



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Sheldon Laidman, Commissioner, Community Services

**Meeting Date:** March 14, 2022

**Subject:** By-Law Amendment for 788 Aylmer Street North  
Report CSACH22-001

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## **Purpose**

A report to recommend the amendment of By-law 10-125 for 788 Aylmer Street North.

## **Recommendation**

That Council approve the recommendation outlined in Report CSACH22-001 dated March 14, 2022, of the Commissioner of Community Services as follows:

That Paragraph 1 d.) of By-law 10-125 designating 788 Aylmer Street North under Part IV of the **Ontario Heritage Act** (OHA) be amended to clarify and correct some statements and heritage attributes of the property; and capture the change in legal title for the property as the result of a severance.

## **Budget and Financial Implications**

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

## **Background**

The property at 788 Aylmer Street North (The Copping Cottage), was designated under Part IV of the Ontario Heritage Act by By-law 10-125. The Designation Brief for the property is attached as Appendix B.

At its meeting of January 28, 2020, the Committee of Adjustment approved a conditional severance for 788 Aylmer Street North creating two new lots fronting onto Aberdeen Avenue. A Heritage Impact Assessment undertaken at the request of the PACAC prior to the severance supported the creation of the two new lots. It concluded that the reduced lot size of the retained portion, which includes the Copping Cottage, did not adversely impact the setting, views, or heritage attributes of the house. The conditions of severance have been met, and the severance has been granted. The retained portion of the heritage property is now functionally a new lot and the by-law that designated the property must be updated with a revised legal description to accurately reflect the property's boundaries.

As with all designations, the OHA requires Council to consult with its municipal heritage committee before giving notice of its intention to amend a designating by-law. At its meeting of July 7, 2020 the PACAC received Report PACAC20-018 and approved the following recommendations:

- a) That by-law 10-125 enabling designation of 788 Aylmer Street under Part IV of the Ontario Heritage Act (OHA) be amended to clarify and correct some statements and heritage attributes of the property and to capture the change in legal title for the property as the result of a severance;
- b) That the PACAC forward to Council its recommendation regarding the amendment of designation by-law 10-125 for 788 Aylmer Street North.

Carried

At the time that PACAC was making its recommendation to Council, the province was making substantial changes to the Ontario Heritage Act based on the passage of Bill 108. The amendments to the OHA included changes to the process for amending designation By-laws and staff chose to delay forwarding the recommendation of PACAC until the amendments to the Act were proclaimed in late summer 2021.

If Council is supportive of the amendment, staff will serve notice of Council's intention to amend a heritage designation by-law on the property owner. Following receipt of the notice, owners are provided a 30- day period to object to the amendments to the by-law. If no objection is received, Council may pass the amending by-law at the next appropriate meeting. If an objection is received, Council may withdraw the proposed amendment or move forward with a hearing before the Ontario Land Tribunal.

The proposed amendment to paragraph 1 d.) of By-law 10-125 includes the amendment of certain statements regarding the cultural heritage value or interest of the property, the heritage attributes and a new legal description resulting from the severance of the property. The original by-law is attached as Appendix A, and the proposed by-law to amend the original is attached as Appendix C.

## Summary

This report provides for an amendment to the original heritage designation of the property at 788 Aylmer Street North in response to a recent severance of the property.

Submitted by,

Sheldon Laidman  
Commissioner of Community Services

**Contact Name:**

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**Attachments:**

Appendix A: By-law 10-125  
Appendix B -788 Aylmer Street North Heritage Designation Brief  
Appendix C: By-law 22-xxx to amend Heritage Designation By-law 10-025

# 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. 0.18, 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 5<sup>th</sup> day of July, 2010.

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk

## **Heritage Designation Brief**



**The Copping Cottage**

**788 Aylmer Street North**

**Peterborough Architectural Conservation Advisory Committee**

**July 2009**



## HERITAGE DESIGNATION STATUS SHEET

Street Address:	788 Aylmer Street North
Roll Number:	050080210000000
PIN Number	
Short Legal Description:	PLAN 101 LOTS 19 TO 21AND PART CLOSED LANE 0.53AC 112.00FR 208.00D
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	July 2009
Evaluation Category:	A (70.25)
Evaluators:	Jennifer Patterson
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	March 2010
PACAC Approval Date:	
Designation Brief Completed By:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

*"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 REASONS FOR HERITAGE DESIGNATION**

### **Heritage Evaluation Criteria Note:**

*Category A: The properties in this category are individually outstanding and have the broadest heritage significance in the City by virtue of architectural, historical, and environmental criteria along with overall integrity of design and construction. "Category A" properties generally hold provincial and/or national significance.*

788 Aylmer Street was built on land originally owned by William Sr. and later his son John Dixon, some of the first colony settlers of the area. George and Emma Copping purchased the land in 1910 and the house at 788 Aylmer Street North was completed in 1912.

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.

The Arts & Crafts style was popular in the early 20<sup>th</sup> century until about 1930, in Canada. The movement was founded by English poet William Morris and began as a reaction to the mass-produced qualities and decoration of the Victorian movement and the reliance on industrial machines, which he found 'dehumanizing'. The Arts & Crafts movement put an emphasis on the hand made, and the importance of the skilled craftsman. It re-introduced an esthetic of pre-industrialization that was much more in tune with nature. This movement began in England in the 1870s and made its way to America and later to Canada.

Arts & Crafts buildings seen in Toronto were widely influenced by the English movement, which was popular with affluent members of society. By the time this style reached Canada, it focused on designing buildings intrinsically linked to their natural surroundings and oriented to take full advantage of the movement of the sun. Entrances were typically recessed and hidden under covered porches.

The house at 788 Aylmer Street is two and half stories high and of red brick and painted wooden shingles and conveys an earthy, “homemade” feel. The house is quite large but emanates the presence of a small cottage with its long horizontal pane, reminiscent of a bungalow, and its built-in architectural features such as cabinets, shelves and seats. It has a long sloping roof that sweeps down to cover the deep wraparound verandah with broad supports and an understated entranceway. The deep eaves and exposed rafter ends are also a trademark of the Arts & Crafts, or Craftsman Style. The house is situated far back from the road, making the informal garden and large trees the focal point of the western façade of the house, giving it a secluded appearance.

**ORIGINAL OWNER: George Copping**

**ARCHITECT: Unknown**

**DATE OF CONSTRUCTION: c.1912**

**BUILDER:**

**CONTEXT- SITE AND SETTING:**



788 Aylmer Street North is located on a large lot in a quiet sub-division in close proximity to the downtown core of Peterborough. Located near many other residential homes of similar age and scale, this building fits in well with the neighbourhood and contributes to the overall historic landscape of the area. The building is west facing and its position orients toward the informally landscaped yard and large trees.

## **SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, metal and glazing, their related building techniques and landscape features:

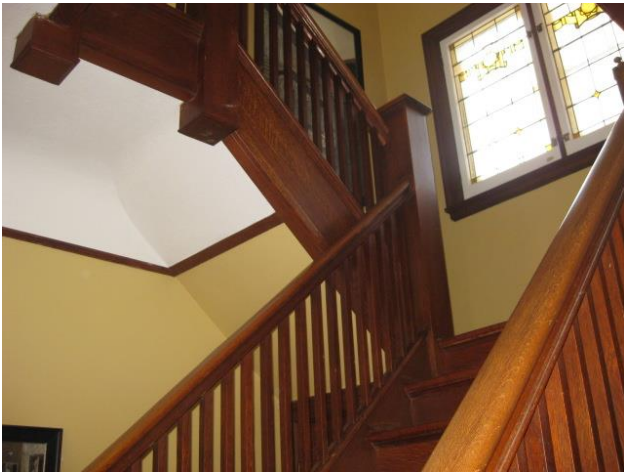


### **Exterior Elements:**

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

### **Interior Elements:**

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







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## The Corporation of the City of Peterborough

### By-Law Number 22-xxx

Being a By-law to amend By-law 10-125 being a By-law to designate 788 Aylmer Street in the City of Peterborough pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18.

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Now therefore, The Corporation of the City of Peterborough by its Council hereby enacts as follows:

1. Paragraph 1.d) of By-law 10-125 is amended as follows:

- a) By deleting the text, “PLAN 101 LOTS 19 TO 21 AND PART CLOSED LANE 0.53AC 112.00FR 208.00D”,

and by substituting the text, “PART LOTS 19 & 20 PLAN 101 PART 1, 45R16964; CITY OF PETERBOROUGH”;

- b) By deleting the following text under the heading, “REASON FOR DESIGNATION”:  
“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.”

and by substituting the text, “he founded in 1911. He later presided over the firm George R. Copping and Sons. The couple is believed to have commissioned Toronto architect, John Francis Brown to design the house at 788 Aylmer Street. Copping and his wife died when the Lusitania sank on May 7, 1915 and never lived in the house. The Copping’s son, Russell, lived in the house until 1921 when it was sold to Keith G. Lech, owner of William Lech and Sons Furriers. The Lech family owned the home until 2007.”;

- c) By deleting the text following the heading, “HERITAGE ATTRIBUTES”, and preceding the words, “Interior Elements”, and by substituting the following text:

- i) 2 ½ - storey brick structure in stretcher bond pattern;
- ii) Gable roof with secondary pitch extending over wrap around porch on south and west elevations;
- iii) Large centre gable on west elevation;
- iv) Wooden shingle exterior, painted;
- v) Original fenestration including:
  - (1) All original wooden windows and sashes
  - (2) Original window openings on all storeys; and
  - (3) Large set of west facing windows;
- vi) Discreet front entrance facing walkway and informal garden with built in elements

By-law passed this \_\_\_\_ day of \_\_\_\_\_, 2022.

(Sgd.) Diane Therrien, Mayor

