



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 Listed Property, Report PACAC22-022

Purpose

A report to request that the Peterborough Architectural Conservation Advisory Committee (PACAC) review an application for demolition 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 PACAC22-022, dated June 23, 2022 of the Heritage Resources Coordinator, as follows:

- a) That the PACAC receive a presentation from Lett Architects regarding the application for demolition of the Listed property known municipally as 282-284 Aylmer Street North, and;
- b) That the property at 282-284 Aylmer St North be recommended to Council for designation pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Budget and Financial Implications

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

Background

The property located at 282-284 Aylmer St, known commonly as the Montreal House (Now Dr. J's) is a Listed property on the City's Heritage Register. Constructed in the 1850s it was a 19th and early 20th century social gathering place and residence for French Canadian lumbermen working the forests north of Peterborough. It is an early hotel in Peterborough and a local landmark.

The Montreal House is a representative example of the Gothic Revival style used in a commercial setting and notable for its symmetry and central gable. The property has direct cultural heritage associations with the burgeoning railway development and as a longstanding tavern catering to the influx of French Canadian lumbermen coming to Peterborough to work the forests in the north Kawarthas. The building is one of the few remaining hotels of the period that provided semi-permanent residence for the local workforce. The Montreal House is significant for being one of the only local hotels that accommodated shantymen (lumberjacks) and under ownership of a French Canadian, Joseph Brault, it became a local gathering place for French and French-Canadian visitors and workers. By the 20th century the Montreal House was under ownership of an English Canadian and the residents broadened to include workers in the major industries like CGE that had arrived in the city. Over time the establishment became a men's only drinking establishment. By the late 20th century, the Montreal House was known as a venue for emerging bands. Now catering to both men and women, the tavern hosted numerous acts that have found local and national renown. Currently the building is Dr. J's, a successful smokehouse restaurant.

Initial plans for the project sought to maintain the existing structure or reconstruct it as part of the new development; however, the developer believes that meeting the many regulatory demands including avoiding the floodplain of Jackson Creek and achieving urban design considerations for the Urban Park, makes preserving the Montreal House untenable. The owner of the property has, in accordance with the requirements of the Ontario Heritage Act (OHA), made notice to the City that he will seek a demolition permit for the property in preparation for the construction of the new development. The OHA also requires that the Council of a Municipality consult with its heritage committee regarding the matter prior to deciding whether to remove the property from the Register and allow demolition. The Council has 60 days to decide to either remove the property from the Register or signal its Intention to Designate which has the effect of voiding all permits and precludes demolition. A 30 day period follows during which an owner may object to the proposed designation. This appeal is heard by the Ontario Land Tribunal and its decision is binding on the City.

Time has become of the essence for this project as its proposed affordable housing component is subject to a federal funding deadline. As a result, the Heritage Impact Assessment that would normally be provided to the committee cannot be completed in time. In lieu of an HIA, staff has reviewed the property against the criteria for determining heritage significance under Regulation 9/06 of the OHA and believe the property to be worthy of designation. If the committee adopts the recommendation to

designate, a designation brief will be completed for Council's consideration when the PACAC's recommendation is forwarded to them.

Lett Architects, acting as representatives of the developer will make a presentation on the planning and land use requirements underpinning the requirement to demolish the building. Staff will forward the decision of the committee to support the recommendation, or not, in order to satisfy the requirement of the OHA that Council seek the opinion of its heritage committee.

Submitted by,

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Attachments:

Appendix A – Letter of Intention