



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: May 3, 2018

Subject: Report PACAC18-016
Heritage Property Tax Rebate Program Exception–
503 Homewood Avenue

Purpose

A report to recommend that the PACAC support the inclusion of the property at 503 Homewood Avenue in the Heritage Property Tax Rebate Program (HPTRP).

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC18-016, dated May 3, 2018 of the Heritage Resources Coordinator, as follows:

That the PACAC recommend that Council provide an exception under the Heritage Property Tax Rebate Program to allow the property at 503 Homewood Avenue to participate in the program.

Budget and Financial Implications

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

Background

On February 20, 2018, the property at 503 Homewood Avenue was designated by Council By-law 18-007, pursuant to the Ontario Heritage Act. The owners of the property have requested that it be included in the HPTRP. The property's designation brief is attached as Appendix A.

The current boundaries of the program are Schedule 'J' of the Official Plan and the subject property lies outside of these boundaries. However, exceptions may be made for significant properties under Section 10 of By-law 11-086 which regulates the HPTRP. It states:

Council may, by by-law, and upon the recommendation of the Municipal Heritage Committee, extend the Program to any Heritage Property in the City, on a case-by-case basis. A property outside of the Central Area must have received a score of 70 or better on PACAC's property evaluation score sheet before PACAC is permitted to make a recommendation to Council.

While properties are no longer evaluated based on PACAC's property evaluation score sheet and are now assessed in compliance with the criteria set out under Regulation 9/06 of the Ontario Heritage Act, this property was requested for designation prior to this change in procedure and has been evaluated by staff based on both PACAC's existing criteria and provincial guidelines. The property was eligible for designation under both sets of criteria. Its score using PACAC's evaluation system is 82.5, making it a Category 'A' property and thus eligible to apply to Council to be included in the HPTRP under the existing enabling By-law.

Submitted by,

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Appendix A: 503 Homewood Avenue Designation Brief