



June 7th, 2022

Clerk's Office
City of Peterborough
Infrastructure and Planning Services Department
500 George Street North, Peterborough ON K9H 3R9

To the Clerk's Office:

RE: Re-submission of Site Plan Application with Comments Matrix
Lock 21 – 201 & 211 Hunter Street and 380 Armour Rd

The Lock 21 project is a purpose-built rental housing development located near the intersection of Hunter and Armour Roads. The development is currently in the process of obtaining Site Plan Approval with the City of Peterborough. The development proposes 317 new purpose-built rental units, along with the renovation of the existing 148 rental units within 211 Hunter Street and 380 Armour Road. To facilitate additional amenity space for residents, parking, and improvements to the overall functionality of the site demolition of the 2-storey commercial portion of 211 Hunter Street East (along with restoration of the façade) is proposed. This proposed plan will achieve the parking ratio required under the site-specific Zoning By-Law Amendment SP.229 as well as returning the existing Listed (Not Designated) Heritage building closer to its original stature.

Skyline has been advised that the development will need City Council permission for the partial demolition of the building at 211 Hunter Street East and please accept this letter as our official request for same.

A Cultural Heritage Impact Statement was completed by MHBC in December 2021 and is in support of the development. The CHIS summarizes that "The Demolition and Renovation of the existing building will have no removal or alteration of adjacent cultural heritage resource" and that, "the demolition and renovation will have a negligible impact on the adjacent heritage resources." This section of the building is estimated to have been constructed in approximately the 1980's and is not part of the Heritage designation.

Skyline requests to be on the July 25th, 2022 City Council meeting to obtain permission for the demolition of the two storey commercial building located at 211 Hunter Street.

In support of the demolition and renovation of 211 Hunter Street, we enclose the following:

- **Cultural Heritage Impact Statement** – Prepared by MHBC, December 2021
- **Site Plan**—Prepared by SRM Architects Inc. dated December 15, 2021
- **Landscape Plan** —Prepared by GSP dated December 15, 2021



- **Shadow Study** —Prepared by SRM Architects Inc. dated December 15, 2021

Should any additional information be required in the interim to accomplish the above please let me know.

Kind Regards,

Sarah Reeve

Development Manager

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