



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner of Community Services

Meeting Date: June 7, 2021

Subject: Report CSACH21-004
Partial Removal of a Listed Property from City's Heritage Register (34 Hunter St. W.)

Purpose

A report to recommend that Council receive the opinion of the Peterborough Architectural Conservation Advisory Committee (PACAC), regarding the partial demolition of 34 Hunter St. W. (QTG-Pepsico) a Listed Property on the City's Heritage Register.

Recommendations

That Council approve the recommendations outlined in Report CSACH21-004, dated June 7, 2021 of the Commissioner of Community Services, as follows:

- a) That Council not designate the property at 34 Hunter St. W. at this time,
- b) That Council support the request of the PACAC that the original train shed be documented through archival quality photography and measured drawings prior to demolition; copies to be provided to the City; and
- c) That the remainder of the factory complex at 34 Hunter St. W. remains on the City's Heritage Register as a Listed property

Budget and Financial Implications

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

Background

City Council, at its meeting of February 25, 2019, approved the recommendations of Report CSACH19-003 - Status of Listed Properties on the Heritage Register and Addition of Properties recommending the addition of the property at 34 Hunter St. W., the QTG-Pepsico plant, as a listed property on the City's Heritage Register. **Section 27 of the Ontario Heritage Act R.S.O. 1990** requires that the owner of the property give the Council of the municipality at least 60 days notice of the owner's intention to demolish or remove a building or structure from a listed property. The agent for the owners of the property has indicated the company will seek a permit to demolish the train shed at the Quaker plant in anticipation of constructing a new sheltered area for receiving grain by rail and truck.

Properties are Listed on the City's Heritage Register for the purpose of allowing time for Council to consider using designation under the Act to stop a demolition proposal. If Council does not wish to allow the demolition of the train shed, it must seek to designate the structure by making a Notice of Intention to designate. If the recommendations in this report are adopted the designation will not proceed and the demolition will be able to proceed. Both staff and PACAC are not recommending pursuing designation at this time.

Under the requirements of the **Section 27 of the Ontario Heritage Act**, the council of a municipality shall consult with its municipal heritage committee before making a decision regarding the removal of structures on Listed properties. At its meeting of May 6, 2021, the PACAC reviewed the removal of the train shed, which is an original component of the Quaker factory as it was rebuilt following the catastrophic explosion and fire on December 11, 1916. While the Committee was supportive of the removal of the structure with the understanding that it is to be rebuilt, it was noted that the train shed is original to the 1917 reconstruction of the factory and felt that it should be fully documented prior to demolition. To this end the committee passed the following recommendation to be forwarded to Council:

That PACAC does not object to the issuance of a demolition permit for the train shed on the Quaker property but requests that prior to demolition the train shed is thoroughly documented through archival quality photographs and a set of 'as-found' drawings.

Staff supports the recommendation to record the structure with the material being held either by the Peterborough Museum and Archives or the Heritage Preservation Office.

Summary

As a Listed property on the City's Heritage Register, Council has the opportunity to determine if designation and preservation of this building and property is appropriate prior to demolition. PACAC has reviewed the request for demolition and is not

recommending designation of the building and is supportive of the demolition with conditions.

Submitted by,

Sheldon Laidman
Commissioner of Community Services

Contact Names:

Contact Name:
Erik Hanson, Heritage Resources Coordinator
Phone: 705-742-7777 Ext. 1489
Toll Free: 1-855-738-3755
Fax: 705-748-8824
E-Mail: ehanson@peterborough.ca

Attachment:
Appendix A – Site Map