



City of
Peterborough

To: Members of the Peterborough Architectural Conservation Advisory Committee

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: June 23, 2022

Subject: Application for Demolition of a Portion of a Listed Property, Report PACAC22-021

Purpose

A report to request that the PACAC review an application for demolition of a portion of a Listed property on the City's Heritage Register and make a recommendation to Council.

Recommendations

That the PACAC approve the recommendations outlined in Report PACAC22-021, dated June 23, 2022 of the Heritage Resources Coordinator, as follows:

- a) That the PACAC review the application for demolition of a portion of the Listed property known municipally as 211 Hunter Street East, Peterborough, and;
- b) That the PACAC review the scoped Cultural Heritage Impact Statement (CHIS) provided by the project proponent, and;
- c) That the PACAC support the recommendation of staff that the identified section of 211 Hunter Street East may be demolished, and;
- d) That PACAC support the recommendation of staff that 211 Hunter Street East remain a Listed property, and;
- e) That PACAC's recommendations be forwarded to Council.

Budget and Financial Implications

There are no budgetary or financial implications associated with the recommendations.

Background

Under the amendments made to the Ontario Heritage Act (OHA) in 2005, Section 27(1.2) states that the heritage register maintained by the City Clerk may include property that has not been designated under Part IV of the Ontario Heritage Act, but that the Council of the municipality believes to be of cultural heritage value or interest.

Properties Listed on the Register, which are not designated, are subject to Section 27(3) of the OHA which states that the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of their intent to seek a demolition permit. The 60-day waiting period provides Council time to seek input from its heritage committee and, if desired, begin the designation process to protect a property. This provision in the Act also allows Council to require the submission of plans, if it wishes, as well as other information about how the property will be redeveloped.

211 Hunter Street East was constructed in 1922 as a new factory for the Western Clock Company (Westclox) which had begun operations in Peterborough in 1920. It is a good example of industrial architecture from the 1920s, including its horizontal bands of windows and minimal classically inspired decorative elements, and is an iconic building in the historic landscape of East City.

In compliance with the OHA, Skyline has submitted a notice of its intention to seek a demolition permit for the property in preparation for the construction of several new residential buildings on the site (see Appendix A). Staff has reviewed the demolition proposal and the CHIS and does not feel that the demolition would significantly affect the cultural heritage significance of the property. The section of the building proposed for demolition is a two storey wing subordinate to the main factory building which carries cultural heritage value. As such, staff believes that the property should remain listed so that the 60-day notice period remains in effect should other attributes of the property be proposed for demolition. The scoped Cultural Heritage Impact Statement (CHIS) will be presented by staff for review at the June 23, 2022 meeting.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Contact Name:

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

Attachments:

Appendix A – Letter of Intention