 | STUDIO SUITE | 35 m² | 381 ft² |
| 212 | STUDIO SUITE | 34 m² | 362 ft² |
| 213 | STUDIO SUITE | 35 m² | 372 ft² |
| 214 | STUDIO SUITE | 48 m² | 511 ft² |
| 215 | 1 BED + DEN | 57 m² | 613 ft² |

| | | | |
|-----|-------------------|-------|---------|
| 301 | 1 BED SUITE | 65 m² | 699 ft² |
| 302 | STUDIO SUITE (BF) | 41 m² | 446 ft² |
| 303 | STUDIO SUITE | 46 m² | 494 ft² |
| 304 | STUDIO SUITE | 36 m² | 387 ft² |
| 305 | STUDIO SUITE | 44 m² | 468 ft² |
| 306 | STUDIO SUITE | 39 m² | 416 ft² |
| 307 | STUDIO SUITE (BF) | 50 m² | 537 ft² |
| 308 | 1 BED + DEN | 64 m² | 693 ft² |
| 309 | STUDIO SUITE (BF) | 31 m² | 332 ft² |
| 310 | STUDIO SUITE | 43 m² | 460 ft² |
| 311 | STUDIO SUITE | 33 m² | 358 ft² |
| 312 | 1 BED + DEN | 56 m² | 603 ft² |
| 313 | STUDIO SUITE | 33 m² | 359 ft² |
| 314 | STUDIO SUITE | 44 m² | 470 ft² |
| 315 | 1 BED + DEN | 58 m² | 624 ft² |

| | | | |
|-----|-------------------|-------|---------|
| 401 | 1 BED SUITE | 65 m² | 700 ft² |
| 402 | STUDIO SUITE (BF) | 39 m² | 418 ft² |
| 403 | STUDIO SUITE | 46 m² | 493 ft² |
| 404 | STUDIO SUITE | 37 m² | 393 ft² |
| 405 | STUDIO SUITE | 44 m² | 468 ft² |
| 406 | STUDIO SUITE | 37 m² | 400 ft² |
| 407 | STUDIO SUITE | 50 m² | 537 ft² |
| 408 | 1 BED + DEN | 64 m² | 693 ft² |
| 409 | STUDIO SUITE | 31 m² | 331 ft² |
| 410 | STUDIO SUITE | 39 m² | 419 ft² |
| 411 | STUDIO SUITE | 33 m² | 358 ft² |
| 412 | 1 BED + DEN | 57 m² | 614 ft² |
| 413 | STUDIO SUITE | 32 m² | 345 ft² |
| 414 | STUDIO SUITE | 44 m² | 475 ft² |
| 415 | 1 BED + DEN | 56 m² | 606 ft² |

| | | | |
|-----|--------------|-------|----------|
| 501 | 1 BED SUITE | 65 m² | 694 ft² |
| 502 | 1 BED SUITE | 68 m² | 736 ft² |
| 503 | 2 BED SUITE | 84 m² | 902 ft² |
| 504 | STUDIO SUITE | 32 m² | 345 ft² |
| 505 | 1 BED SUITE | 56 m² | 603 ft² |
| 506 | 1 BED + DEN | 58 m² | 628 ft² |
| 507 | STUDIO SUITE | 31 m² | 330 ft² |
| 508 | 2 BED + DEN | 98 m² | 1056 ft² |
| 509 | 1 BED + DEN | 66 m² | 706 ft² |
| 510 | STUDIO SUITE | 45 m² | 480 ft² |
| 511 | 1 BED + DEN | 56 m² | 603 ft² |

| | | |
|-----|----------------|--------------------|
| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A001

OBC MATRIX AND
ROOM SCHEDULE

SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH

PROJECT No. 4123

SCALE: As indicated
DECEMBER 2019

GENERAL NOTES

ALL DRAWINGS AND INFORMATION ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON ARCHITECTURAL DRAWINGS, THE ARCHITECTOR THE ENGINEER MUST BE NOTIFIED.

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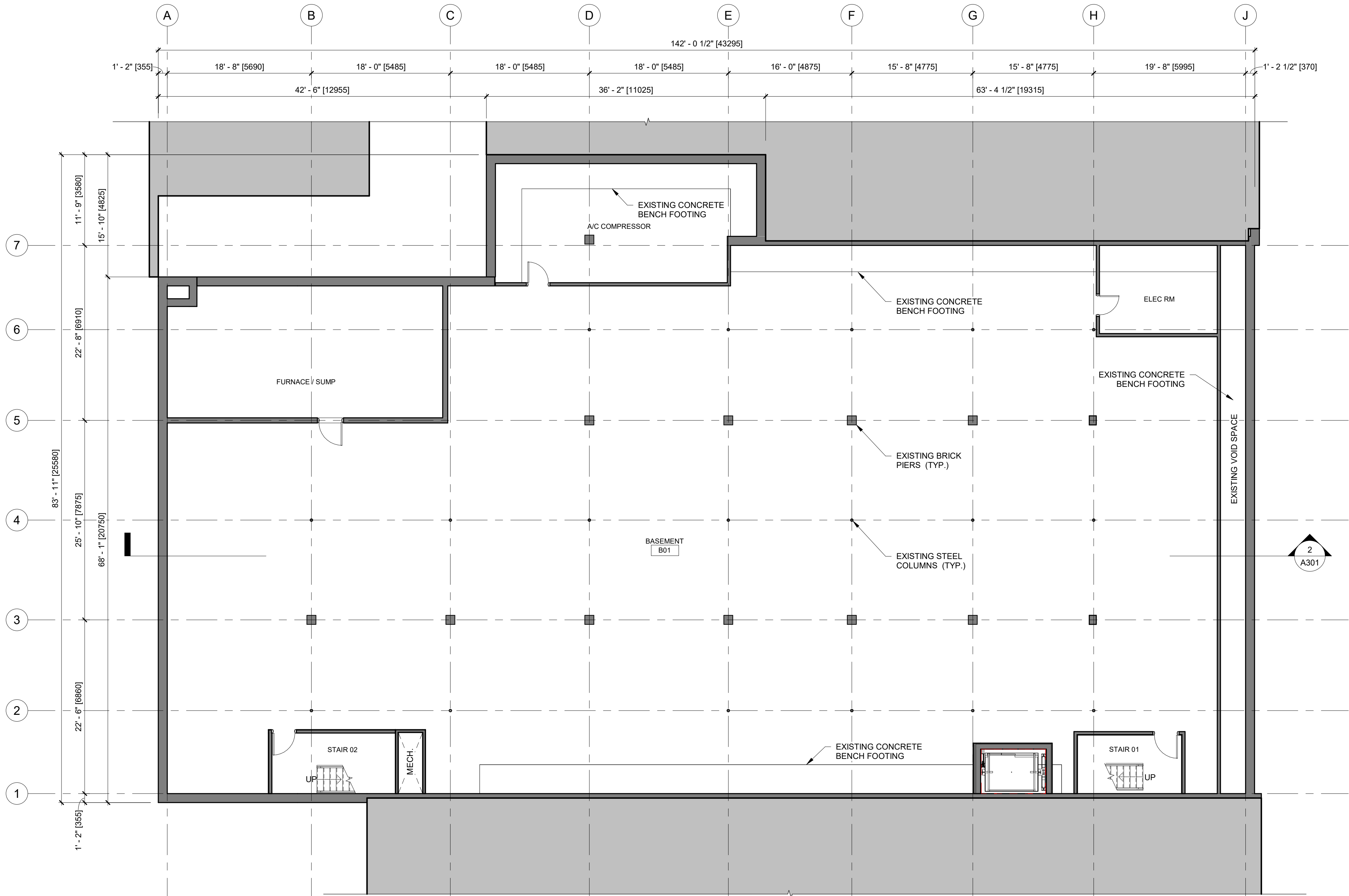
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| | | |
|-----|----------------|--------------------|
| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A101

BASEMENT FLOOR
PLAN OVERALL

SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH

PROJECT No. 4123

SCALE: 1/8" = 1'-0"

DECEMBER 2019

N

GENERAL NOTES

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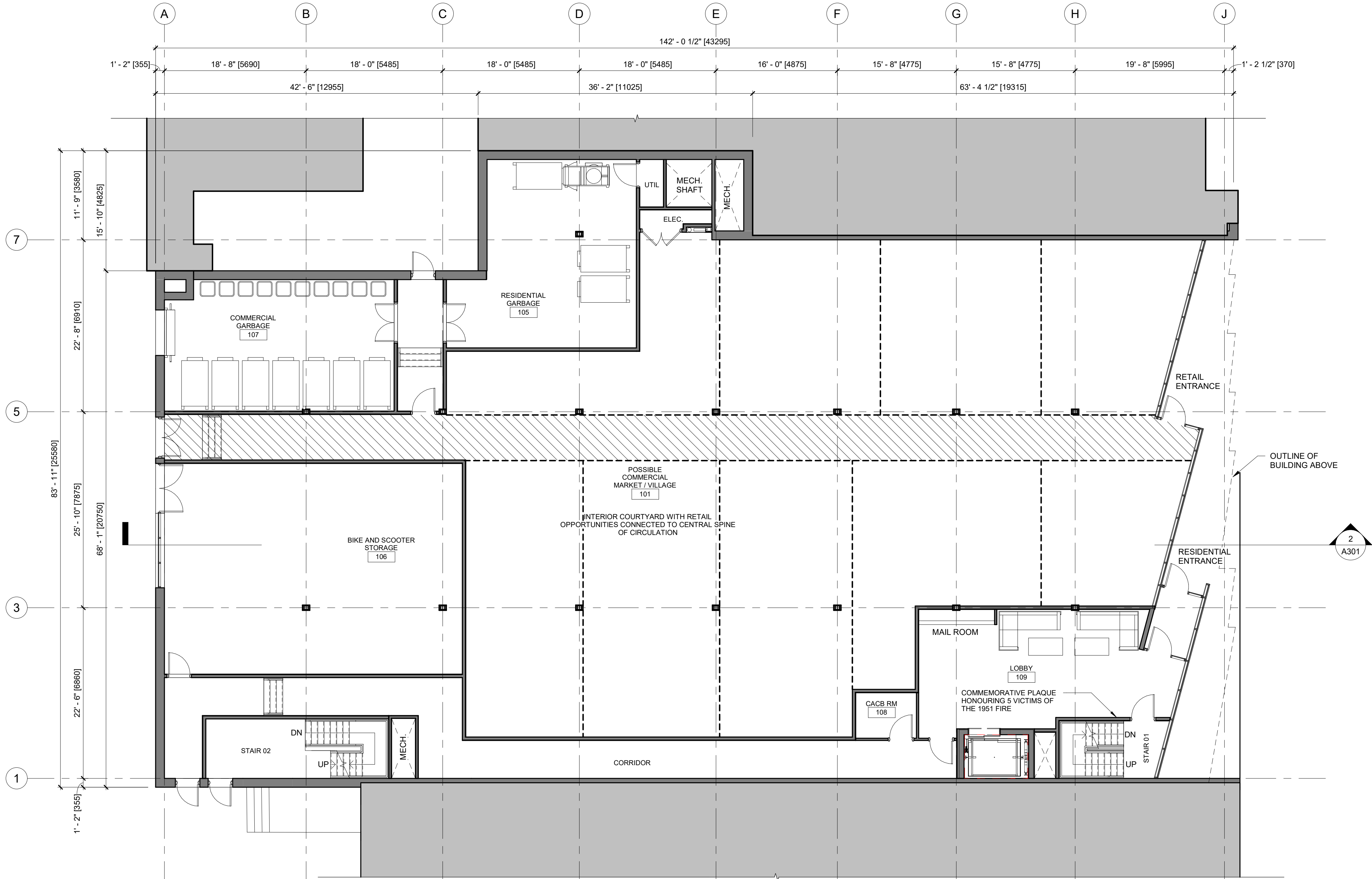
JOEL GERBER ARCHITECT

23 DONCASTER AVENUE

TORONTO, ON M4C 1Y4 CANADA

1.647.262.0555

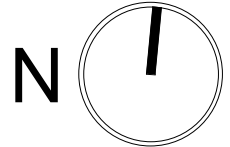
JOEL@JOELGERBERARCHITECT.COM



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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A102
PROPOSED
1ST FLOOR PLAN
OVERALL
SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019



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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE |
| | | YYYY/MM/DD |

A103

PROPOSED

2ND FLOOR PLAN

OVERALL

SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

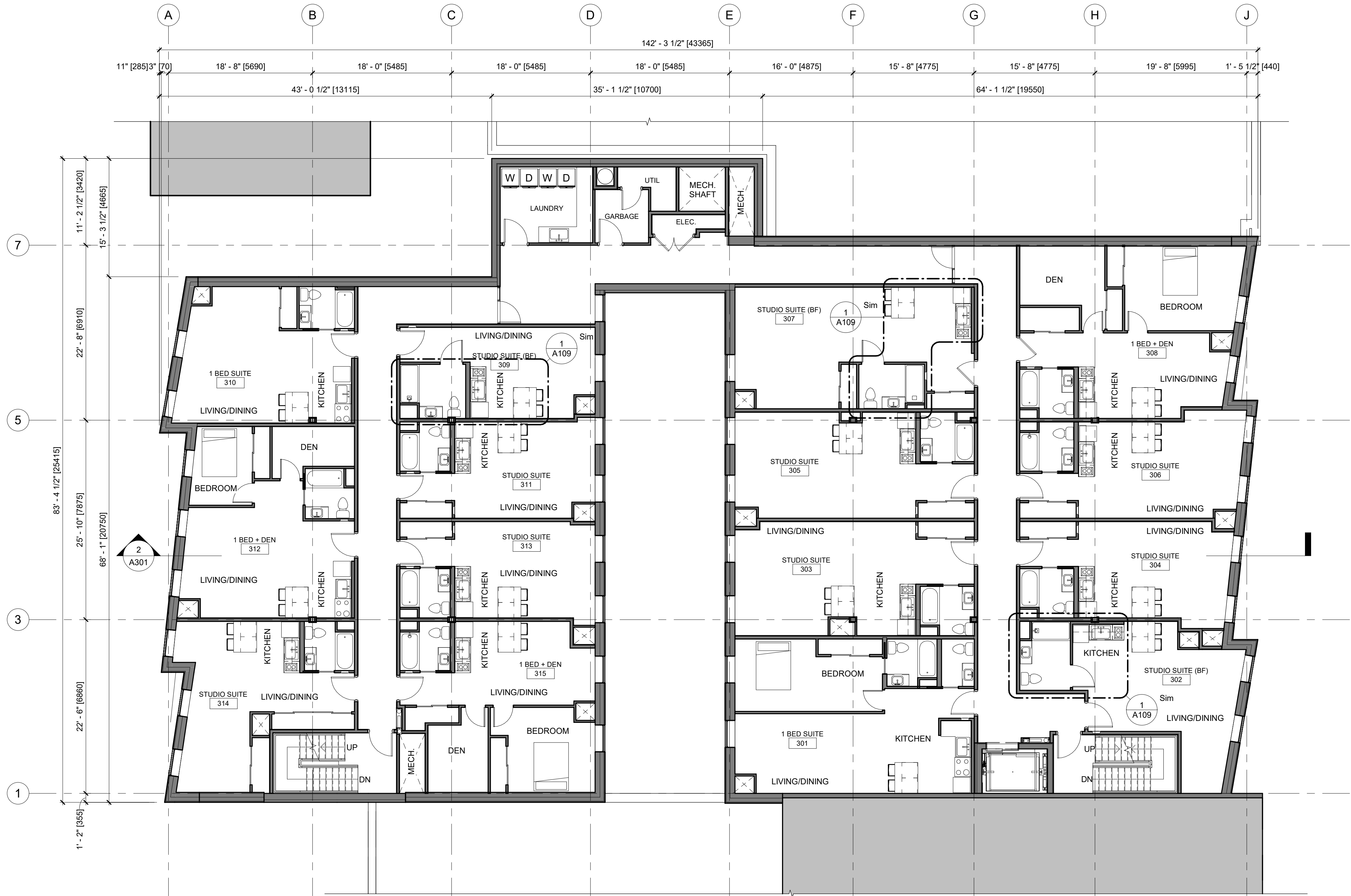
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| No. | DESCRIPTION | DATE |
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A104

PROPOSED

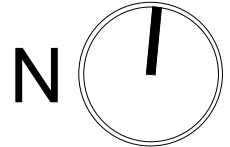
3RD FLOOR PLAN

OVERALL

SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019



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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A105
PROPOSED
4TH FLOOR PLAN
OVERALL
SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

N 

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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

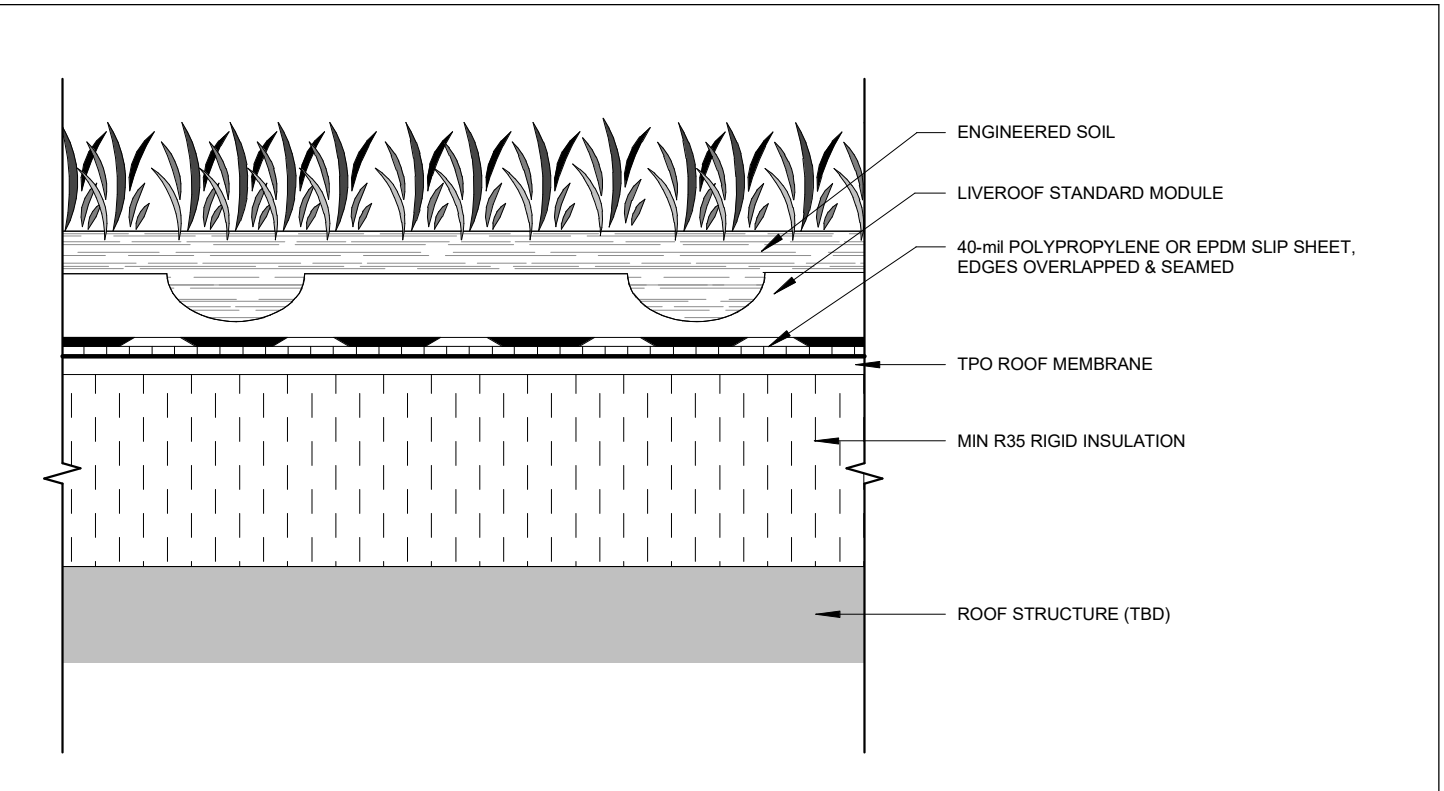
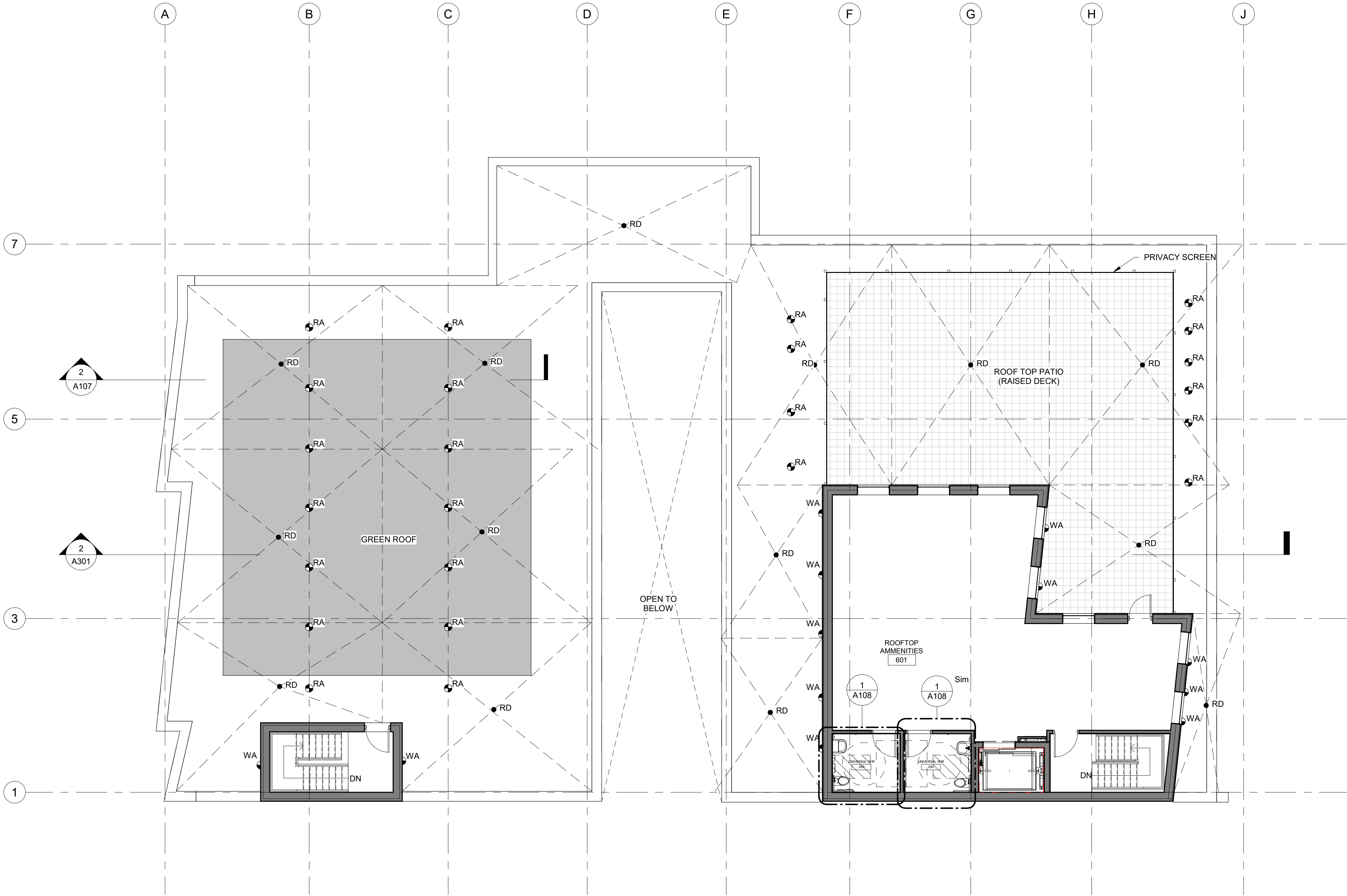
A106
PROPOSED
5TH FLOOR PLAN
OVERALL
SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

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2 GREEN ROOF DETAIL
12" = 1'-0"

- LEGEND
- RD ROOF DRAIN
 - RA ROOF ANCHOR
 - ▴ WA WALL ANCHOR

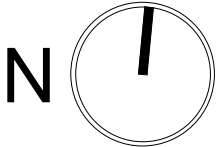
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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A107

ROOF PLAN

SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: As indicated
DECEMBER 2019



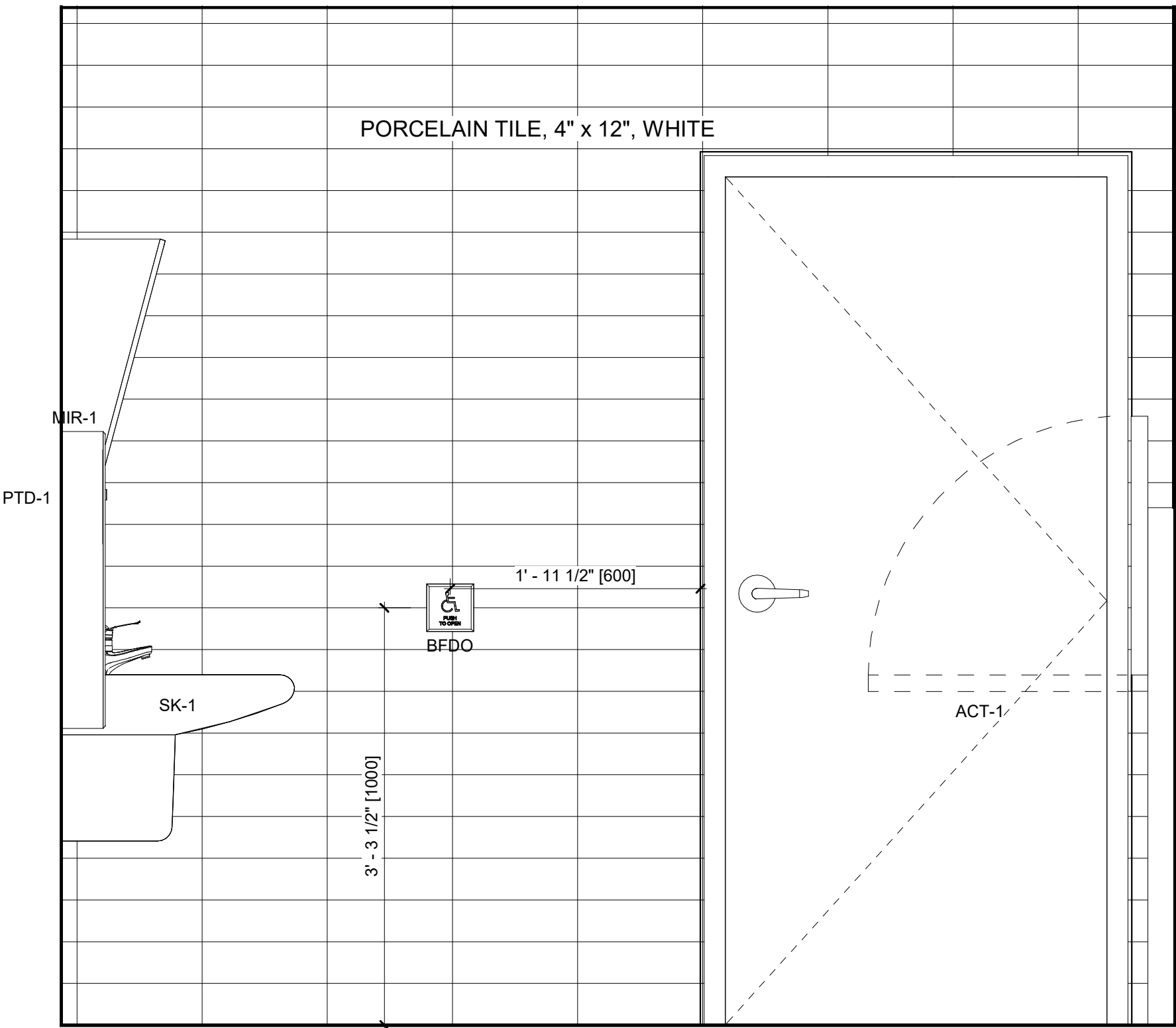
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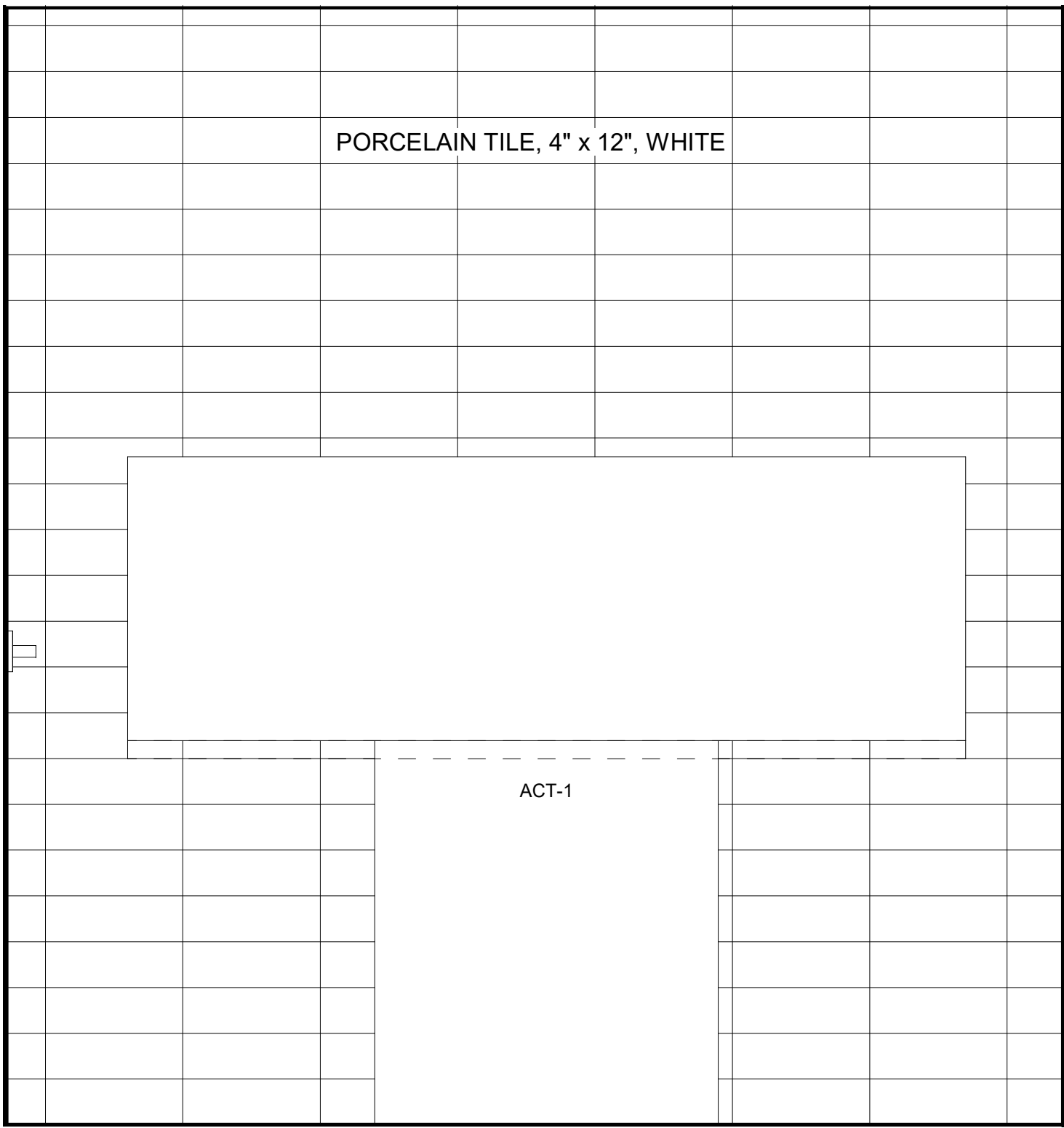
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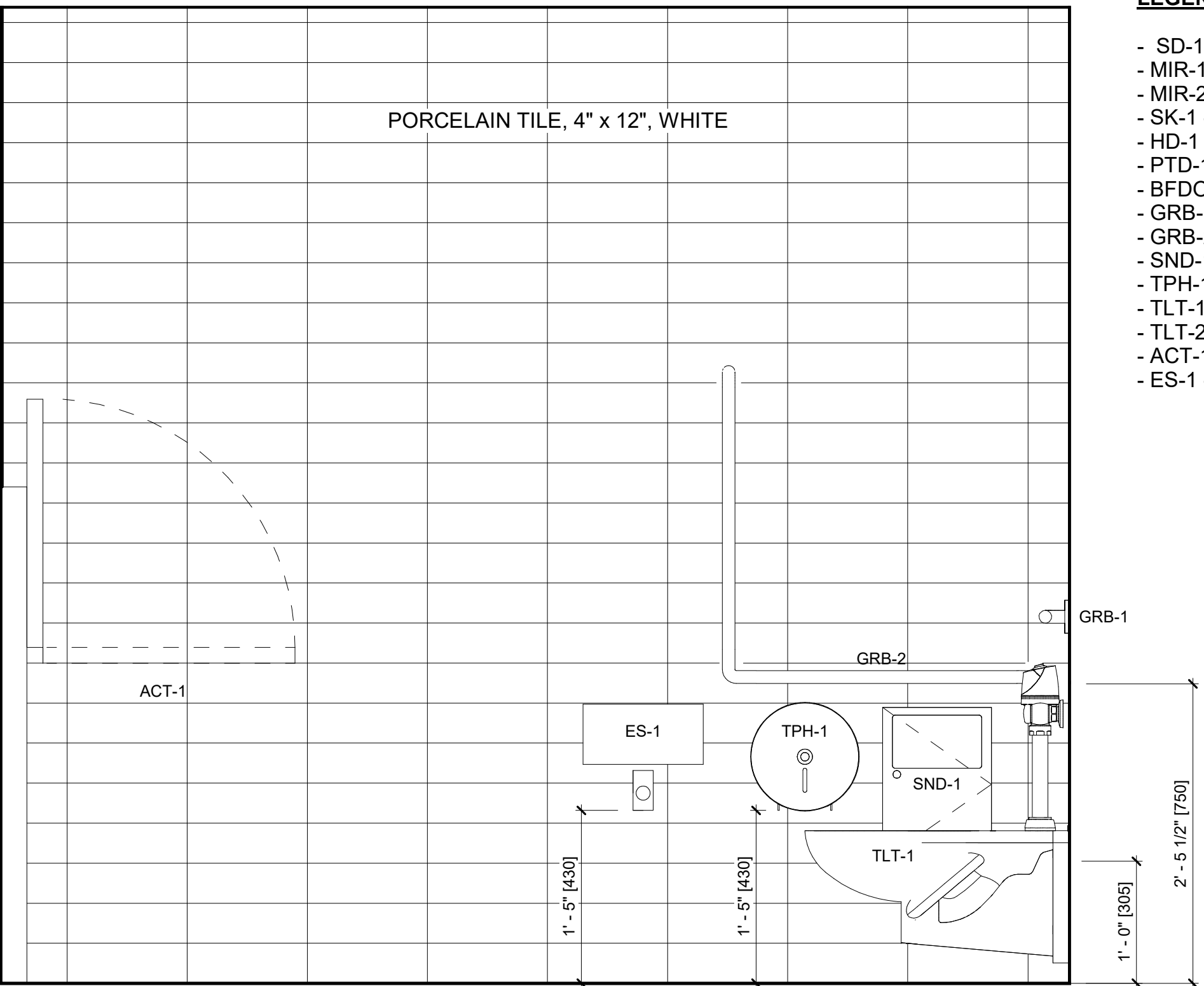
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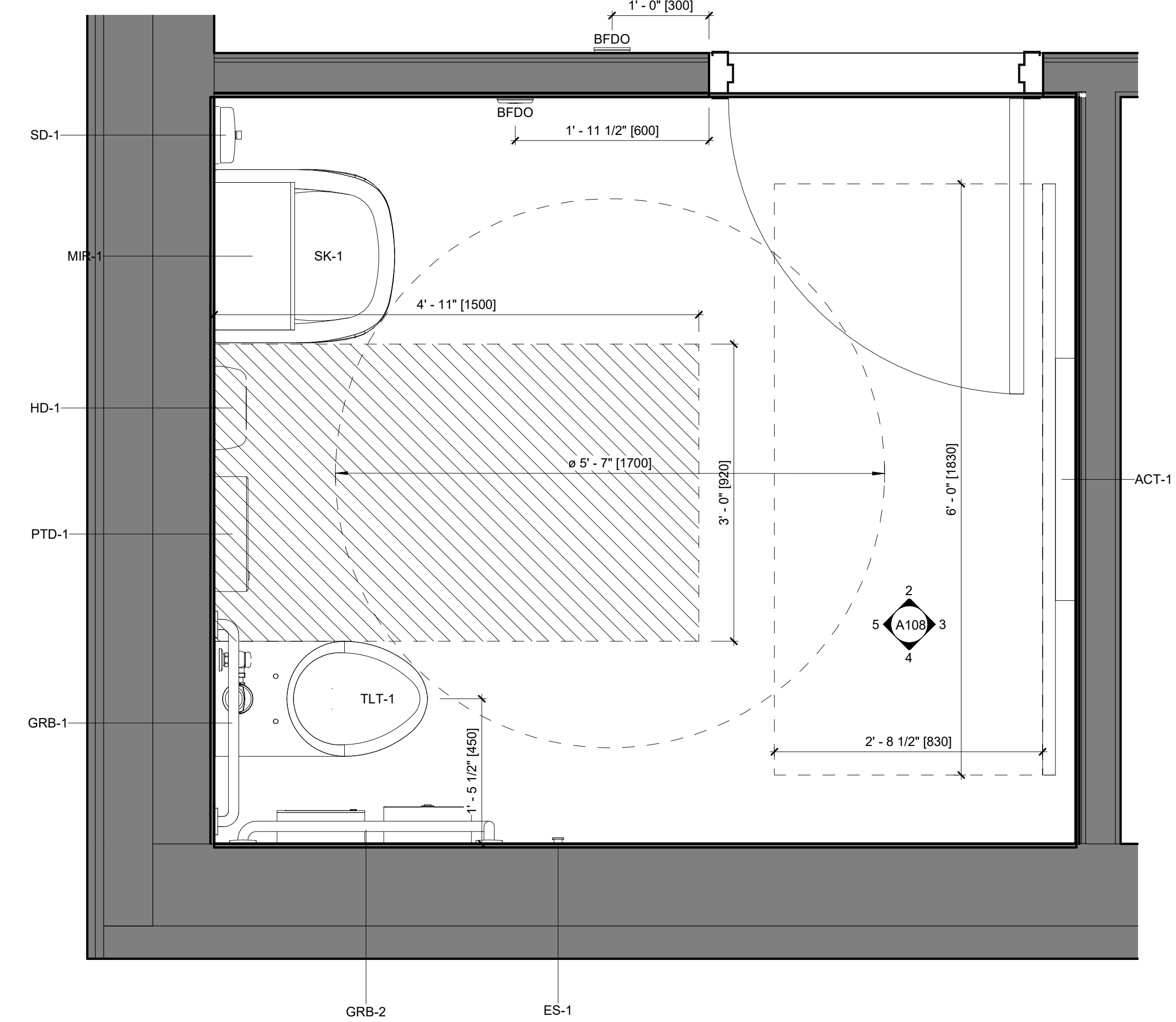
② UNIVERSAL WASHROOM - 1
1" = 1'-0"



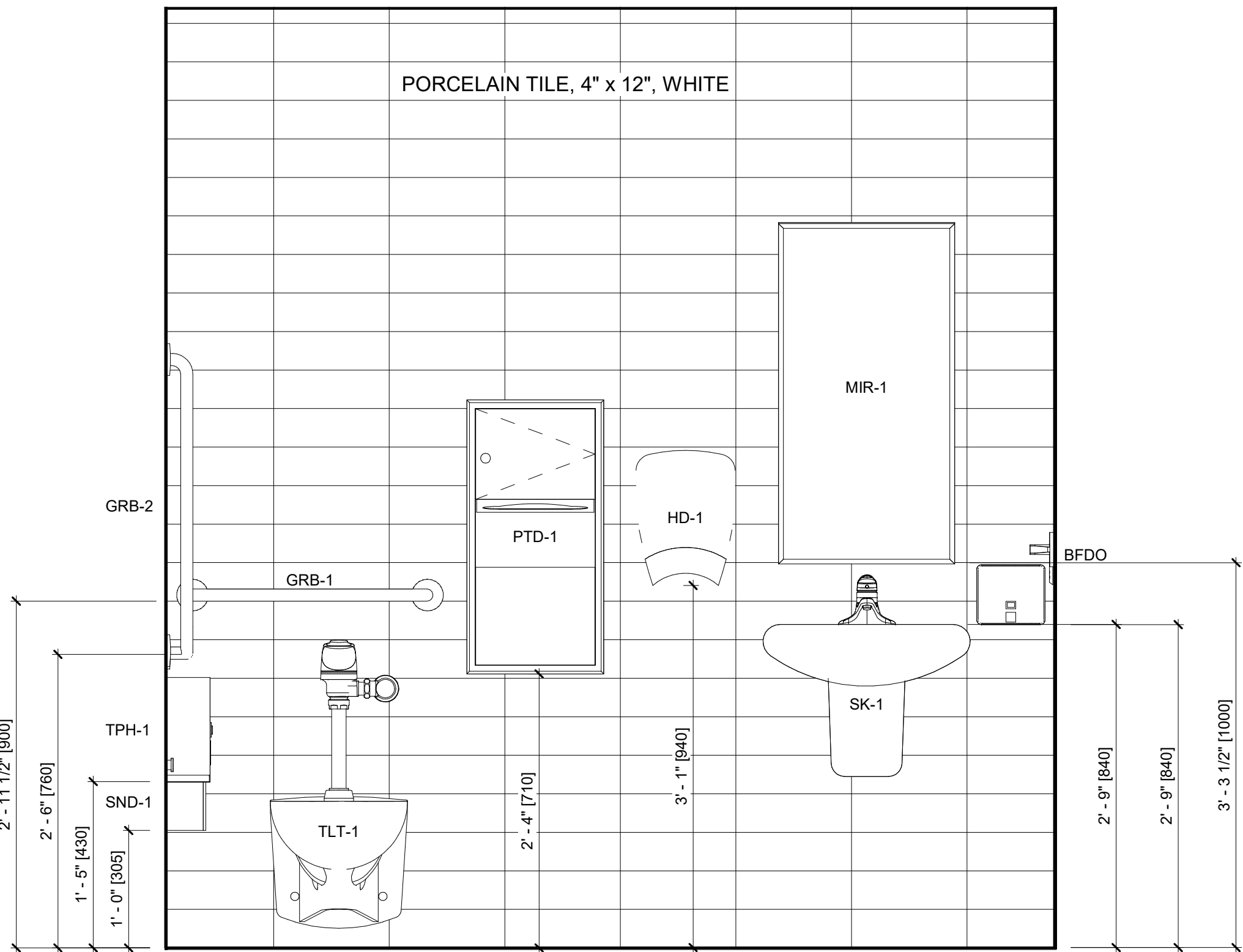
③ UNIVERSAL WASHROOM - 2
1" = 1'-0"



④ UNIVERSAL WASHROOM - 3
1" = 1'-0"



① UNIVERSAL WASHROOM - TYPICAL
1" = 1'-0"



⑤ UNIVERSAL WASHROOM - 4
1" = 1'-0"

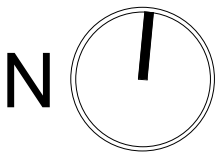
- LEGEND**
- SD-1 - SOAP DISPENSER
 - MIR-1 - ANGLED MIRROR 18" x 36"
 - MIR-2 - ANGLED MIRROR 36" x 36"
 - SK-1 - SINK
 - HD-1 - HAND DRYER
 - PTD-1 - PAPER TOWEL DISPENSER
 - BFDO - BARRIER FREE DOOR OPERATOR
 - GRB-1 - GRAB BAR
 - GRB-2 - L-SHAPED GRAB BAR
 - SND-1 - SANITARY NAPKIN DISPENSER
 - TPH-1 - TOILER PAPER HOLDER
 - TLT-1 - COMMERCIAL TOILET
 - TLT-2 - RESIDENTIAL TOILET
 - ACT-1 - ADULT CHANGE TABLE
 - ES-1 - UNIVERSAL WASHROOM EMERGENCY SIGN

A108

BARRIER FREE DESIGN - W/R SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1" = 1'-0"
DECEMBER 2019



GENERAL NOTES

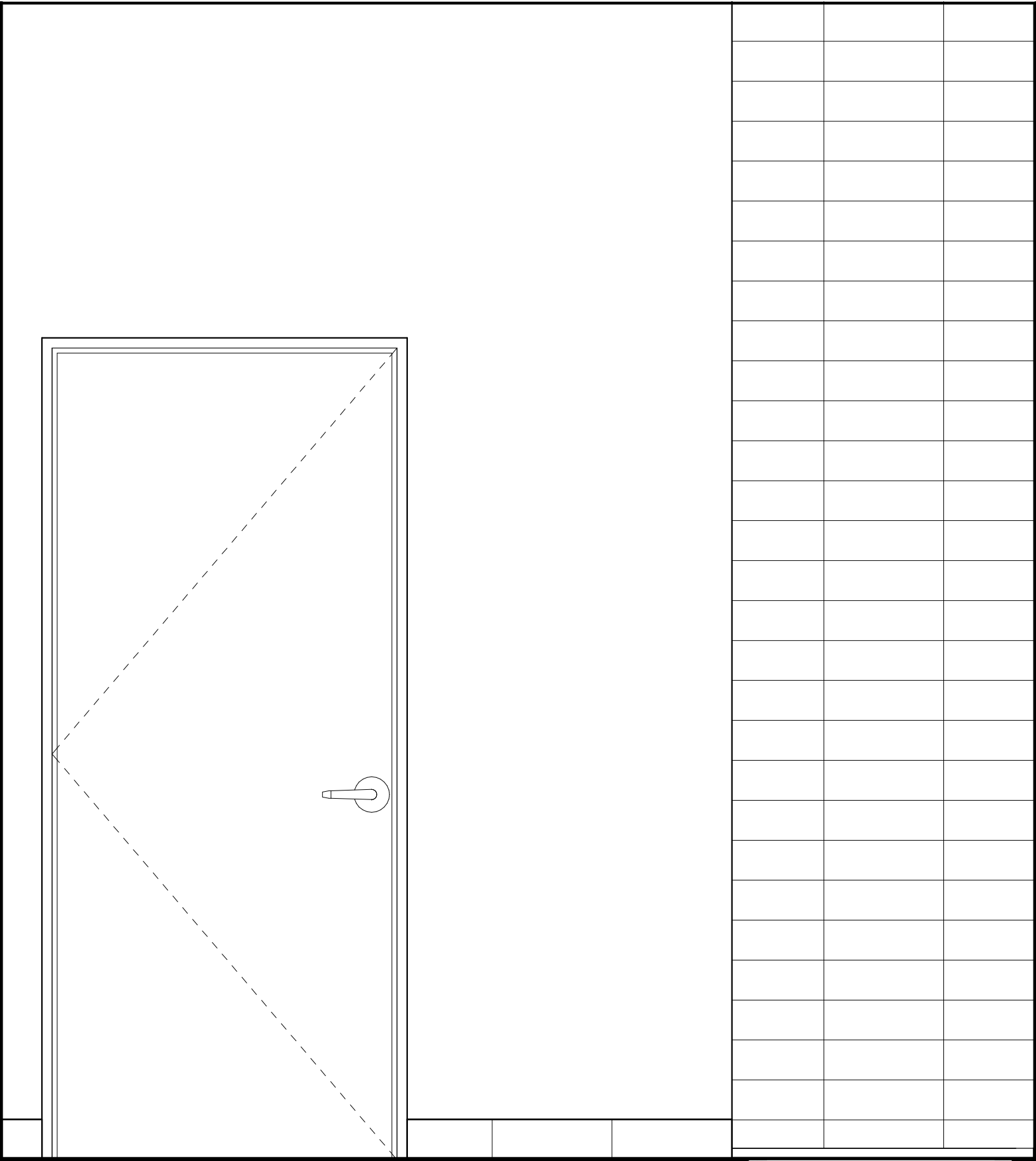
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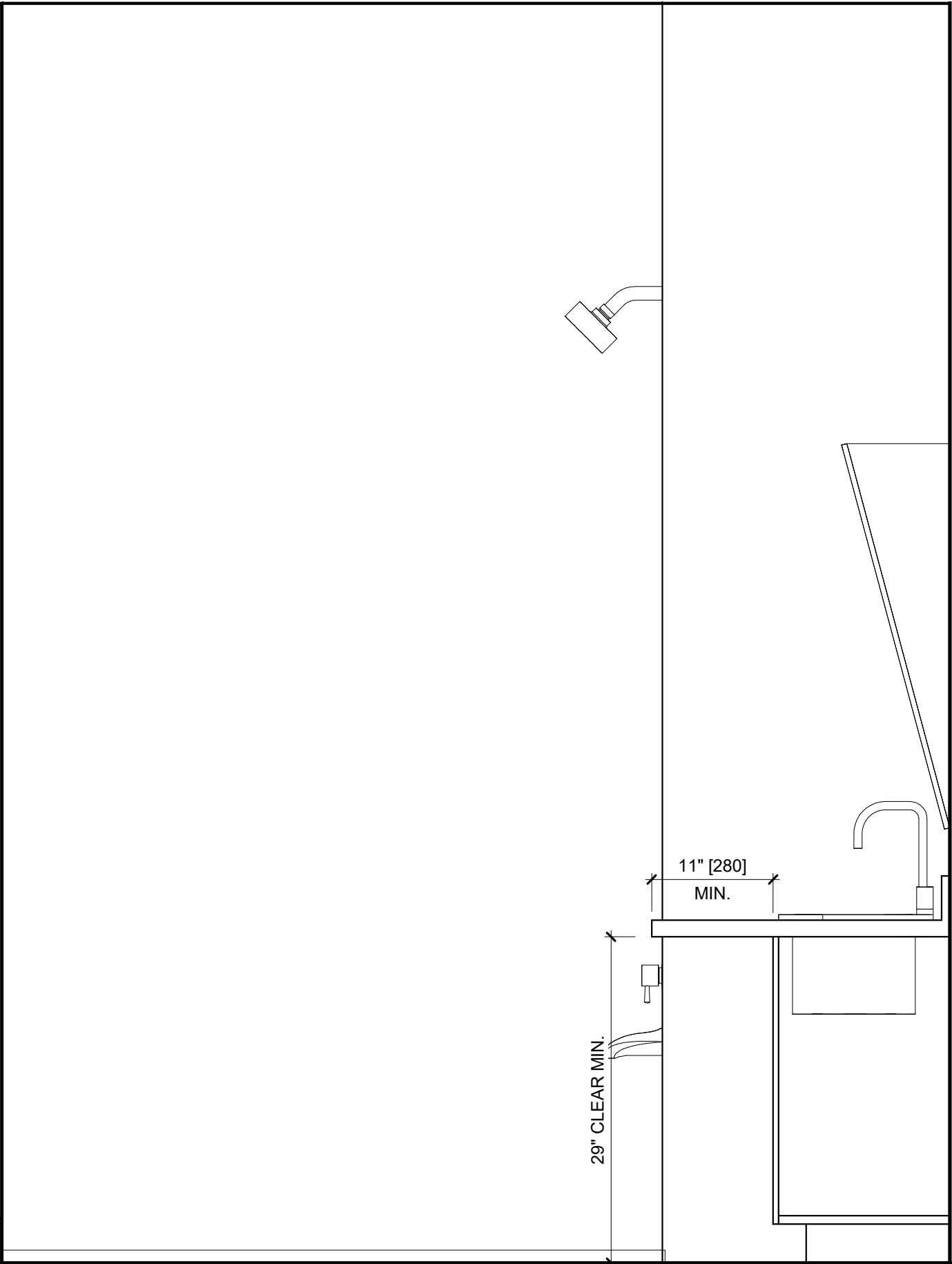
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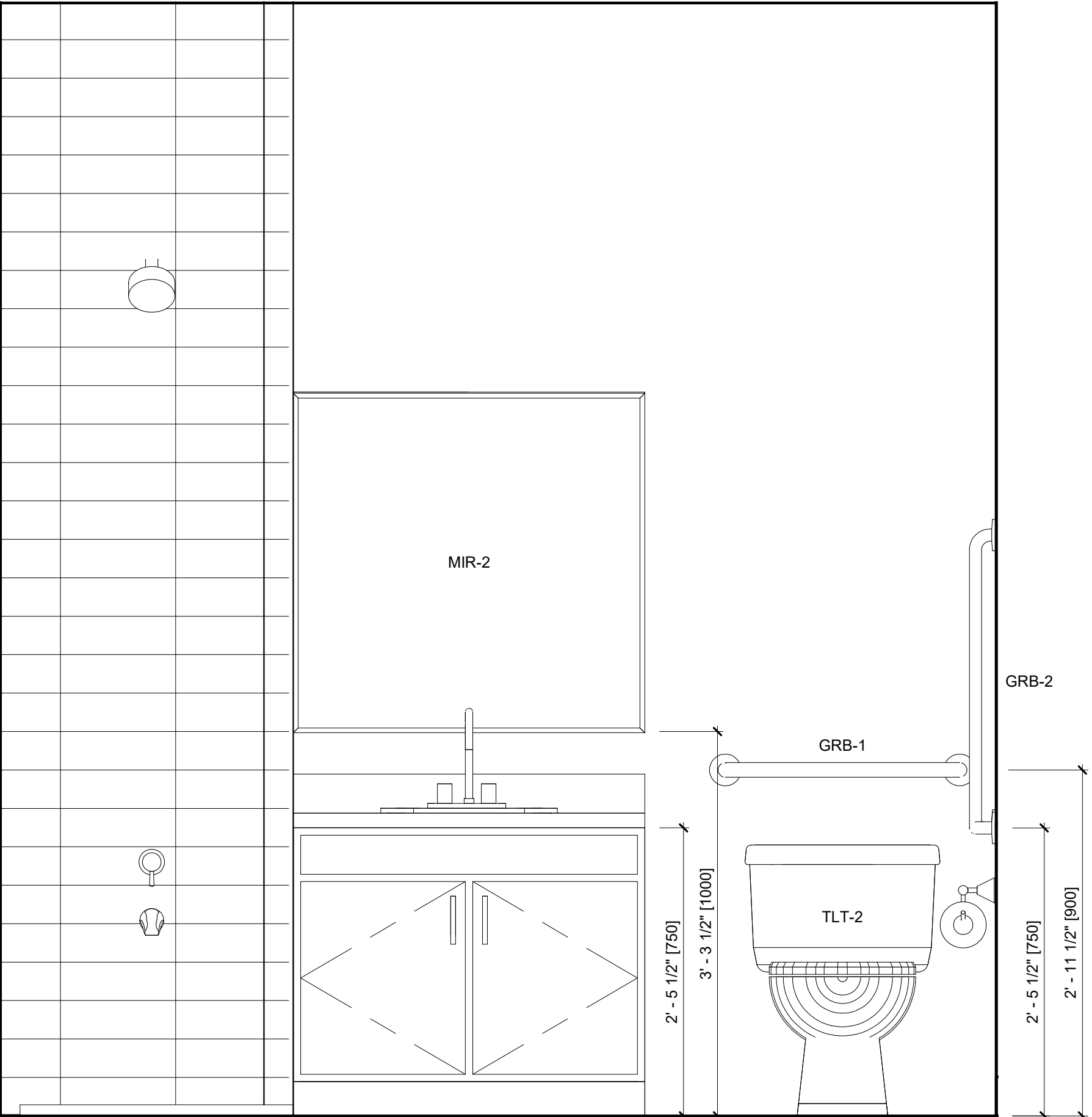
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② BARRIER FREE UNIT WASHROOM - 1
1" = 1'-0"

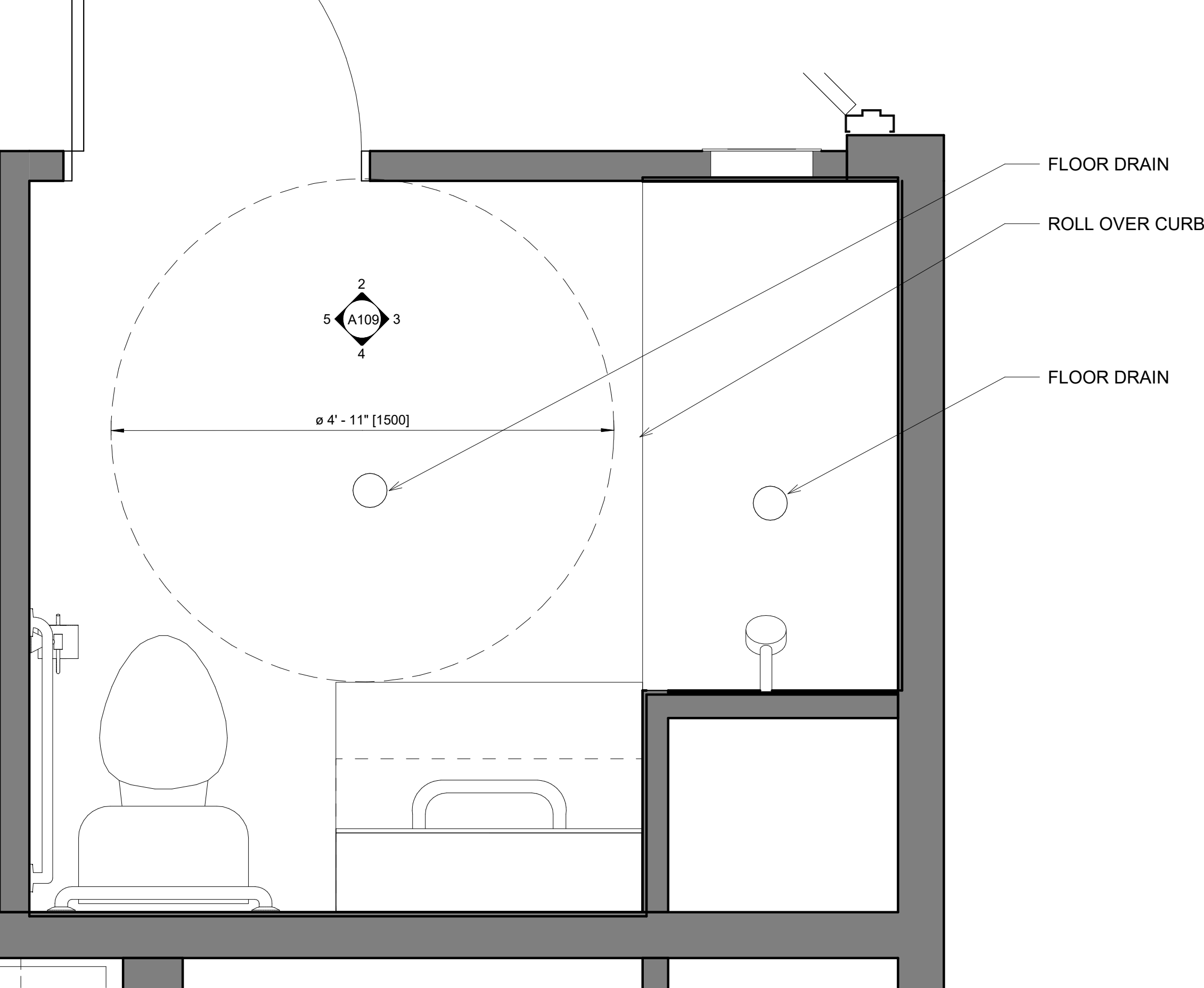


③ BARRIER FREE UNIT WASHROOM - 2
1" = 1'-0"

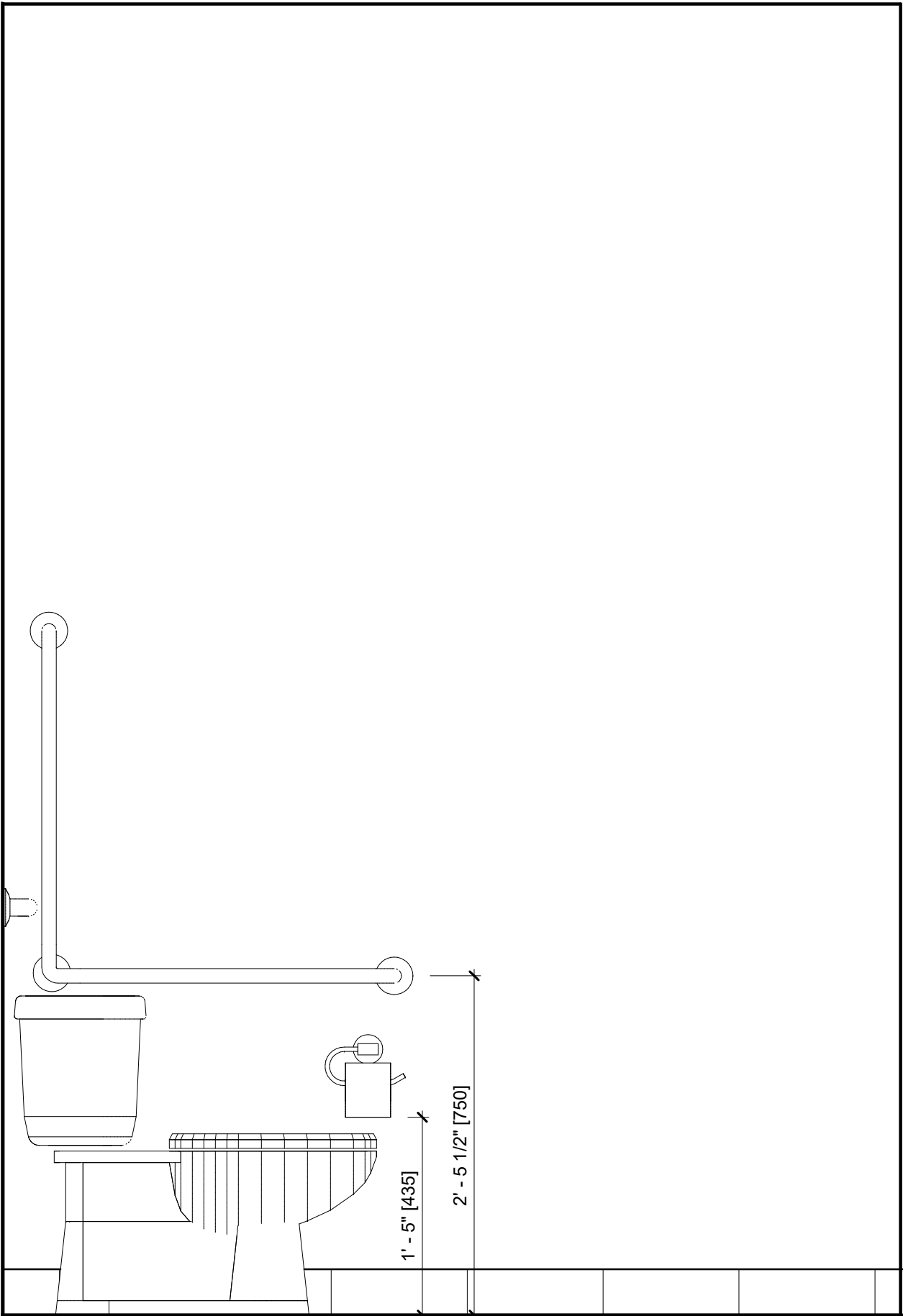


④ BARRIER FREE UNIT WASHROOM - 3
1" = 1'-0"

- LEGEND**
- SD-1 - SOAP DISPENSER
 - MIR-1 - ANGLED MIRROR 18" x 36"
 - MIR-2 - ANGLED MIRROR 36" x 36"
 - SK-1 - SINK
 - HD-1 - HAND DRYER
 - PTD-1 - PAPER TOWEL DISPENSER
 - BFDO - BARRIER FREE DOOR OPERATOR
 - GRB-1 - GRAB BAR
 - GRB-2 - L-SHAPED GRAB BAR
 - SND-1 - SANITARY NAPKIN DISPENSER
 - TPH-1 - TOILER PAPER HOLDER
 - TLT-1 - COMMERCIAL TOILET
 - TLT-2 - RESIDENTIAL TOILET
 - ACT-1 - ADULT CHANGE TABLE
 - ES-1 - UNIVERSAL WASHROOM EMERGENCY SIGN



① FULLY ACCESSIBLE UNIT PLAN - W/R - TYPICAL
1" = 1'-0"



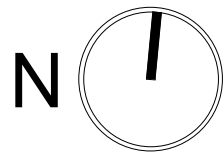
⑤ BARRIER FREE UNIT WASHROOM - 4
1" = 1'-0"

A109

BARRIER FREE DESIGN - W/R SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1" = 1'-0"
DECEMBER 2019



GENERAL NOTES

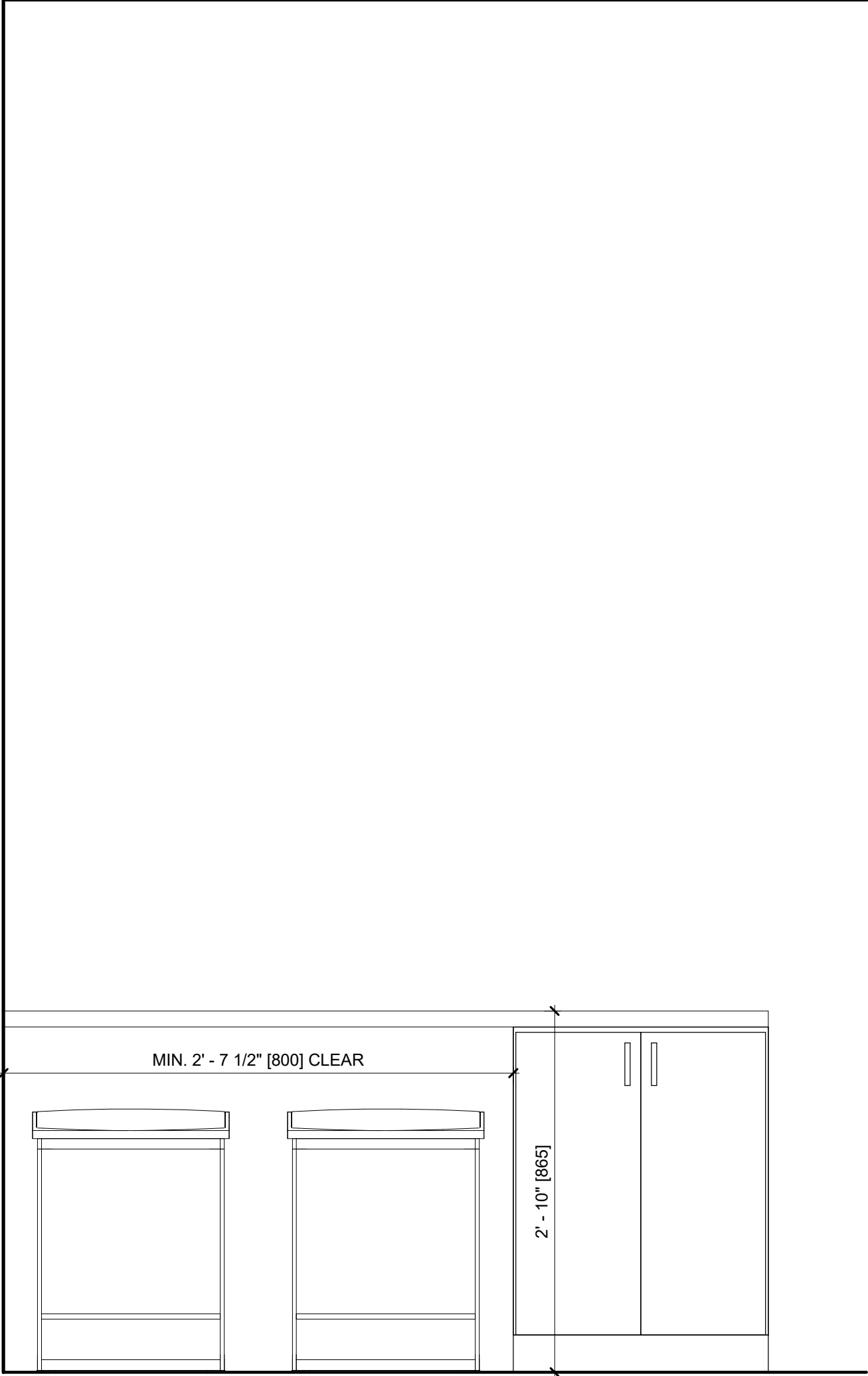
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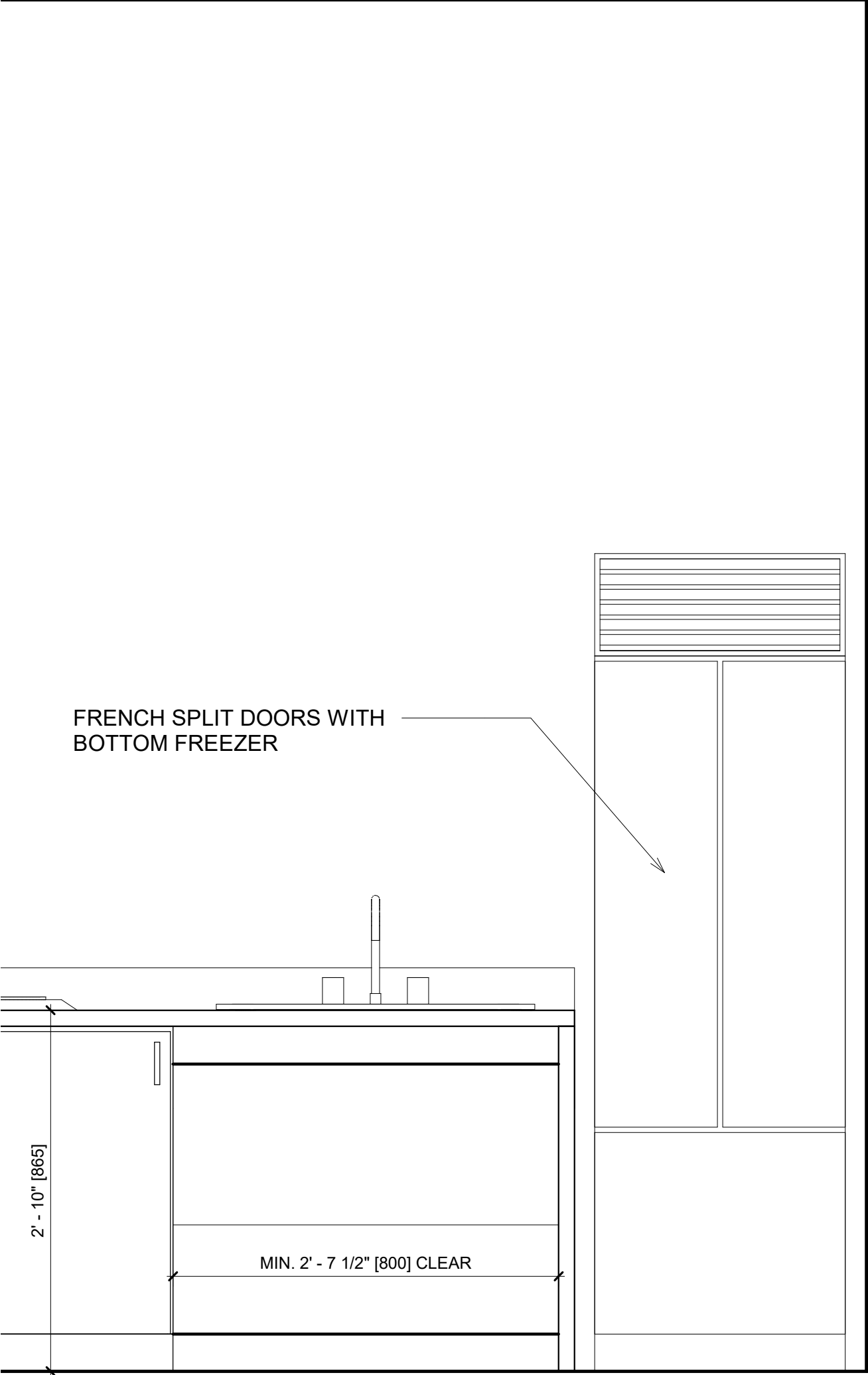
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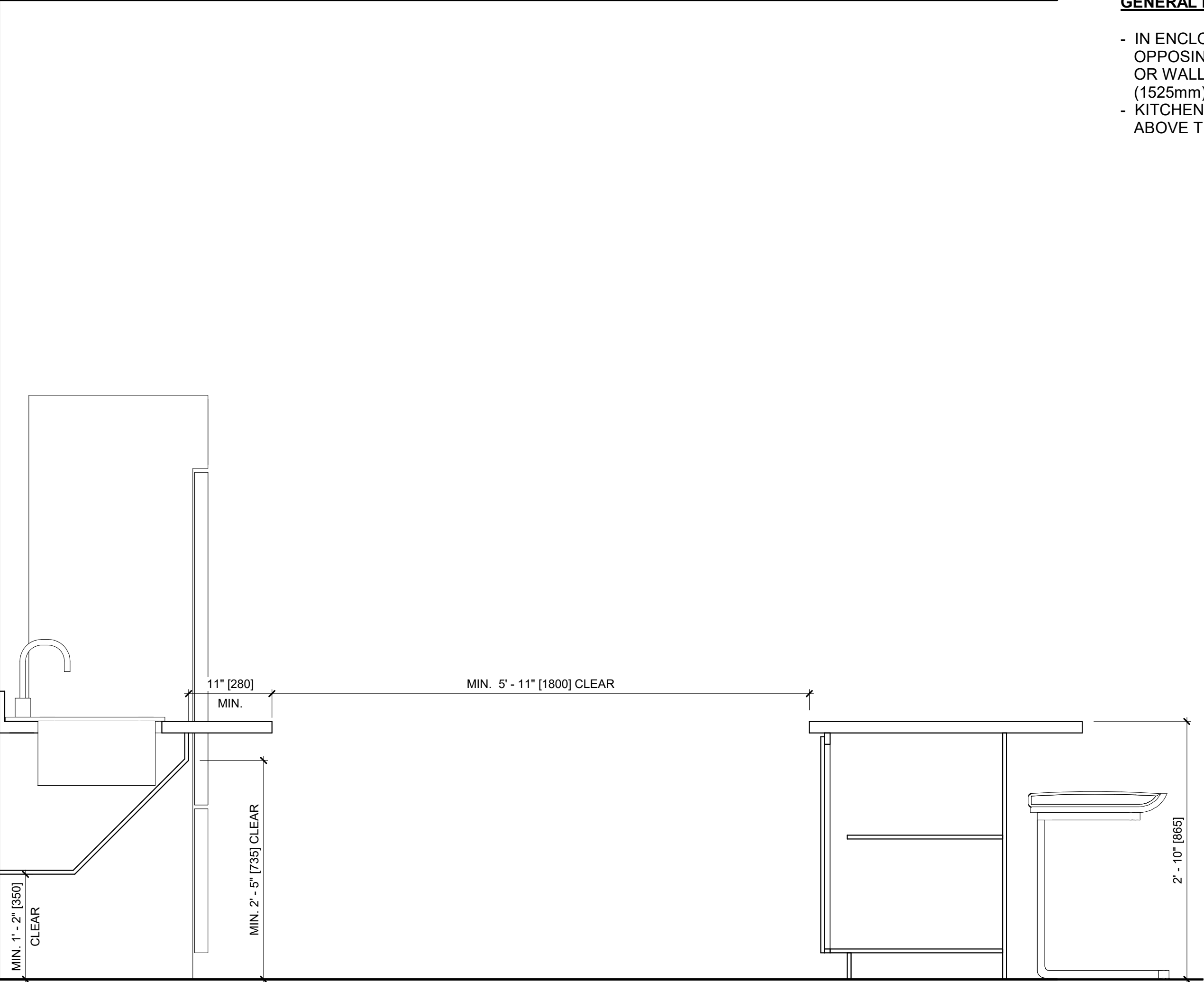
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② BARRIER FREE UNIT - KITCHEN - 1
1" = 1'-0"



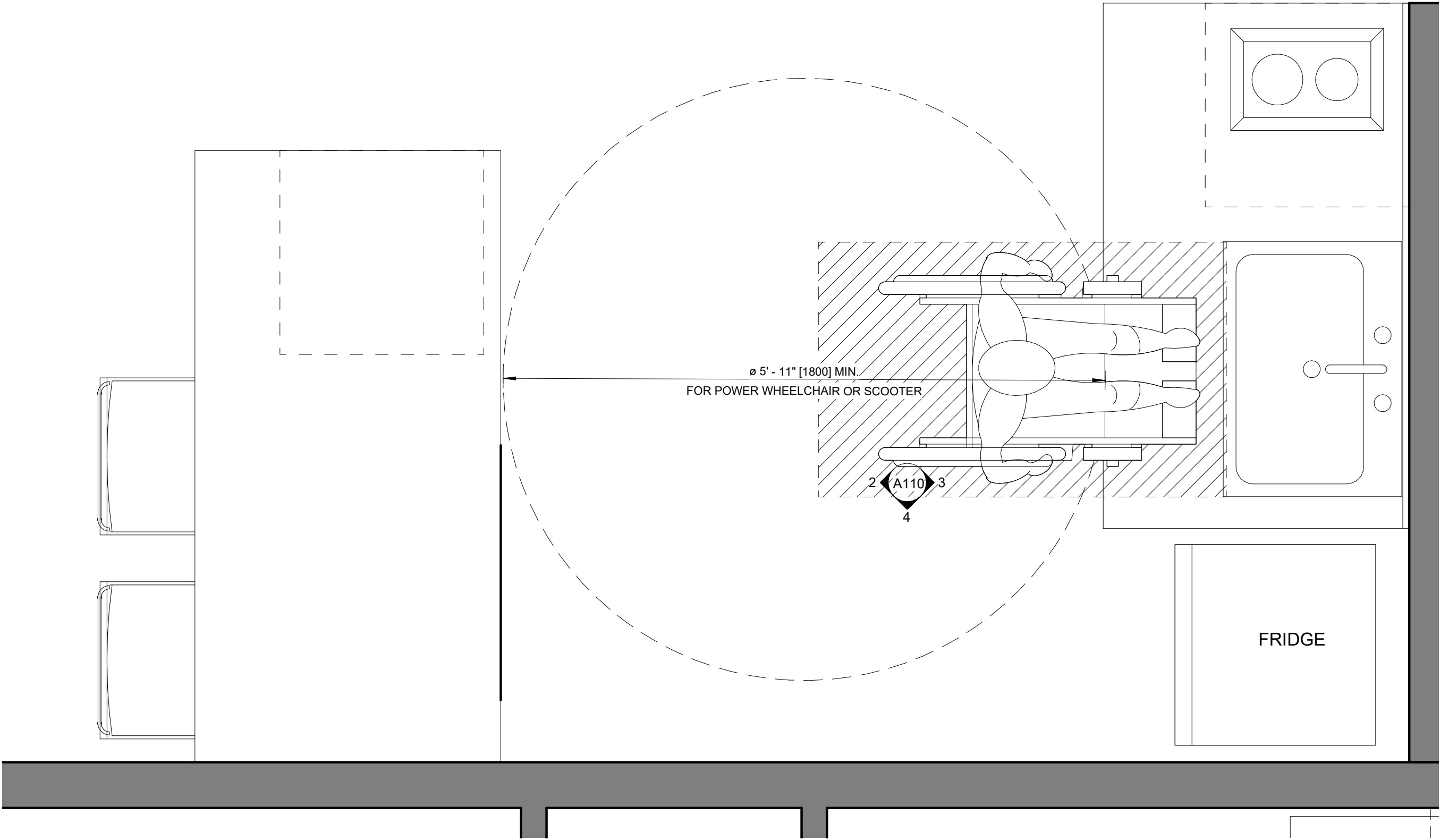
③ BARRIER FREE UNIT - KITCHEN - 2
1" = 1'-0"



④ BARRIER FREE UNIT - KITCHEN - 3
1" = 1'-0"

GENERAL NOTES:

- IN ENCLOSED KITCHENS, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" (1525mm) MIN.
- KITCHEN WORK SURFACES SHALL BE 34" (865mm) MAXIMUM ABOVE THE FINISH FLOOR, UNLESS IT IS HEIGH ADJUSTABLE



① FULLY ACCESSIBLE UNIT PLAN - KITCHEN - TYPICAL
1" = 1'-0"

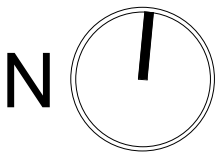
A110

BARRIER FREE DESIGN - KITCHEN

SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1" = 1'-0"
DECEMBER 2019



GENERAL NOTES

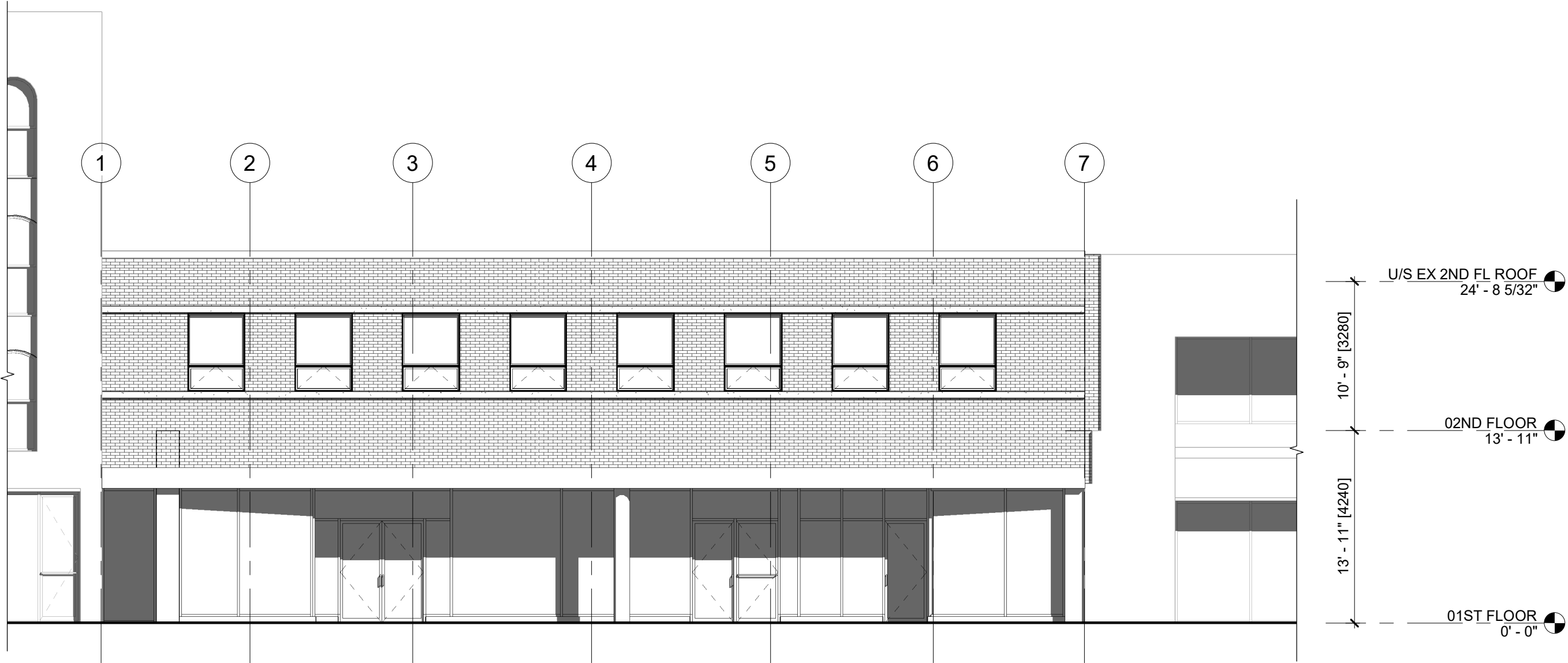
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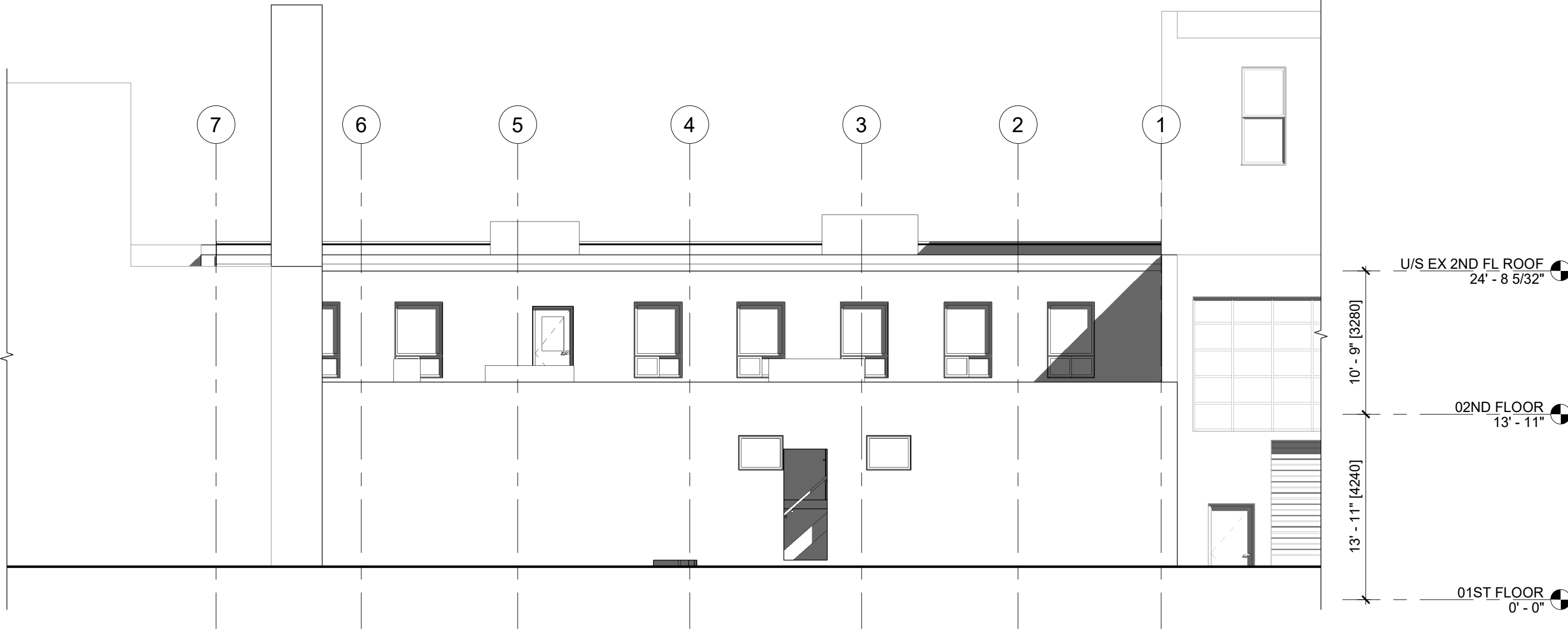
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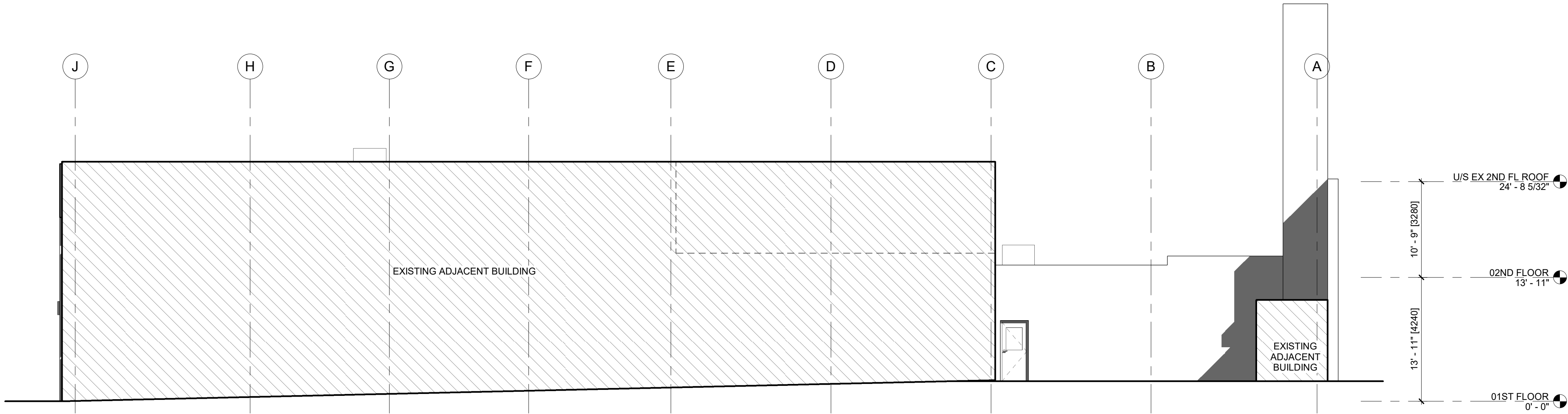
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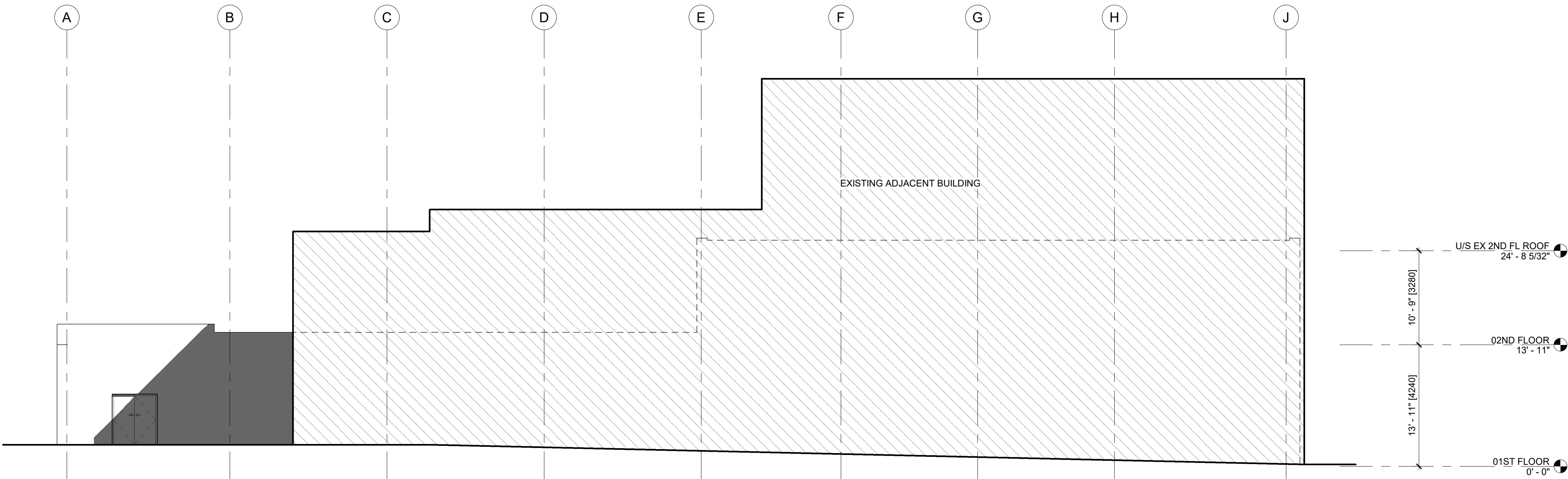
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

| | | |
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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A201

EXISTING ELEVATIONS - EXISTING

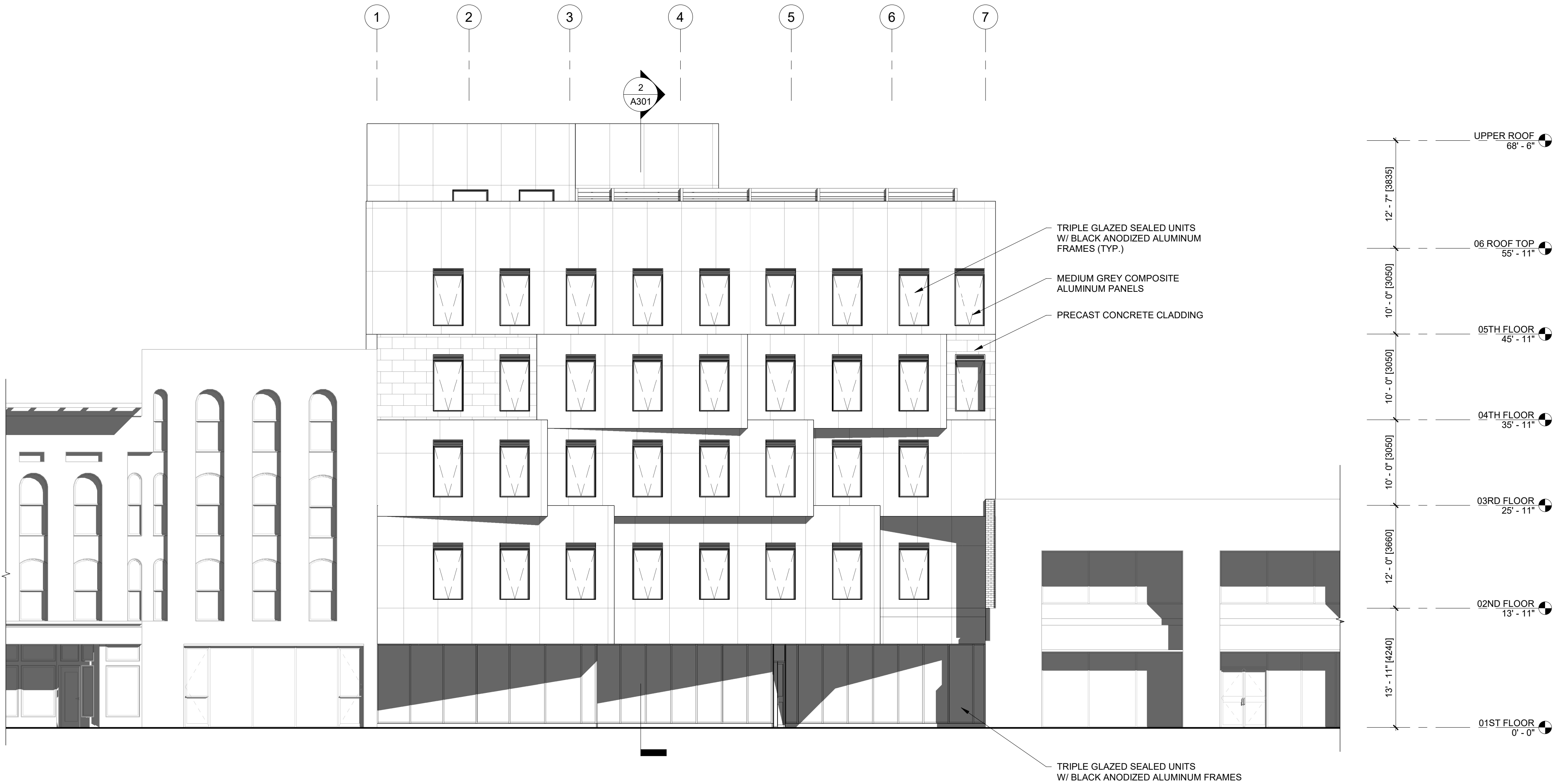
SITE DEVELOPMENT

385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A202

PROPOSED

EAST ELEVATION

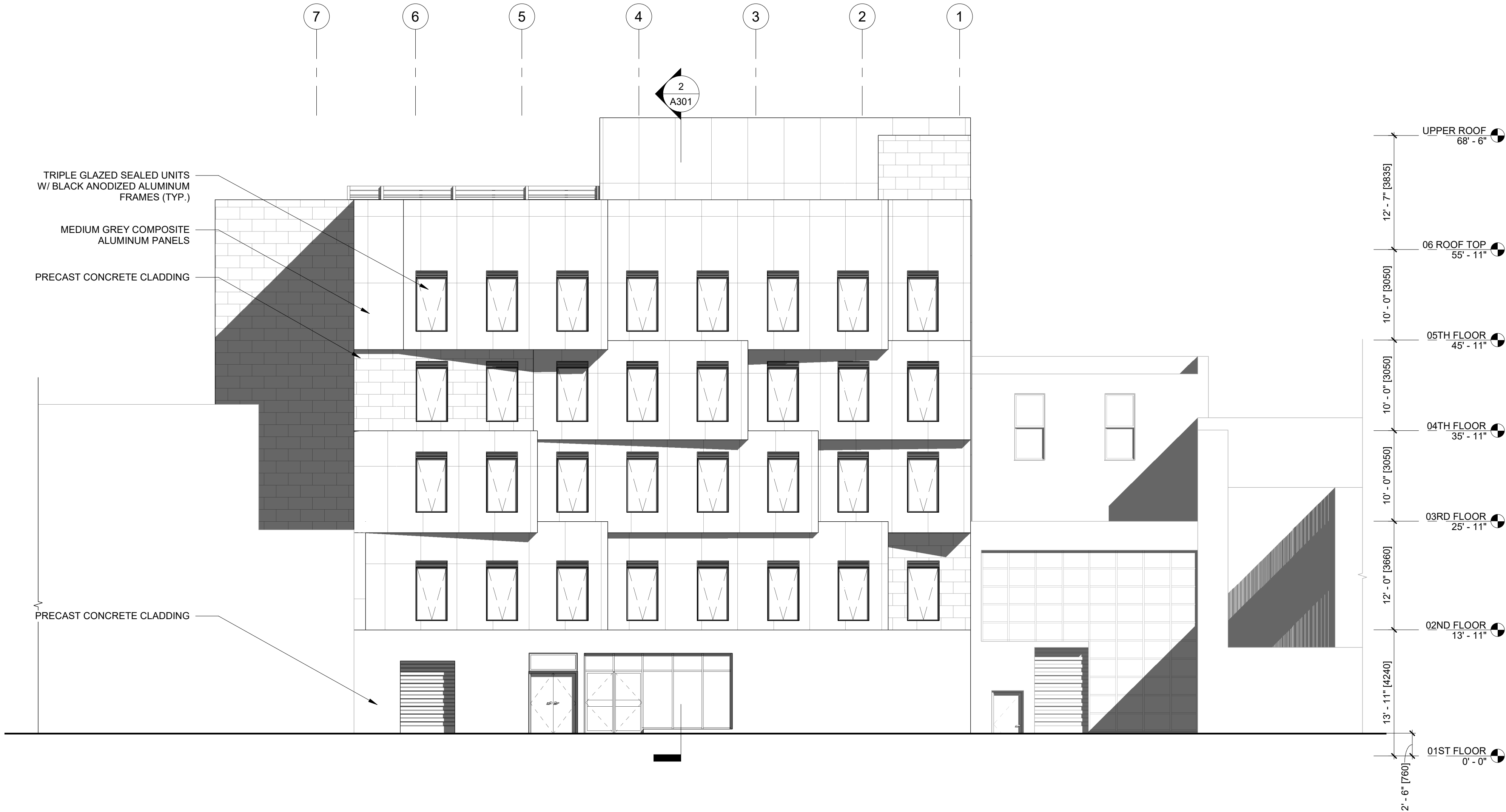
SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

GENERAL NOTES
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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE |
| | | YYYY/MM/DD |

A203

PROPOSED

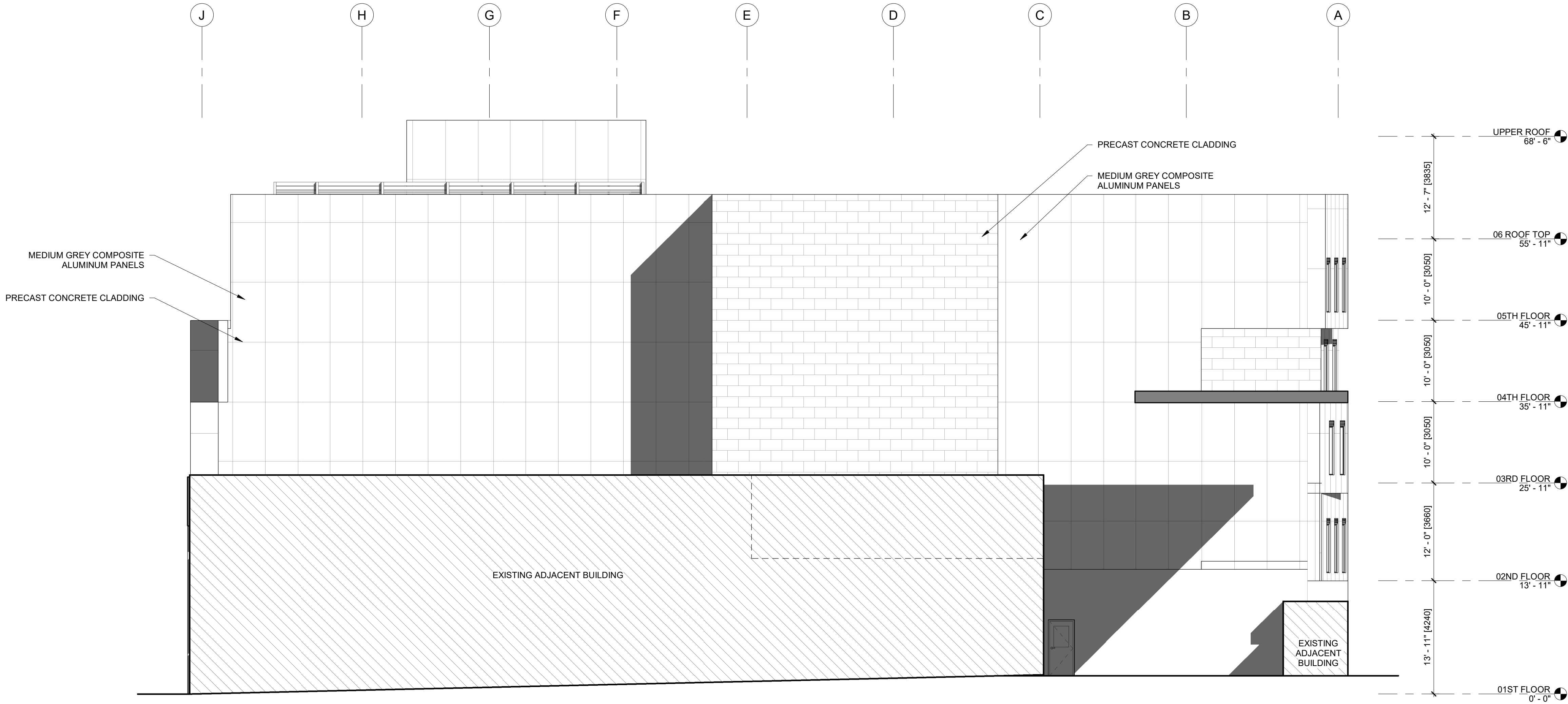
WEST ELEVATION

SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A204

PROPOSED

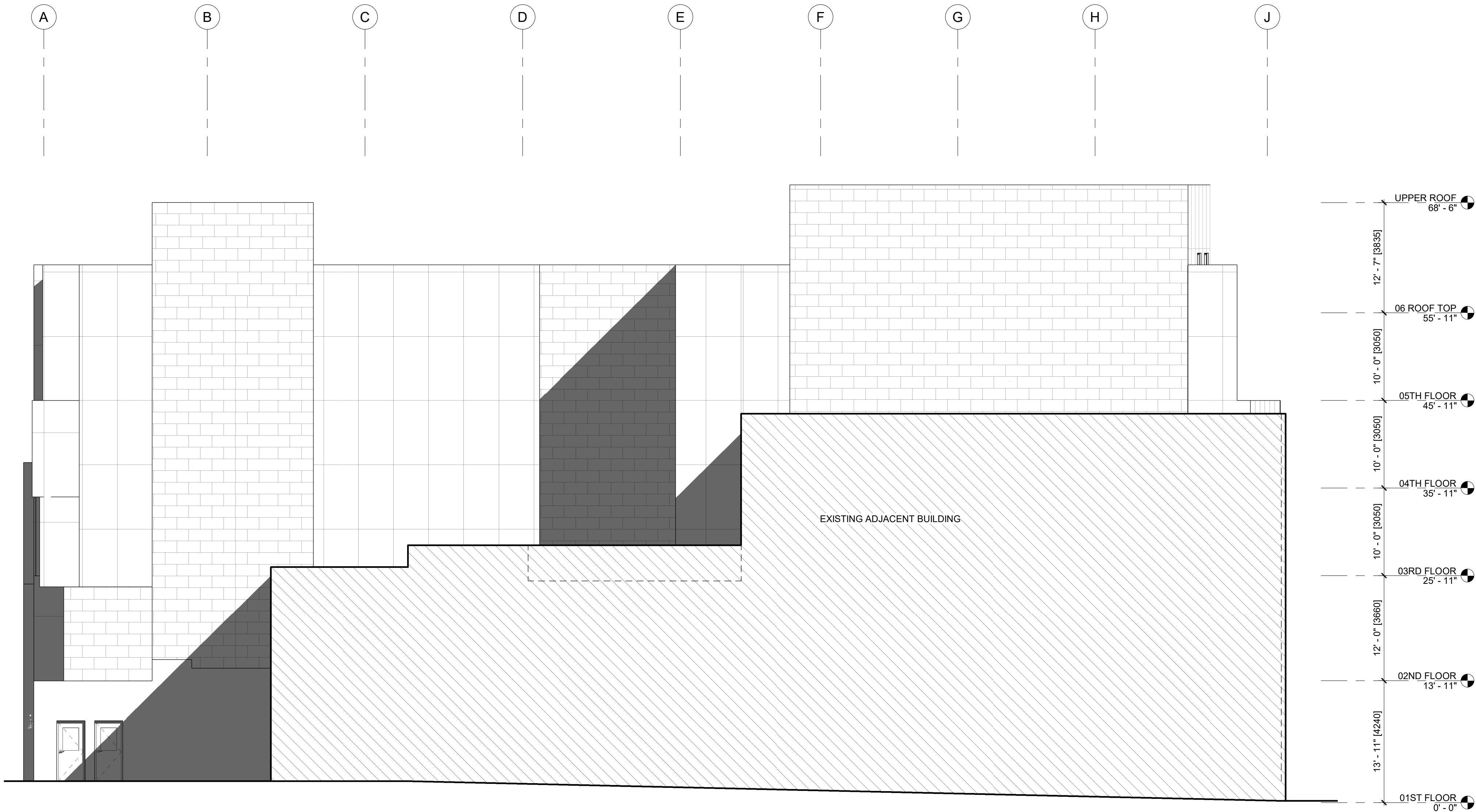
NORTH ELEVATION

SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE |
| | | YYYY/MM/DD |

A205

PROPOSED

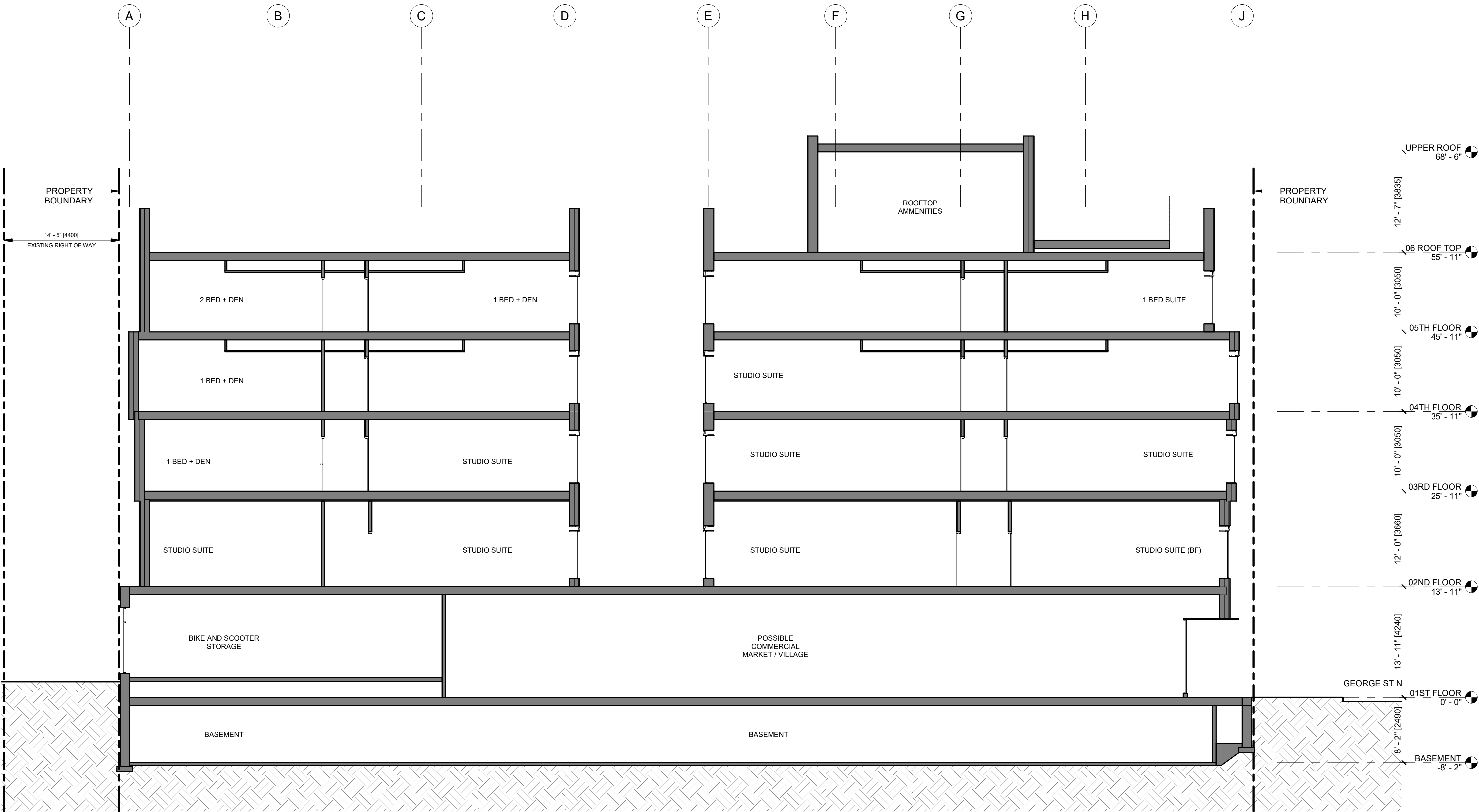
SOUTH ELEVATION

SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

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DECEMBER 2019

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| 1 | SPA SUBMISSION | 2019/12/06 |
| No. | DESCRIPTION | DATE YYYY/MM/DD |

A301 PROPOSED SECTION

SITE DEVELOPMENT
385-391 GEORGE ST. N, PETERBOROUGH
PROJECT No. 4123

SCALE: 1/8" = 1'-0"
DECEMBER 2019

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Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020

Appendix IV:

Aerial view and renderings

(Joel Gerber Architect)





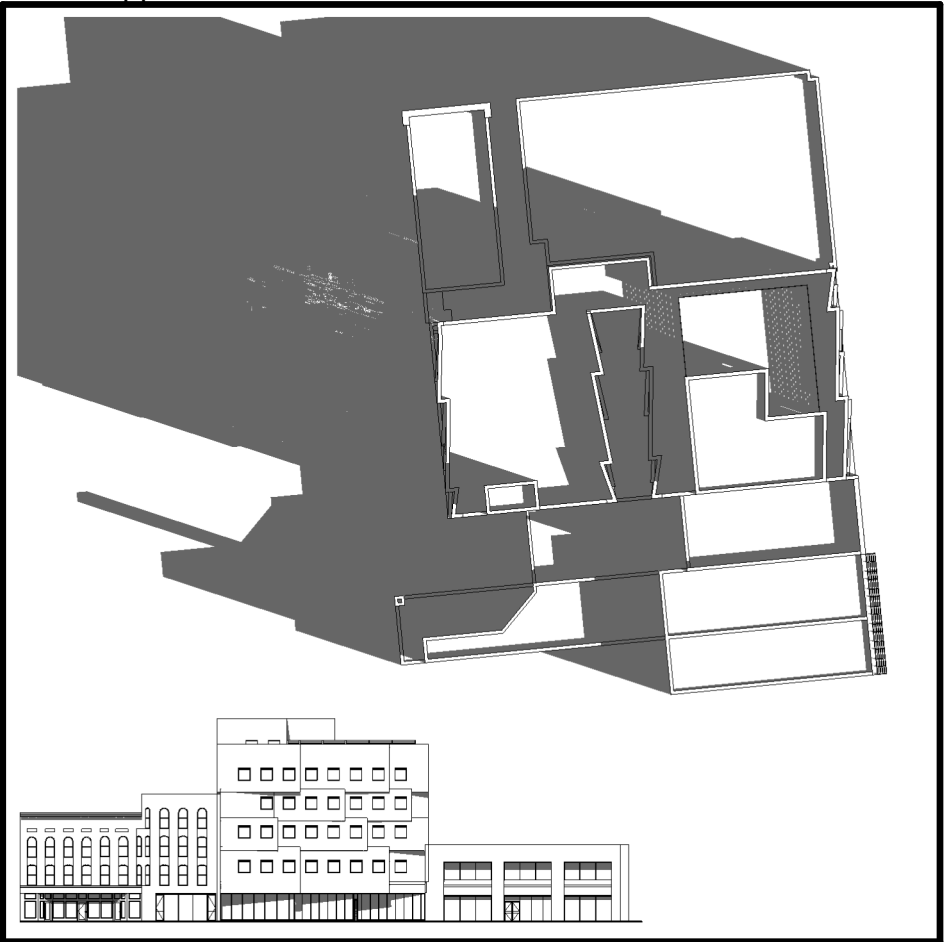


Appendix A

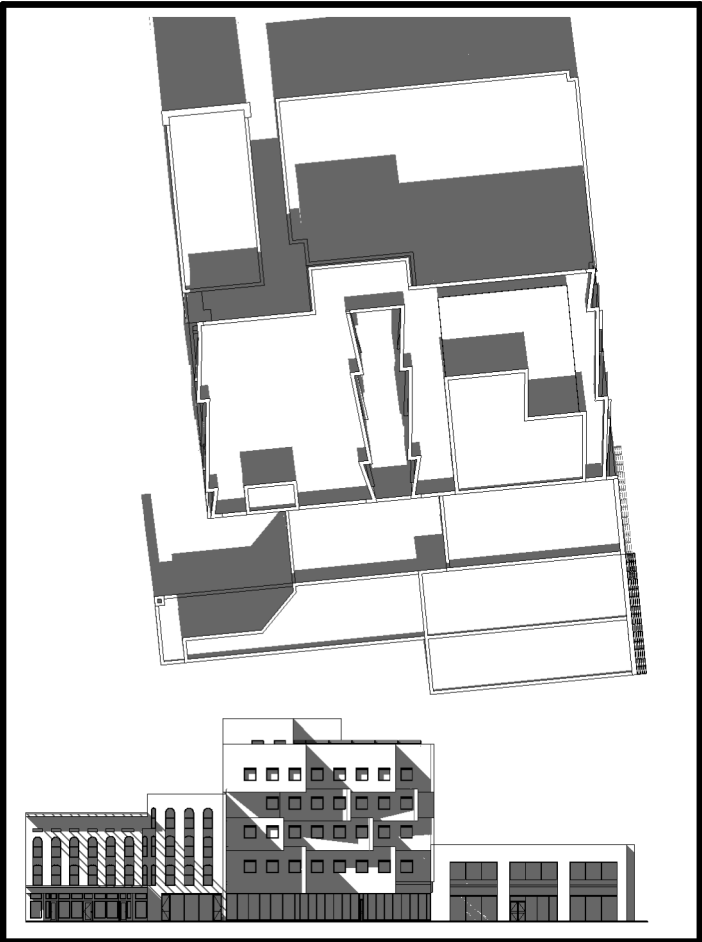
385-391 George Street North: Heritage Impact Assessment

12 August 2020

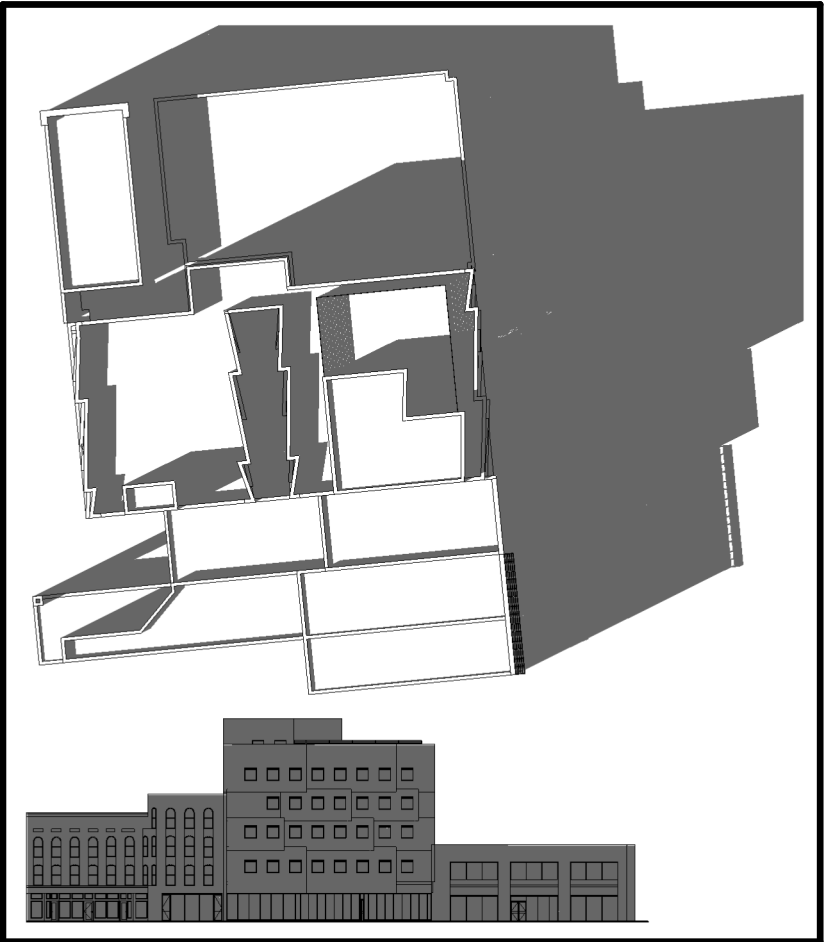
Appendix V:
Shadow Studies
(Joel Gerber Architect)



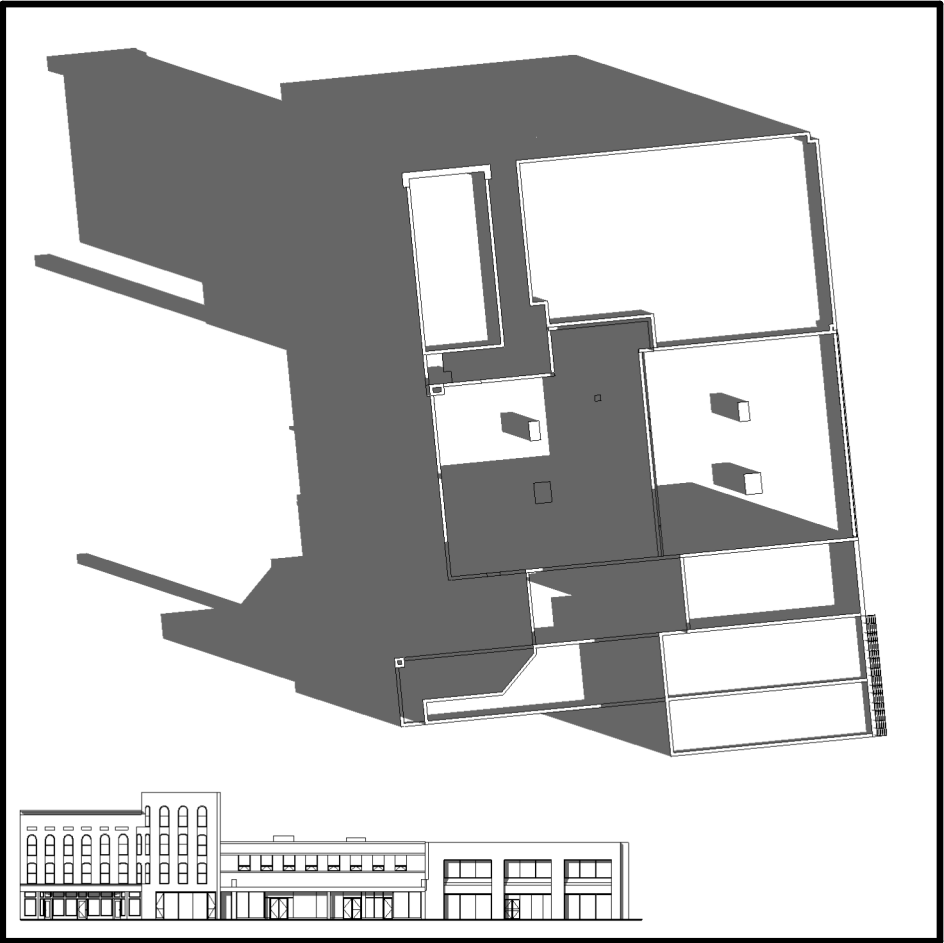
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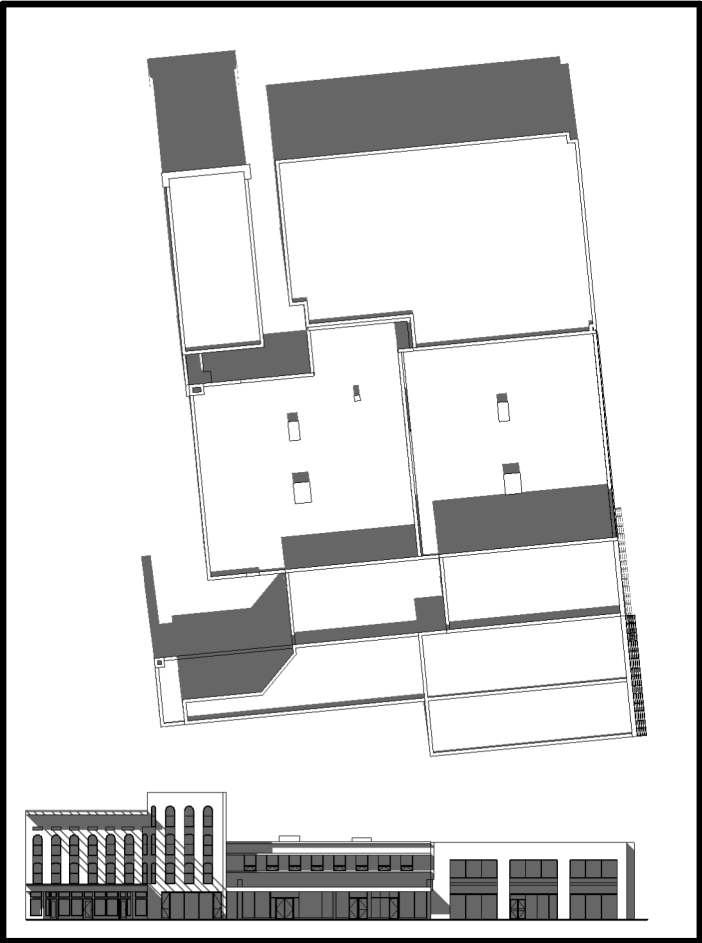
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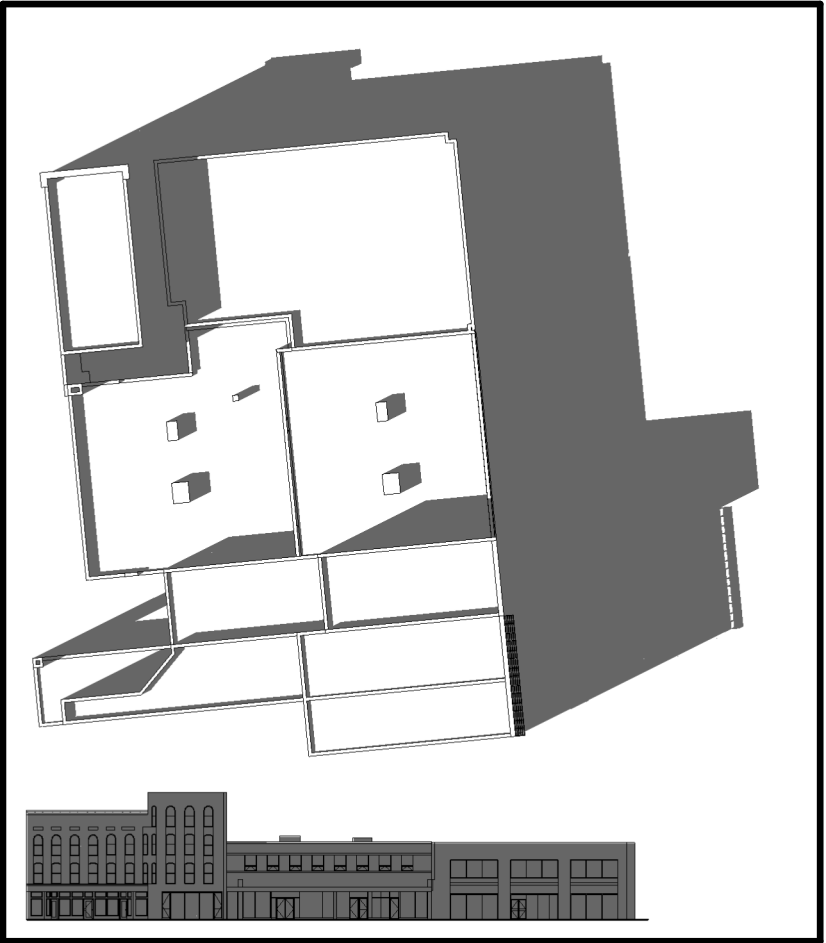
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EXISTING BUILDING - 8AM



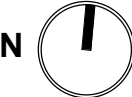
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EXISTING BUILDING - 4PM

SS101
PROPOSED
SOLAR STUDY -
VERNAL EQUINOX
SITE DEVELOPMENT
385-391 GEORGE ST. N
PROJECT No: 4123

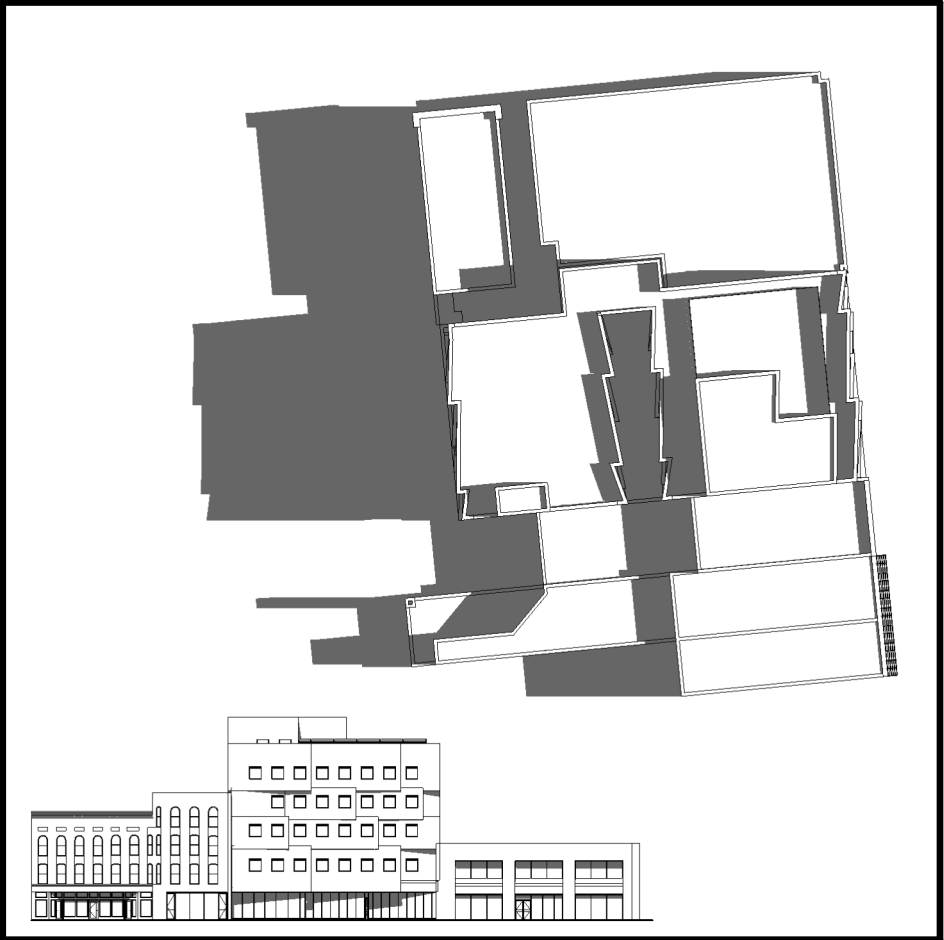
SCALE: 1 : 800
JANUARY 2020



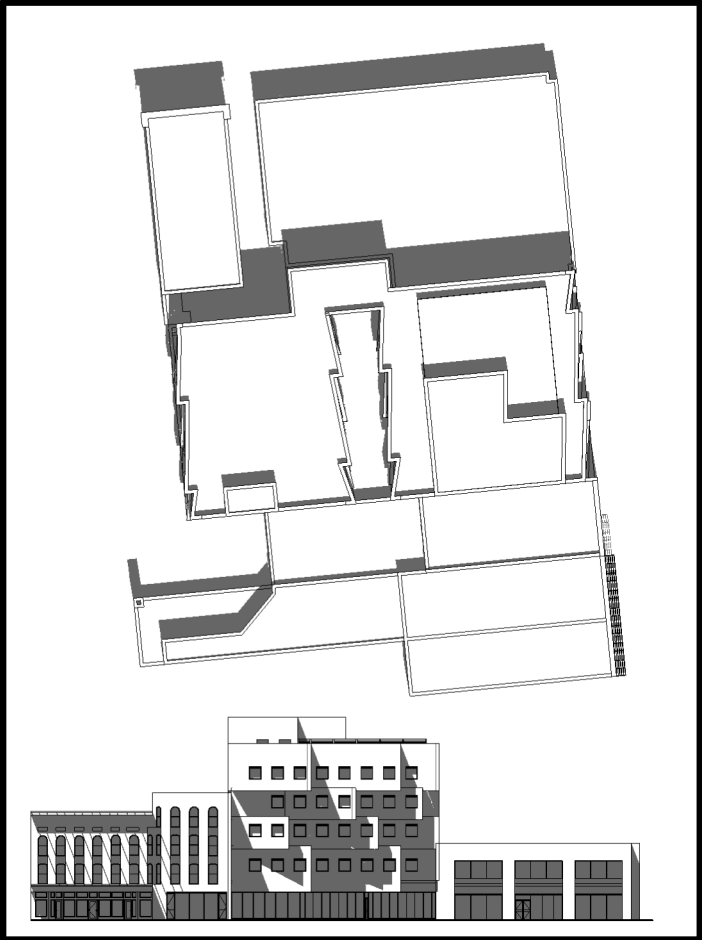
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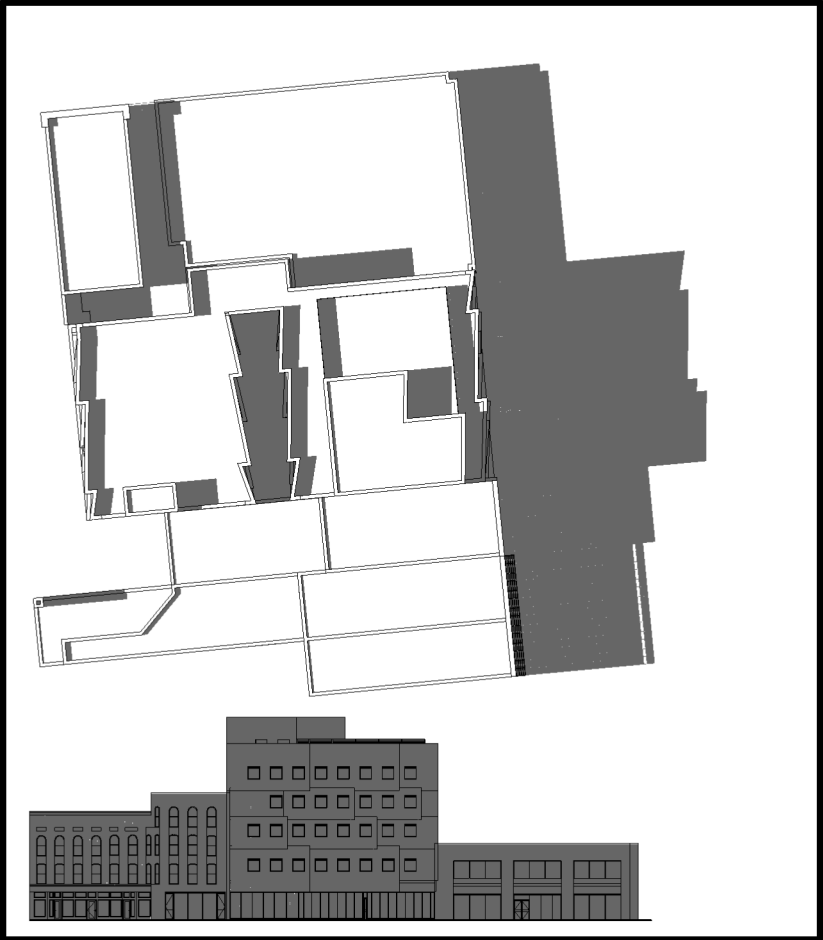
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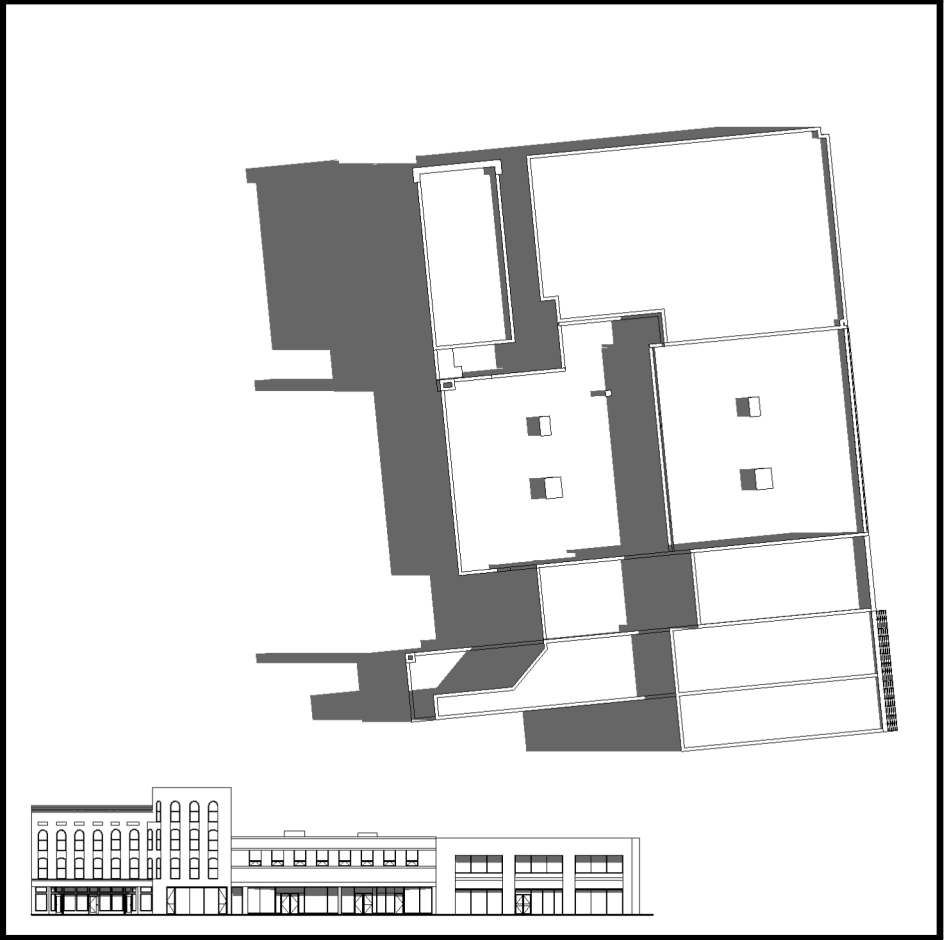
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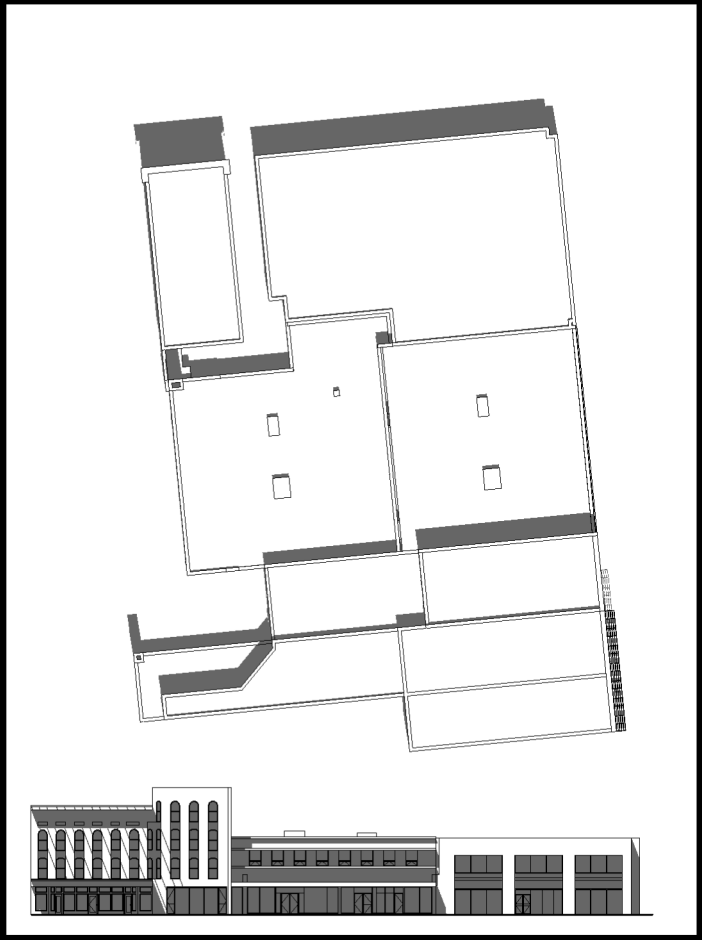
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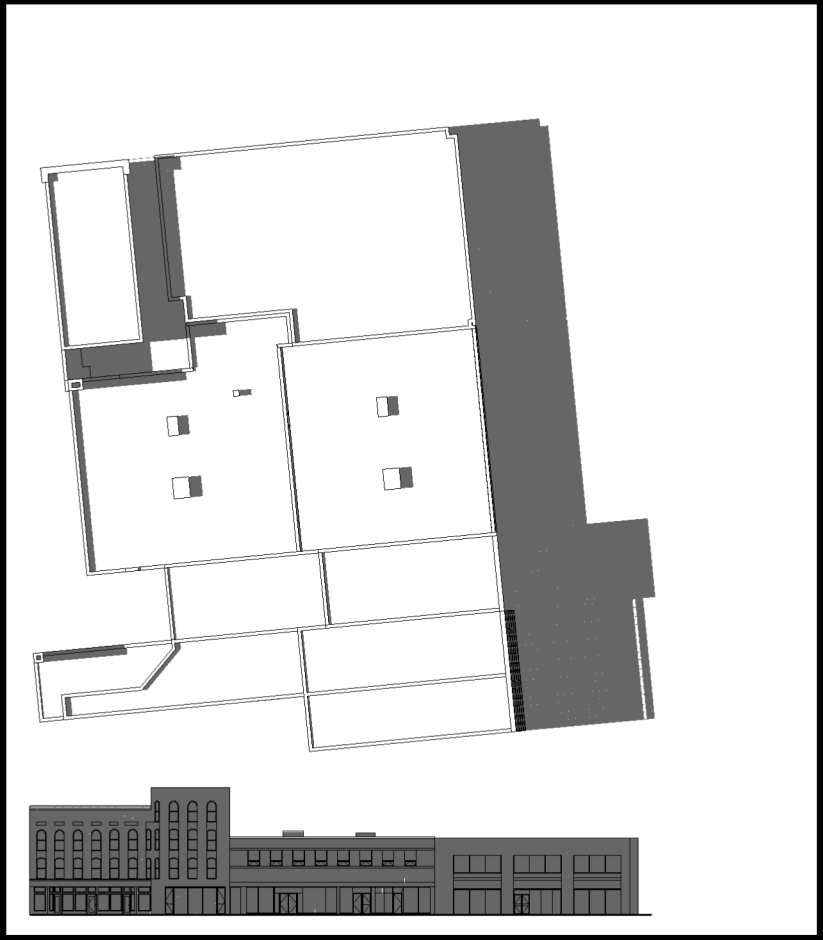
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EXISTING BUILDING - 8AM



EXISTING BUILDING - 12PM



EXISTING BUILDING - 4PM

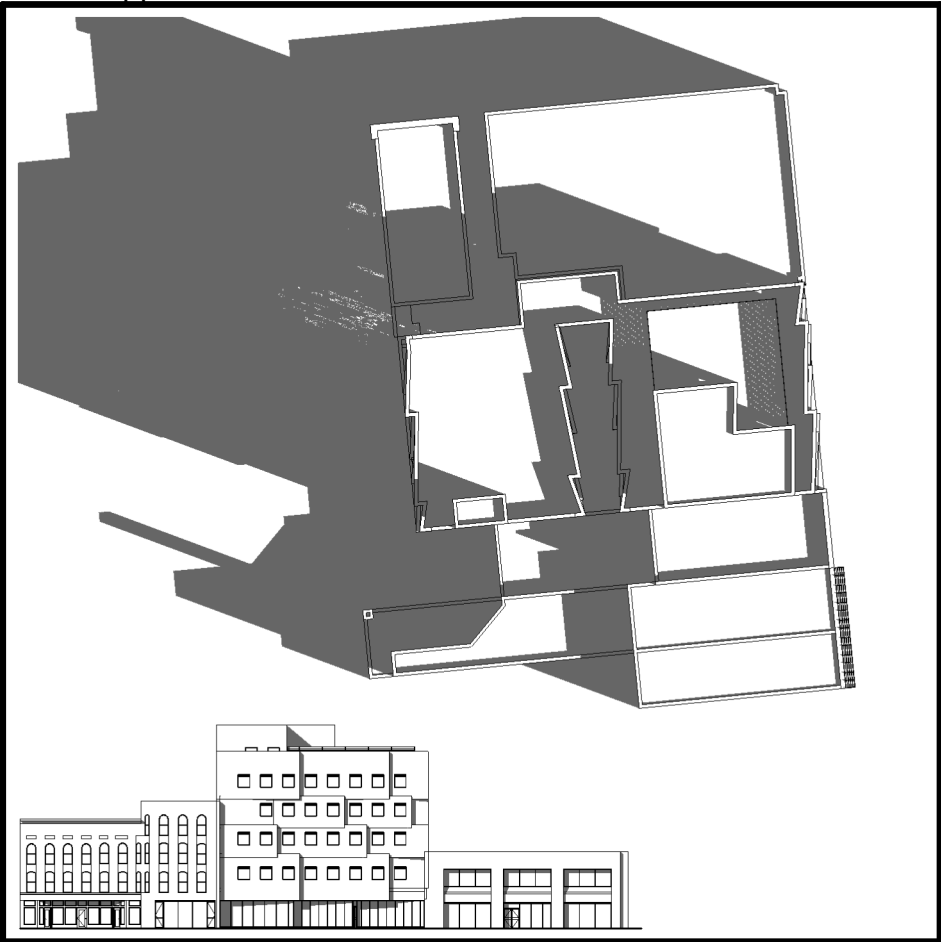
SS102
SOLAR STUDY -
SUMMER SOLSTICE
SITE DEVELOPMENT
385-391 GEORGE ST. N
PROJECT No: 4123

SCALE: 1 : 800
JANUARY 2020

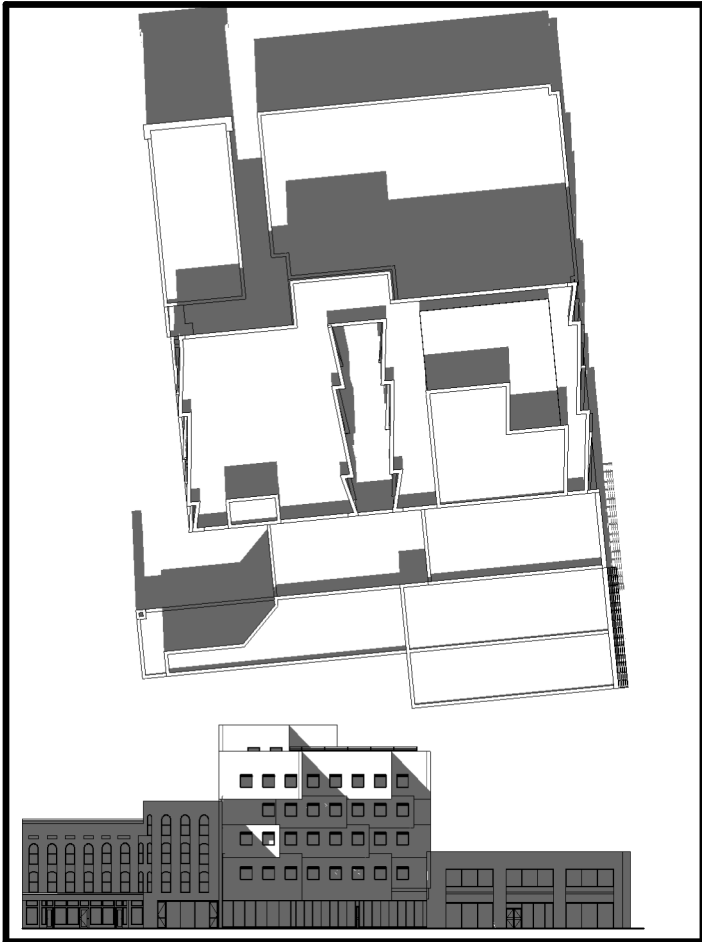


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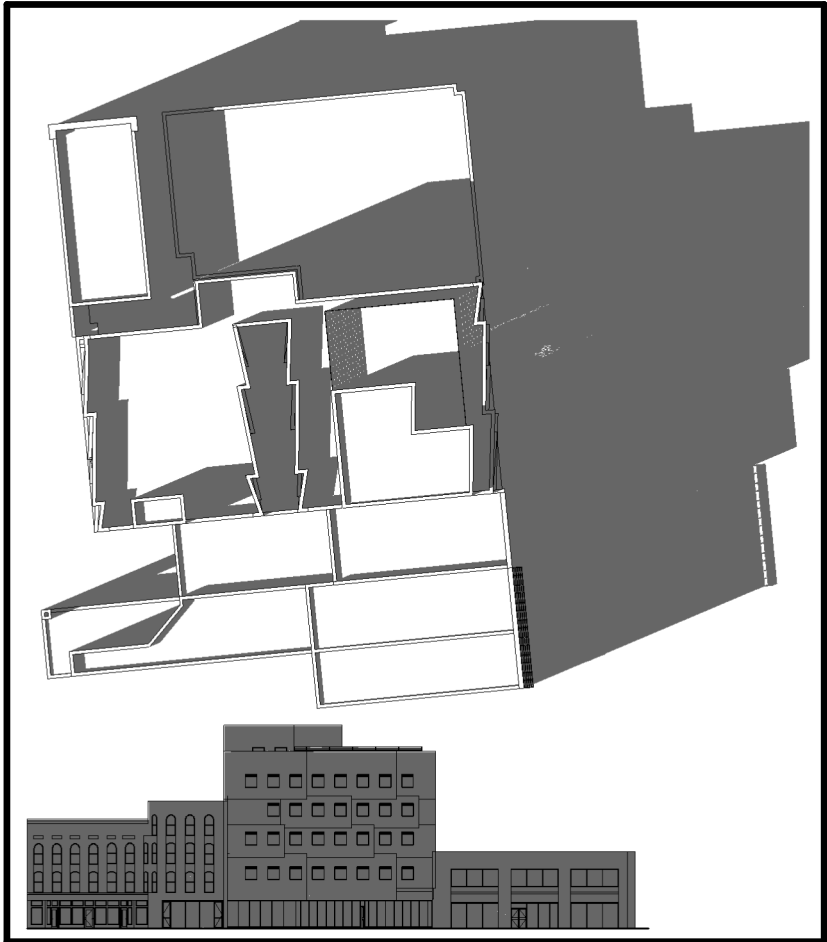
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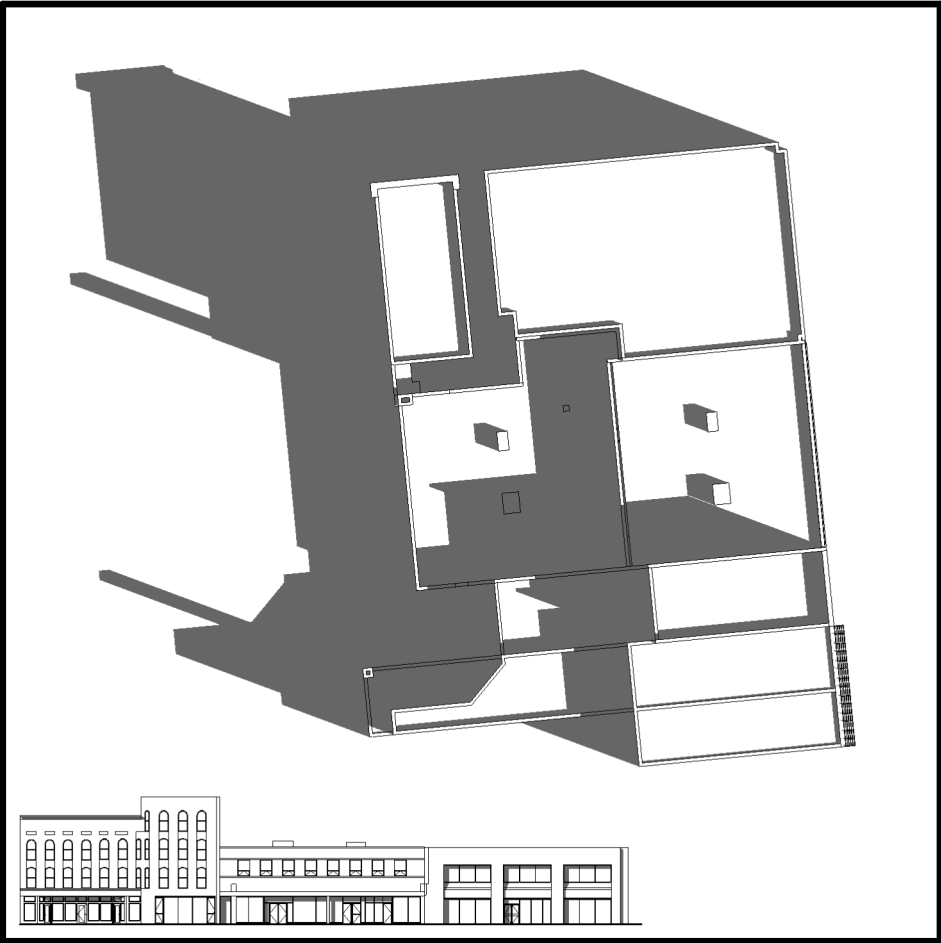
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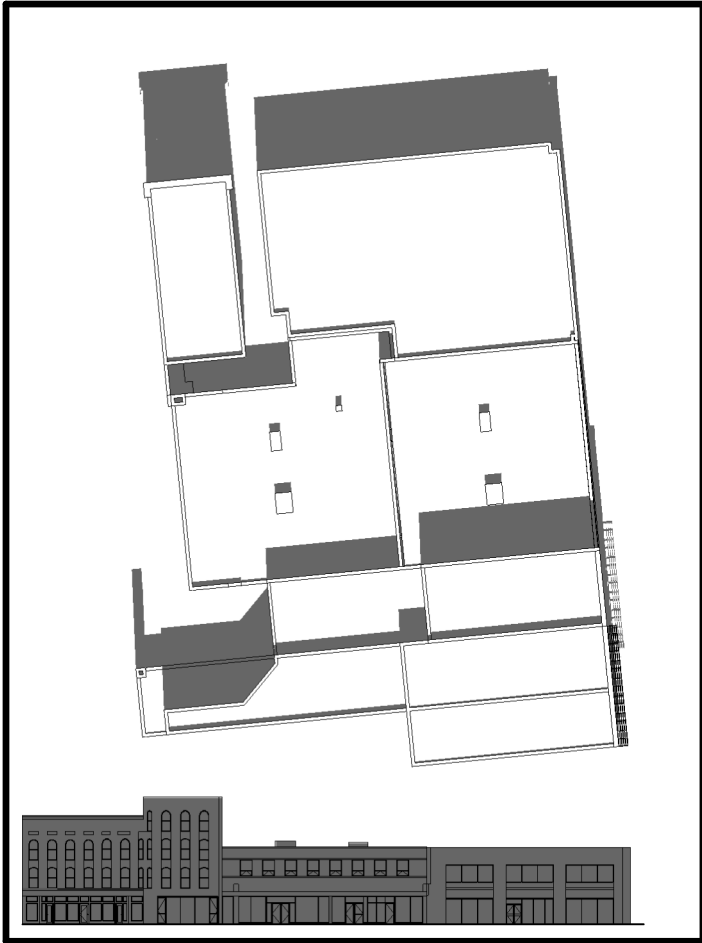
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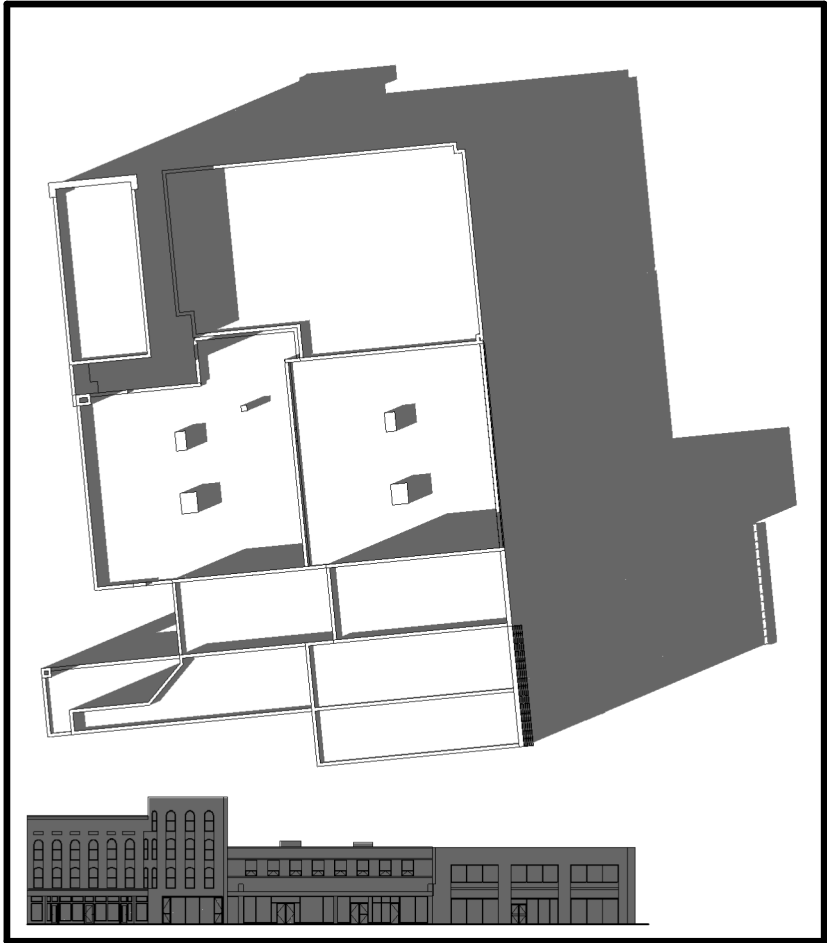
PROPOSED BUILDING - 4PM



EXISTING BUILDING - 8AM



EXISTING BUILDING - 12PM



EXISTING BUILDING - 4PM

SS103
SOLAR STUDY -
ATUMNAL EQUINOX
SITE DEVELOPMENT
385-391 GEORGE ST. N
PROJECT No: 4123

SCALE: 1 : 800
JANUARY 2020



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Appendix A

385-391 George Street North: Heritage Impact Assessment

12 August 2020

Appendix VI:

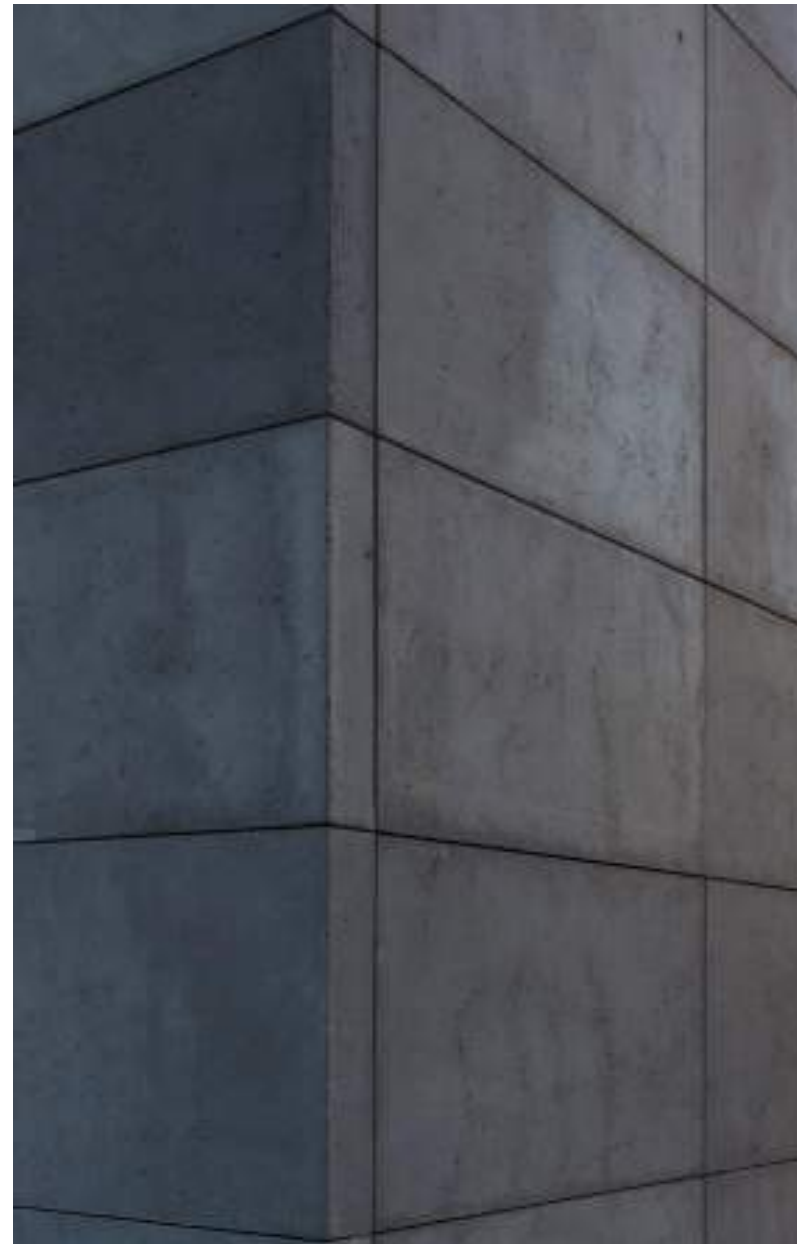
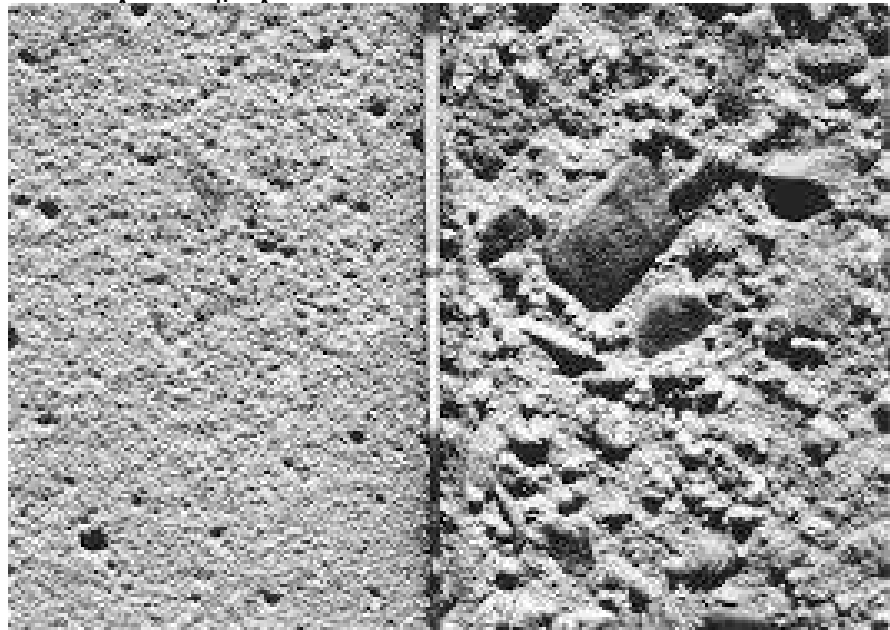
Material Exploration. August 2020.

(Joel Gerber Architect)





- 1. GFRC
- 2. PRECAST
- 3. ACP



1. GFRC
2. PRECAST
3. ACP



- 1. GFRC
- 2. PRECAST
- 3. ACP