



City of
Peterborough

Committee of Adjustment

Hearing Date: January 28, 2020

Staff Recommendations Regarding Files: B14/19, A50/19, A01/20, B01/20, and A02/20

1. File Numbers: B14/19 and A50/19
Address: 788 Aylmer Street North
Applicant: 2695867 Ontario Limited
Owner: 2695867 Ontario Limited

These applications were adjourned from the October 1, 2019 meeting of the Committee of Adjustment. Previous Staff Reports and recommendations from the meetings on October 1, 2019 and December 3, 2019 pertaining to this application are attached as **Exhibit A**. The conditions of approval have been revised from the October 1, 2019 Staff Report as a result of further staff discussion since that time.

Since the meeting in October 1, 2019, the applicant has revised the concept plan (**Exhibit B**) to reflect the installation of a crescent shaped driveway located off Aylmer Street to serve the retained lands. The establishment of a crescent-shaped driveway was not recommended by the Cultural Heritage Impact Statement (CHIS) but was the preferred option by the Heritage Preservation Office. A Heritage Permit to allow the construction of the driveway was issued by the Heritage Preservation Office on October 24, 2019, and the associated work was completed on November 19, 2019.

At the request of a Committee member, a map was prepared that identifies each property within the circulation radius by its lot frontage. This map is provided as **Exhibit C**. While many of the lots in the circulation area have frontages greater than 15 metres, there are several that have less (with one lot having a frontage less than 12 metres).

Agency Comment

In addition to comments provided by agencies and departments during the commenting period for the October 1, 2019 meeting, the City's Manager of Urban Forestry has reviewed the application and provided comment with regard to the trees located on private property and the red oak and Norway maple trees located within the municipal road allowance along the frontage of the proposed lots. It was advised that driveway access to the proposed lot shown as Part 2 should be located as far to the east as possible and protective measures be implemented during construction to minimize potential damage to the red oak tree located within the municipal road allowance. While it is recommended that both trees be retained, the Norway maple could be removed to provide greater distance

from the driveway to the red oak. If the Norway maple is removed, four caliper-sized trees would be required as compensation.

The removal of any trees located on private property will require a 72-hour notification prior to their removal under By-law 19-042.

Recommendation

With respect to consent for severance application B14/19, staff recommends that the Committee of Adjustment **approve** the application, conditional upon the following:

- i) That minor variance application A50/19 is approved by the Committee of Adjustment;
- ii) That the owner enters into a Development Agreement with the City, to be registered on title, agreeing to:
 - a) Submit a request to the City's Heritage Preservation Office to designate the property identified as Part 3 on Exhibit B under the **Ontario Heritage Act**, including reasons for designation being the Copping Garage as described in the Cultural Heritage Impact Statement (CHIS), following the registration of the Transfer/Deed of land;
 - b) Submit the final design of any new construction on the new lots for review by the Heritage Preservation Office and Planner of Urban Design to ensure consistency with the recommendations of the CHIS, prior to the issuance of a building permit. The CHIS recommends that:
 - i. The maximum height of the new buildings be similar to the existing house at 210 Aberdeen Avenue (two storeys), and
 - ii. The minimum building setback from the street line of Aberdeen Avenue is 6.5 metres;
 - c) Establish a tree protection area around the red oak within the Aberdeen Avenue road allowance, located in front of Part 2, to the satisfaction of the City's Urban Forest Manager, prior to any site alteration on Part 2;
 - d) Apply for a boulevard permit and submit the driveway plans for Parts 2 and 3 to the City's Urban Forest Manager for approval prior to issuance, to minimize the impact on the existing red oak tree located in the Aberdeen Avenue road allowance, located in front of Part 2;
- iii) Prior to registering the Reference Plan, the applicant shall, at its cost, submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed severed parcels. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan in pdf format will be provided to the Secretary-Treasurer;

- iv) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City's Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- v) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- vi) Payment of Tree Levies in the amounts of \$184.51 and \$184.64 for the two residential lots;
- vii) That the applicant provides the Secretary-Treasurer with a draft of the Transfers/Deeds of Land; and
- viii) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's Decision that this consent will lapse.

With respect to minor variance application A50/19, staff recommends that the Committee of Adjustment **approve** the application, conditional upon:

- i) Submission of the registered Transfer/Deed of Land related to File Number B14/19.

2. File Number: A01/20

Address: 101 Auburn Street

Applicants: Dan VanSlageren and Courtney VanSlageren

Owners: Dan VanSlageren and Courtney VanSlageren

The subject property is located on the west side of Auburn Street in a cluster of six single-detached dwellings adjacent to the Otonabee River. The property is zoned 'OS.2 – Open Space District' and is designated 'Major Open Space' in the City's Official Plan. The property is recognized as a legal non-conforming use by the Building Division. A legal non-conforming use means that the use, a single-detached residential dwelling, was legally established prior to a by-law being in place prohibiting the use. In this case, it has been determined that a residential dwelling was established on the subject property in 1910 and has remained continuous since that time.

Section 3.2 of the City's Official Plan provides policy direction for legal non-conforming uses. According to this section, "these uses would normally be expected to change to uses in accordance with the provisions of the Official Plan. However, to avoid undue hardship for the owner of the property the non-conforming use may be recognized and/or permitted to extend or enlarge provided it does not adversely affect the residents and other properties of the area."

The applicant is seeking permission under Section 45(2)(a)(i) of the **Planning Act** to enlarge a legal non-conforming use to permit the conversion of the existing attic space to a second storey (**Exhibit D**).

Since the single-detached dwelling use of the property is considered legal non-conforming, any changes are governed by the **Planning Act** through a request for permission from the Committee of Adjustment. Section 45(2)(a)(i) of the **Planning Act** provides that the Committee of Adjustment may permit “the enlargement or extension of the building or structure, if the use was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed.”

The test for a request for permission is not the four tests of a minor variance, but rather a looser test that requires the Committee to evaluate the impact of the proposed development on the neighbourhood. When making this evaluation, the Committee will need to consider whether the proposal will have an adverse impact on the surrounding area.

The existing single-detached dwelling is located within a cluster of six residential properties located between the Auburn Street right-of-way and the Otonabee River. The proposed enlargement will result in a change to the pitch of the roof, but the height of the peak and building footprint will remain unchanged. Staff has considered the residential nature of the property and the surrounding neighbourhood and has determined that the proposal is not anticipated to have an adverse impact on the surrounding area and will result in an improved function of the subject property.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement.

Peterborough Distribution Inc. (PDI) has reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) has reviewed the application and has no comments.

The Ontario Ministry of Transportation (MTO) has reviewed the application and determined that the subject lands are outside of their permit control area and have no objections.

The City’s Urban Design and Engineering Technologist has reviewed the application and has no comments.

The City’s Subdivision and Development Engineer has reviewed the application and has no comments.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for permission to enlarge a legal non-conforming use as shown in the drawings attached as Exhibit D.

3. File Number: B01/20
Address: 15 Moir Street
Applicant: Dallas DeCarlo
Owner: Dallas DeCarlo

The subject property is located on the north side of Moir Street, west of the intersection with Armour Road. The property is designated 'Residential' on Schedule A to the Official Plan and is zoned 'D.1 – Development District' in the Zoning By-law. The property is developed with a single-detached dwelling with a detached garage.

The applicant (the owner of 15 Moir Street) is seeking consent for a lot addition to the adjacent property, 17 Moir Street and 190 Lisburn Street, which wraps around the property to the north and west. The purpose of this lot addition is to provide additional outdoor amenity space for 17 Moir Street and 190 Lisburn Street and create a standard lot shape for 15 Moir Street. The irregular-shaped parcel to be conveyed is approximately 405 square metres, as illustrated in **Exhibit E**. No new development is contemplated as part of this application.

Each property is subject to the regulations of the D.1 Zoning District. The D.1 District only contemplates a minimum lot area for agriculture, greenhouse or nursery, or riding stable uses. Any other uses existing on the property at the time the zoning was put in place are not subject to any lot area or dimension regulations. Although there are no lot area or dimension regulations for an established use aside from those specifically identified, the applicant is proposing a retained lot that generally reflects the regulations of the R.1 Residential District.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement.

Peterborough Distribution Inc. (PDI) has reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) has reviewed the application and has no comments.

The Ontario Ministry of Transportation (MTO) has reviewed the application and determined that the subject lands are outside of their permit control area and have no objections.

Bell Canada has reviewed the application and has no concerns with respect to the proposal.

The City's Urban Design and Engineering Technologist has reviewed the application and has no comments.

The City's Subdivision and Development Engineer has reviewed the application and has no comments.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for consent, conditional upon:

- i) Prior to registering the Reference Plan, the applicant shall, at its cost, submit a draft Reference Plan to the Secretary-Treasurer, showing the proposed severed parcel. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan in pdf format will be provided to the Secretary-Treasurer;
- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City's Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- iii) The owner's solicitor shall provide an Undertaking to forthwith register an Application to Consolidate the severed property with the property municipally known as 17 Moir Street and 190 Lisburn Street;
- iv) That the two parcels be considered as one lot and shall not be dealt with separately, Section 50 (3) or 50 (5) of the **Planning Act** shall apply to any subsequent conveyance or transaction involving the parcel of land that is subject to this Consent application;
- v) That the applicant provides the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
- vi) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's Decision that this consent will lapse.

4. File Number: A02/20

Address: 350 Braidwood Avenue

Applicants: Wendy Hockley and David Nolan

Owners: Wendy Hockley and David Nolan

The subject property is located on the north side of Braidwood Avenue, east of the intersection with Park Street South. The property is designated 'Residential' in Schedule A to the Official Plan and is zoned 'R.1 – Residential District' in the Zoning By-law. The property is currently developed with a single-detached dwelling.

The applicant is proposing a variance from section 6.10(4) of the Zoning By-law to reduce the building setback from the centre line of a collector street (Braidwood Avenue – from Monaghan Road to Lock Street) from 16.0 metres to 12.36 metres to permit the enclosure of the existing covered front porch and the construction of a new covered front porch and stairs at the front of the existing dwelling (**Exhibit F**). Covered front porches are a typical feature of the residential development in the area. Staff has reviewed the concept plan provided by the applicant and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The proposed construction supports the continued residential use of the subject property, providing additional indoor living space and covered outdoor amenity space at the front of the dwelling. The proposed variance maintains the intent and purpose of the Official Plan.

The R.1 Zoning District permits single-detached residential dwellings. The intent of a setback from the street line is to ensure that there is adequate separation between the road allowance and structures, adequate space for snow storage from road operations, sight lines for vehicles, and to provide vehicle parking in the front yard, among other factors. The subject property is located mid-block and the proposed construction will maintain a similar building line to other properties on the street. It is not anticipated that the proposal will have an impact on road operations or sight lines from the right-of-way. The available parking area for the dwelling will not be impacted. The proposed variance maintains the intent and purpose of the Zoning By-law.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement.

Peterborough Distribution Inc. (PDI) has reviewed the application and noted that if the overhead electric service(s) need(s) to be relocated in order to accommodate the addition, it will be done at the owner's expense.

Peterborough Utilities Commission (PUC) has reviewed the application and noted that a minimum 1.5 metre horizontal clearance must be maintained from the proposed construction to the existing curb stop at the property line. If relocation of the curb stop is required to accommodate the addition, it will be done at the owner's expense.

The Ontario Ministry of Transportation (MTO) has reviewed the application and determined that the subject lands are outside of their permit control area and have no objections.

The City's Urban Design and Engineering Technologist has reviewed the application and has no comments.

The City's Subdivision and Development Engineer has reviewed the application and has no comments.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for minor variance provided that the construction of the dwelling related to this approval shall proceed substantially in accordance with the concept plan submitted in support of this application.

Prepared By:

Concurred With:

(Sgd.) Nolan Drumm
Planner, Policy and Research
Planning Division,
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Chief Building Official
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Excerpt from October 1, 2019 Staff Report

B14/19 and A50/19 – 788 Aylmer Street North – 2695867 Ontario Inc.

The subject property is located at the northeast corner of the intersection of Aylmer Street North and Aberdeen Avenue in the City's north end. The property is zoned R.1 and is designated Residential on Schedule A to the City's Official Plan. A large dwelling is situated on the property as well as two accessory structures.

The property is designated under Part IV of the **Heritage Act** and is known as "Copping House". Peterborough City By-law 10-225 identifies the protected heritage attributes of 788 Aylmer Street North. The proposed severance application is supported by a Cultural Heritage Impact Statement prepared by Wayne Morgan, Heritage Planner, dated May 2019. Following discussions with Staff, an addendum was submitted, dated September 3, 2019, also prepared by Wayne Morgan, Heritage Planner. The purpose of the Addendum was to explore different lot widths, other than the originally requested 12.2 and 12 metres, as well as evaluate additional driveway options.

The applicant is proposing to sever two easterly 12.5 metre wide lots from the subject lands, creating two new residential lots, in compliance with the requirements of the R.1 zoning district (Exhibit E).

It is intended that the existing wooden shed would be removed and the existing garage will be retained. An accompanying minor variance application (A50/19) addresses the creation of a residential lot that recognizes the use of the land for an existing unserviced private residential garage, prior to the establishment of a residential dwelling unit.

The Residential designation of the subject property facilitates the use of the lands for single, detached, and duplex dwellings. The proposal facilitates the creation of two new residential building lots, each suitable for the construction of a single detached dwelling. The proposed lot configuration meets the minimum requirements outlined by the R.1 zone and has been accompanied by concept plans that support the possible development of the subject lands.

The subject property falls within the built boundary of the City, as delineated on Schedule A-1 – City Structure to the Official Plan. This is an area that is to see intensification through infill where development can be compatibly integrated with the existing built form and land use patterns. The proposed new lots support interests set out in the Provincial Growth Plan – A Place to Grow.

Section 2.6.1 of the Provincial Policy Statement (PPS) guides municipalities to ensure that “[s]ignificant built heritage resources ... shall be conserved”. Copping House, being designated under Part IV under the **Ontario Heritage Act**, is considered a significant built heritage resource. Conserved under the PPS policy means “... the identification, protection, management and use of built heritage resources ... in a manner that ensures their cultural heritage value or interest is retained under the **Ontario Heritage Act**”. This can be achieved by the implementation of recommendations set out in a heritage impact assessment.

A Cultural Heritage Impact Statement (CHIS) and addendum prepared by Wayne Morgan, Heritage Planner was submitted in support of this application. The findings and recommendations of this assessment have been reviewed by the Heritage Preservation Office. The Heritage Preservation Office (HPO) has reviewed the CHIS and addendum and concurs with most of the findings provided and recommendations set forth. The Heritage Preservation Office has suggested an alternative driveway option that could be considered at the time of its establishment that involves a large crescent shaped driveway on the west side of the building, having a scale large enough that it complements the approach to the house. It should not be done in asphalt but could be done in permeable pavers or pea stone. They have indicated that any alterations to the retained heritage parcel will be subject to approval by either the HPO or the Municipal Heritage Committee.

Peterborough Utilities Commission (PUC) has provided comment and has indicated that the suitability of service sizes is the responsibility of the owner, and development charges are applicable. Peterborough Distribution Inc. (PDI) has provided comment and has indicated that the owner is responsible for the costs of servicing the new lots.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject applications and notes that the proposal is consistent with Section 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement.

The Development Engineer has reviewed the application and noted that sanitary, water, and utility services are required for the severed lots. A daylight triangle measuring 5 metres by 5 metres is to be conveyed to the City prior to the issuance of a consent certificate.

In consideration of the minor variance application, staff believes that this variance request is technical in nature as it is required in order to appropriately recognize the heritage value of the garage. Staff recommends that the Committee of Adjustment approve the variance relating to the garage (accessory structure) existing on a lot prior to the establishment of a residential dwelling (primary structure) conditional upon submission of the registered transfer/deed of land related to the land illustrated as Part 3 on the concept plan submitted with file number B14/19.

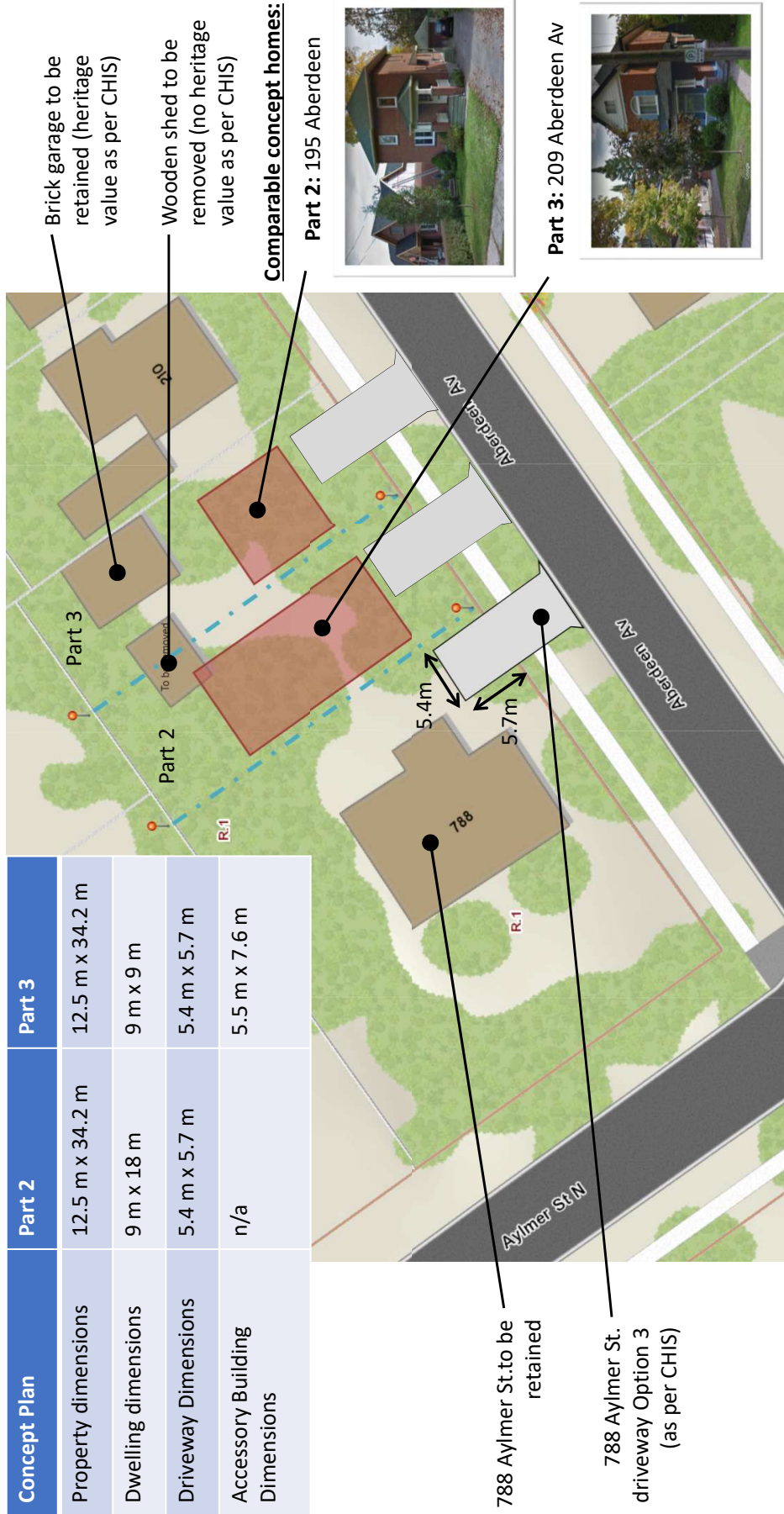
The subject consent application considers the creation of two 12.5 metre wide residential lots, in compliance with the Zoning By-law and as supported by the residential and growth management policies of the Official Plan. Staff recommends that the Committee of Adjustment grant the consents subject to the following conditions:

1. Approval of minor variance application A50/19;
2. Amending the designation by-law 10-125 to change the legal description so that it applies only to Part 1 of the plan of severance;
3. Designating the land illustrated as Part 3 on the concept plan submitted with the application under the Ontario Heritage Act, including reasons for designation being the Copping Garage as described in the Cultural Heritage Impact Statement;
4. That the owner enter into a Development Agreement with the City for Parts 2 and 3, as illustrated on the concept plan submitted with the application. The Agreement will address, among other details:
 - a. That the building plans be approved by the Planner of Urban Design and reviewed by the Heritage Preservation Office and the Peterborough Architectural Conservation Advisory Committee;
 - b. A maximum building height to not exceed the height of 210 Aberdeen Avenue; and
 - c. A minimum setback of 6.5 metres from the streetline of Aberdeen Avenue;
5. That a driveway be established on the retained lands, in compliance with the Zoning By-law provisions regarding driveways and parking areas (options 3 or 5 as described in the Cultural Heritage Impact Statement or a circular driveway along Aylmer Street, as suggested by the Heritage Preservation Office) to the satisfaction of the Heritage Preservation Office and the Planner, Urban Design;
6. That a fence treatment for the lot line between Part 2 illustrated on the concept plan submitted with the application and the retained lands be established, to the satisfaction of the Heritage Preservation Office, and that this fencing be limited in height to no more than 152.4 cm (60 inches);
7. Conveyance by the owner to the City, free of encumbrances and at no cost to the City, of a 5 metre by 5 metre daylight triangle;
8. Prior to registering the Reference Plan, the applicant shall, at its cost, submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed severed parcels, including daylight triangle. Upon registration of the approved Reference Plan, two copies of the registered Reference Plan will be provided to the Secretary-Treasurer;
9. A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
10. Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;

11. Payment of Tree Levies in the amounts of \$184.51 and \$184.64 for the two residential lots;
12. That the applicant provides the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
13. That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

Severance Proposal: Concept Plan

Concept Plan	Part 2	Part 3
Property dimensions	12.5 m x 34.2 m	12.5 m x 34.2 m
Dwelling dimensions	9 m x 18 m	9 m x 9 m
Driveway Dimensions	5.4 m x 5.7 m	5.4 m x 5.7 m
Accessory Building Dimensions	n/a	5.5 m x 7.6 m





Excerpt from December 3, 2019 Staff Report

File Numbers: B14/19 and A50/19
Address: 788 Aylmer Street North
Applicant: 2695867 Ontario Limited
Owner: 2695867 Ontario Limited

These applications were deferred from the October 1, 2019 meeting of the Committee of Adjustment. The reason for the deferral was to select a future date to hear the application once concerns regarding the amendment to the Heritage Designation By-law (By-law 10-125) and the appropriateness of the consent process could be addressed.

It has been determined by Legal and Heritage staff that there is nothing in the Heritage Designation By-law that can be amended prior to the severance occurring. Although the “informal front gardens and expansive yard” were identified in the Heritage Designation Brief as an attribute to be designated, it was not included in the list of heritage attributes in By-law 10-125 (Exhibit A). The only portion of By-law 10-125 that will need to be amended as it relates to the subject property is the legal description which cannot occur until the severance has been granted and the legal description of the lands has been changed.

Secondly, members of the Committee discussed whether lot creation in this location was appropriate to be done through consent or if a plan of subdivision is required. When evaluating an application for consent to sever staff considers the following:

1. That new lots be fully serviced by water and wastewater facilities;

The proposed lots will have access to water and wastewater services through connections to existing mains in the Aberdeen Avenue right-of-way.

2. That new lots have frontage and direct access to a public street;

The proposed lots will have frontage and access to a public street (Aberdeen Avenue).

3. That new lots conform to the policies of the Official Plan or secondary plan, where applicable;

The subject property is designated “Low Density Residential” in the Official Plan. Objectives of the Residential designation include encouraging “infill residential development in residential areas where the impacts of development on existing uses can be minimized and where development can efficiently utilize existing municipal services and facilities” and “encourage residential intensification to increase the supply of housing through better use of existing resources, buildings and under-utilized sites”.

Further, the growth management goal of the Official Plan, as established in section 2.4.1, is to “provide for the efficient use of urban land resources through the planning of appropriate greenfield development, intensification and redevelopment opportunities and provision of adequate densities and mix of land uses that promote a compact urban form.” It is staff’s opinion that the proposal to create two new building lots conforms to the policies of the Official Plan.

4. That new lots will comply with the Zoning By-law or approved minor variance;

The proposed lots comply with the regulations of the R.1 zoning district. The proposed minor variance application is to permit the existing garage, which was identified as a heritage resource by the applicant’s consultant, to remain on one of the newly created lots in advance of a primary dwelling being established.

5. The current and future use of surrounding properties will not be restricted; and

It is likely that the area will remain a residential neighbourhood for the foreseeable future. It is staff’s opinion that the proposed severances will not restrict the current and future use of the surrounding properties

6. That new lots reflect the general character and scale of the established development pattern in the surrounding area.

The proposed new lots will extend the lot pattern west down Aberdeen Avenue in a manner which is consistent with the established development pattern.

Based on the foregoing, it’s staff’s opinion that it is appropriate for the application to proceed by way of consent.

Recommendation

Staff recommends that applications B14/19 and A50/19 be heard by the Committee at the January 28, 2020 meeting.

THE CORPORATION OF THE CITY OF PETERBOROUGH**BY-LAW NUMBER 10-125**

BEING A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE CITY OF PETERBOROUGH UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18 (64 HUNTER STREET, 597- 599 WATER STREET, 651 GILMOUR STREET AND 788 AYLMER STREET NORTH)

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

1. That the hereinafter described properties be and 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. O.18, for the reasons hereafter stated:

- a) 64 Hunter Street West

PT 6 N HUNTER E WATER REG 5208.00SF 54.82FR 95.00D
PETERBOROUGH CITY;

REASON FOR DESIGNATION

The building at 64 Hunter Street has good cultural and heritage value in its association with prominent early citizens of Peterborough. It is constructed on the site of the former British Wesleyan Methodist Church, later demolished. The land was later owned by Mr. Walter Sheridan. Sheridan was born in 1796 in the County Carlow, Ireland and became an architect and the first clerk of the county of Peterborough in 1844. Sheridan Street, to the west of the property, was named after him. An earlier house was built on the site and was demolished before Mr. Walter Nesbitt purchased the land and built the present house in 1879. Due to its proximity to St. John's Anglican Church, 64 Hunter Street was also home to Rev. Canon John C. Davidson (later Archdeacon) of the Church before the Rectory at St. John's was constructed. The building has good architectural and design value. It was designed by noted Peterborough architect and City engineer John Belcher.

HERITAGE ATTRIBUTES

- i) Two storey buff brick construction
- ii) Low hipped roof
- iii) Two-storey front bay windows
- iv) All original 2/2 sash windows with segmented upper windows and voussoirs
- v) Jack arches above lower window openings
- vi) Original painted wooden front door facing south onto Hunter Street with arched oblong windows and matching sidelights and transom with painted wood surrounds
- vii) Front porch with low pitched roof supported by carved wooden columns including enclosed front vestibule
- viii) Boxed cornice
- ix) Soffits and fascia
- x) Large original brick chimney on north west side

b) 597-599 Water Street

597: PLAN 63 PT LOT 2 S DUBLIN E GEO IRREG 0.07AC
27.00FR 81.00D

599: PLAN 63 PT LOT 2 S DUBLIN E GEO E OF ABOVE DESC
PCL IRREG 0.04AC 23.75FR D

REASON FOR DESIGNATION

The house at 597-599 Water Street is a good example of a Georgian style duplex. Constructed circa 1870-75, the house was built on land owned by Dr. George Burnham Sr. who purchased the land in 1854 from William Bell, who owned it via a patent from the Crown in 1843. Some characteristic elements of the Georgian style include a symmetrical façade, muted details and very simple appearance. This style came to Canada with the British settlers and was a reflection of the simple dignity they wished to portray through their homes. The front porches, one ornate and one unadorned, and back portions to both sides of the duplex are all original features of the house which was always intended to be a duplex rental unit. Dr. George Burnham Sr. was a very important figure in early Peterborough. He was born in Cobourg and came to Peterborough in 1836 to set up a medical practice in his house. He served the community for over forty years as medical doctor and as superintendent of the local school board, the first school inspector and as a charter member of the Peterborough Masonic Lodge.

HERITAGE ATTRIBUTES

- i) 2-storey red brick construction in stretcher bond style
- ii) Jack arches above all windows
- iii) Fenestration including 2/2 and 6/6 wooden sash
- iv) Pairs of wooden shutters flanking windows
- v) Medium pitch hipped roof
- vi) Both east facing verandas and wooden details including railing and balusters on both sides, original on 599 and a later, more intricately designed veranda on 597.
- vii) Wide cornice line
- viii) Red brick cornice bracket style brickwork under roofline

- c) 651 Gilmour Street

PLAN 169 LOT 6 TO 7 IRREG 0.27AC 100.33FR D

REASON FOR DESIGNATION

The property at 651 Gilmour Street holds good heritage and cultural value in its association with the Campbell and Hatton families and intact early twentieth century interior features. The Campbell-Hatton House is an interpretation of the Edwardian style with large window openings a plain architrave above the columns that support the porch. Under the soffit of the roof, a similar plain frieze board echoes this architrave. Edwardian style homes usually show their grandeur through their front entrances, in this case the front porch, which wraps around the entire south elevation of the house that once faced Charlotte Street. This is no longer seen from the street since Charlotte Street has been developed and newer homes have been constructed to the south of 651 Gilmour Street. This serves as a reminder that the lot was a generous, somewhat secluded lot at the outer limits of the city, then part of the Township of North Monaghan. The interior of the home, refinished after the fire of the early 1900s, still contains all of its original features including all fireplaces, wooden staircase and pocket doors separating rooms.

HERITAGE ATTRIBUTES

- i) Brick construction laid in Flemish Bond pattern
- ii) High pitched gable roof
- iii) False timbering on third storey (NSEW)
- iv) Symmetrical façade
- v) Original fenestration
- vi) Wrap-around veranda on south side (which was originally the front facing Charlotte Street) with low-pitched roof including dentil details and ornate ionic capitals with turned balusters plain architrave above the columns supporting the porch.
- vii) Original wooden soffits and fascia with a plain frieze board echoing the architrave of the veranda.

Interior Elements:

- i) Original fireplaces including decorative tile and intricately carved wood surrounds
- ii) Original coffered wooden staircase
- iii) Original wooden newels and balusters
- iv) Original trim throughout the house
- v) Pocket doors between rooms on main floor
- vi) Wooden plank floors
- vii) Wooden trim details surrounding windows on interior, including shutters
- viii) Original coffer-style paneling in main entrance
- ix) Decorative glass in entrance

d) 788 Aylmer Street North

PLAN 101 LOTS 19 TO 21 AND PART CLOSED LANE 0.53AC
112.00FR 208.00D

REASON FOR DESIGNATION

The property at 788 Aylmer Street North has excellent cultural and heritage value as an Arts & Crafts style home built for an upper class family from Toronto. The builders and first owners of the property, George and Emma Copping, were originally from Toronto where George was president of the Reliable Knitting Company, which was founded in 1911 (and closed in 2006 in Milwaukee, Wisconsin), was the head of the firm George R. Copping and Sons, and had an address at 72 South Drive in Toronto's south Rosedale neighbourhood. His immediate neighbour was William Moffat, chief inspector of the Imperial Bank of Canada. Copping may have belonged to the Royal Canadian Yacht Club, as it appears that his wife was chairman of the grounds committee, and he took part in lawn bowling. It is likely that 788 Aylmer Street North was the couple's 'country home', which was very popular with upper class Torontonians, and it was quite easily accessible by rail at the time.

HERITAGE ATTRIBUTES

- i) 2 ½ -storey brick structure
- ii) Medium pitch hipped roof with long slope over porch
- iii) Wooden shingle exterior, painted
- iv) Original fenestration including:
 - All original wooden windows and sashes
 - Original window openings on all storeys
 - Large set of west facing windows
- v) Covered porch with discreet entrance facing walkway and informal garden with built in elements

Interior Elements:

- i) Main staircase at west entrance of the house
- ii) Stained glass windows at top of first staircase
- iii) Fireplace in living room on main floor of house with semi-circular front and egg and dart details
- iv) Original wood flooring throughout
- v) Original kitchen pantry off main kitchen
- vi) Original wooden pocket doors on main floor (2 sets)
- vii) Coved plaster ceilings on main floor
- viii) Original decorative radiators throughout
- ix) Original wood trim and mouldings throughout house

By-law read a first, second and third time this 5th day of July, 2010.

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk

Severance Proposal: Concept Plan

Concept Plan	Part 2	Part 3
Property dimensions	12.5 m x 34.2 m	12.5 m x 34.2 m
Dwelling dimensions	9 m x 18 m	9 m x 9 m
Driveway Dimensions	5.4 m x 7.5 m	5.4 m x 7.5 m
Accessory Building Dimensions	n/a	5.5 m x 7.6 m







1699 Chemong Road North
North York, Ontario, M2H 3K2
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fax (705) 748 - 4734
chemonghomehardware.com

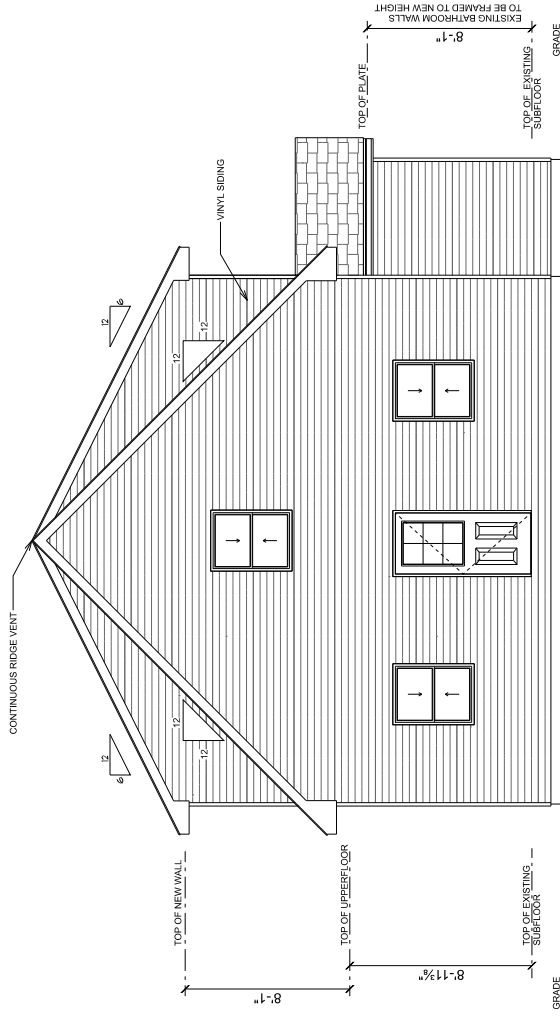
NOTES:
ALL DRAWINGS NOTES AND DIMENSIONS MUST BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION.
-ANY ERRORS OR OMISSIONS MUST BE REPORTED TO DESIGNER PRIOR TO CONSTRUCTION.
-CARRY OUT ALL WORK IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, AND THE ACT OF 1997 AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS IN ONTARIO.

CLIENT:
DAN VANSLAGEREN

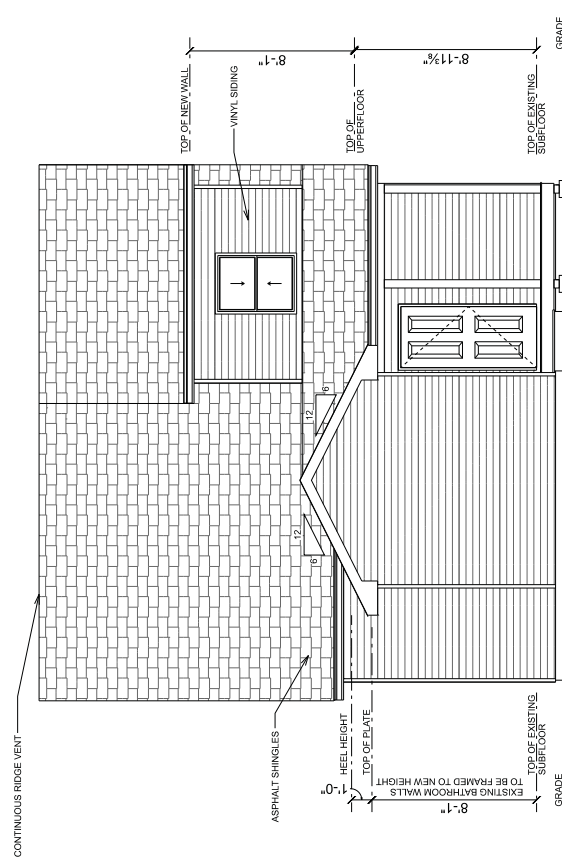
SITE LOCATION:
101 AUBURN ST
PETERBOROUGH, ON
K9H 2G2



DATE: November 8, 2019
SCALE: AS NOTED
DWN. BY: WS
REV. BY: M. KINGDON
DRAWING NO.: 2 OF 9
JOB NO.:



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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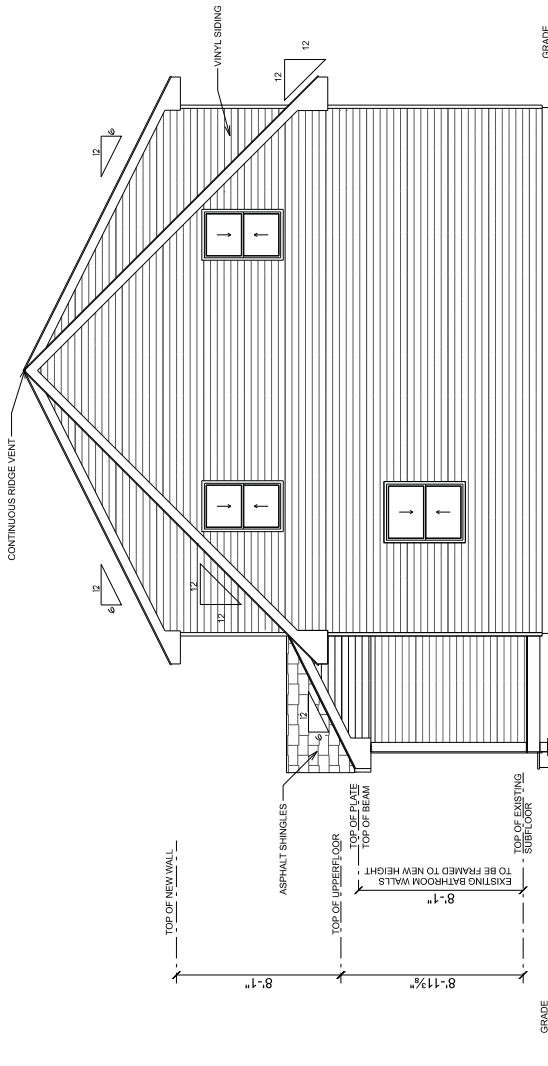
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CLIENT:
DAN VANSLAGEREN

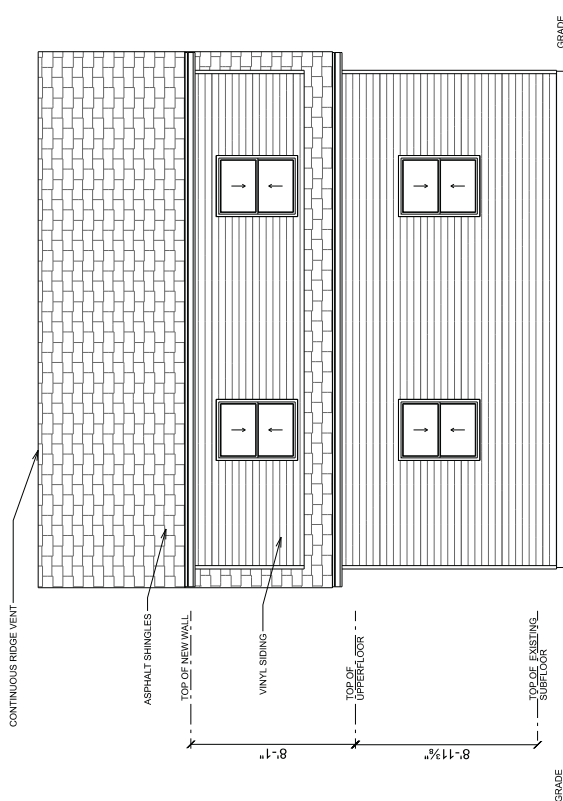
SITE LOCATION:
101 AUBURN ST
PETERBOROUGH, ON
K9H 2G2



DATE: November 8, 2019
SCALE: AS NOTED
DWN. BY: WS
REV. BY: M. KINGDON
DRAWING NO.: 3 OF 9
JOB NO.:



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

