



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner, Community Services

Meeting Date: July 18, 2022

**Subject: Partial Removal of a Listed Property 211 Hunter Street East,
Report CSACH22-014**

Purpose

A report to recommend the partial demolition of 211 Hunter Street East, Peterborough, a Listed property on the City's Heritage Register.

Recommendations

That Council approve the recommendations outlined in Report CSACH22-014, dated July 18, 2022, of the Commissioner of Community Services, as follows:

- a) That, pursuant to the requirements of the Ontario Heritage Act as it pertains to properties Listed on the City's Heritage Register, the recommendations of the Peterborough Architectural Conservation Advisory Committee (PACAC) regarding the demolition of the two storey wing subordinate to the main factory building at 211 Hunter Street East be received for information;
- b) That Council support the demolition of the two storey wing; and,
- c) That the remainder of the property at 211 Hunter Street E remains on the City's Heritage Register as a Listed property.

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 a portion of the property in preparation for the construction of several new residential buildings on the site. . A preliminary site plan showing the portion of the building to be removed is included as Appendix A of this report. Staff has reviewed the demolition proposal and the HIA and does not feel that the demolition would significantly affect the cultural heritage significance of the property. This was the recommendation made to the PACAC at their meeting of June 23, 2022 and the committee supported the recommendation to allow demolition of the two storey wing. 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.

Submitted by,

Sheldon Laidman
Commissioner of Community Services
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Attachments:
Appendix A – Preliminary Site Plan

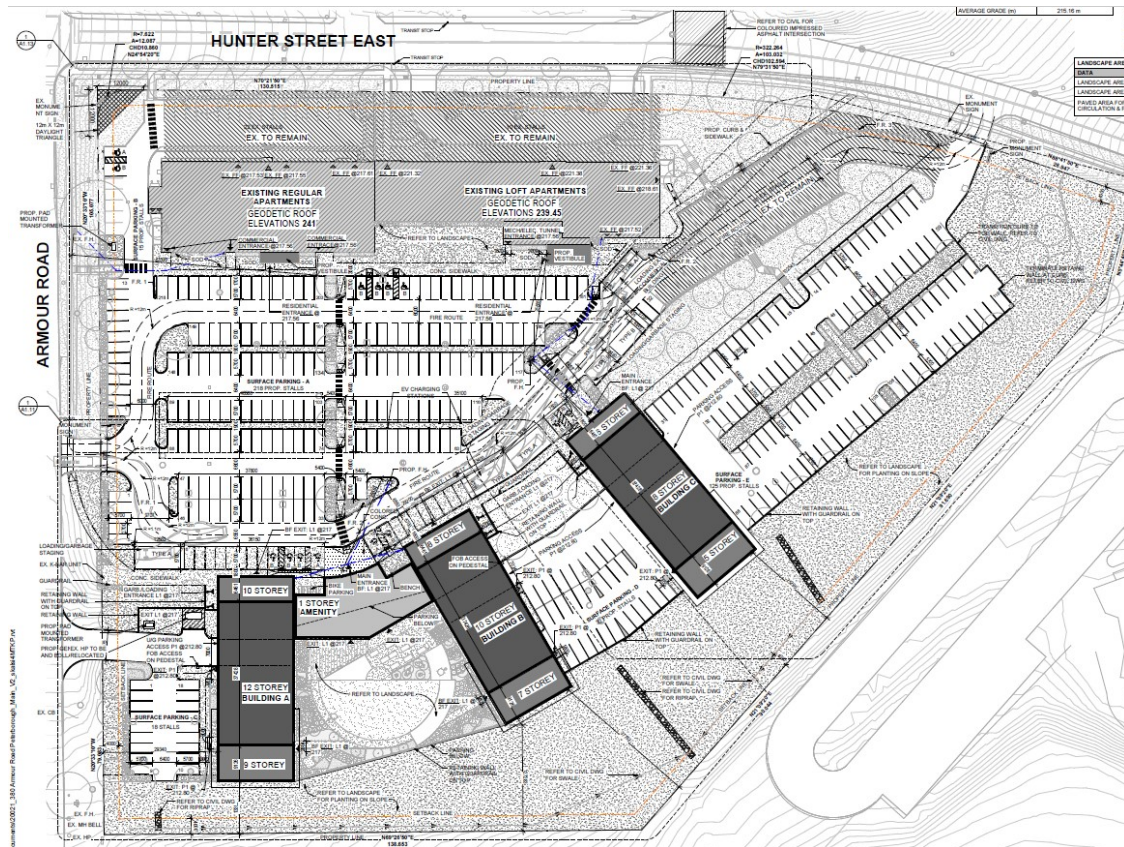
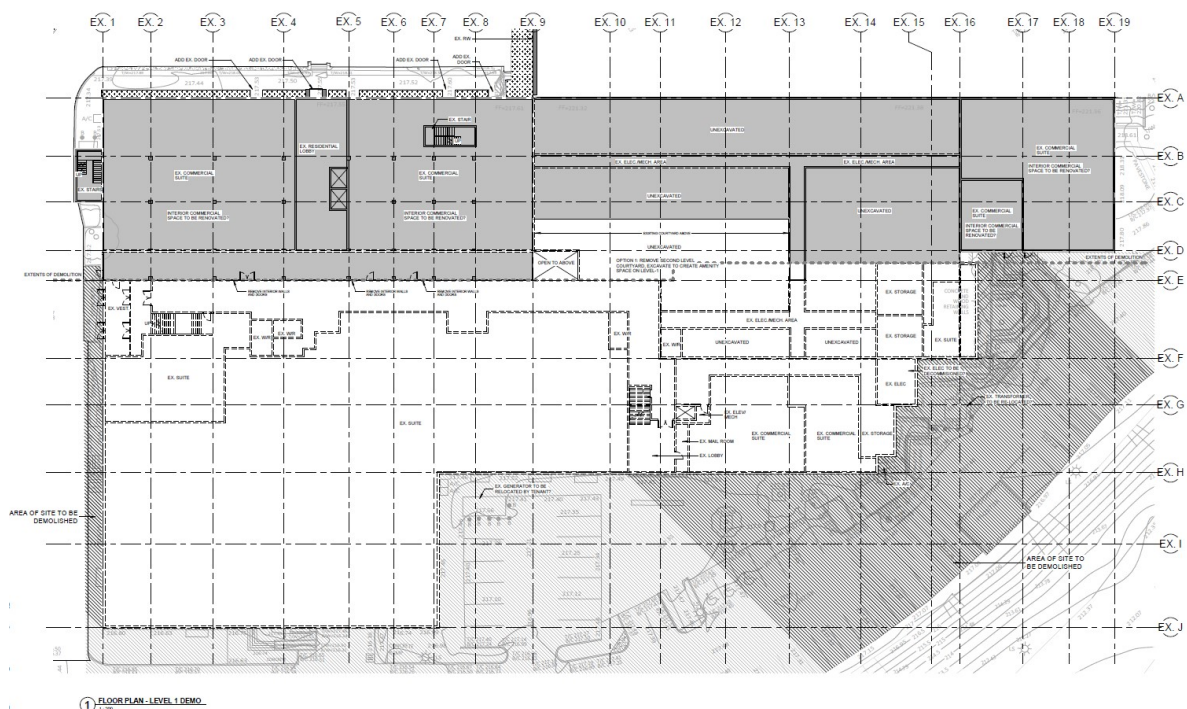


Figure 50: Proposed site plan (SRM Architects Inc, December 2021)



Demolition Plan, with the grey-shaded area to the north representing the portion of the building to be retained (SRM Architects Inc, October 2021)

Source: MHBC - Cultural Heritage Impact Statement 380 Armour Road & 211 Hunter Street East, City of Peterborough, ON