



City of
Peterborough

To: Members of the General Committee

From: Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

Meeting Date: August 5, 2025

Report: Designation of 216 Simcoe Street, Report IPGPL25-034

Subject

A report to recommend that Council consider the Peterborough Architectural Conservation Advisory Committee's recommendation that the property municipally known as 216 Simcoe Street be designated under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18 as being a property of cultural heritage value or interest to the City of Peterborough.

Recommendations

That Council approve the recommendations outlined in Report IPGPL25-034, dated August 5, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) that Council designate the property at 216 Simcoe Street as a heritage property under Part IV, Section 29 of the **Ontario Heritage Act** R.S.O. 1990, c.O.18 being of "cultural heritage value or interest" be received; and,
- b) That Council take the following actions should it concur with the recommendation of PACAC to designate the property at 216 Simcoe Street as a heritage property under Part IV, Section 29 of the **Ontario Heritage Act** R.S.O. 1990, c.O.18 being of cultural heritage value or interest:
 - i. Serve Notice of Intention to Designate 216 Simcoe Street and provide public notice of that intention in a newspaper having general circulation in the municipality as per the **Ontario Heritage Act** R.S.O. 1990, c.O.18, s.31 (3);

- ii. Serve the owner of the property to be designated and the Ontario Heritage Trust with a Notice of Intention to Designate as per the **Ontario Heritage Act** R.S.O. 1990, c.O.18, s.21 (3).

Executive Summary

- A report to consider the PACAC's recommendation that Council designate the property municipally known as 216 Simcoe Street under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18.
- The property at 216 Simcoe Street has been evaluated and is considered to be a property of cultural heritage value or interest to the City of Peterborough.
- The property owner has been notified of the PACAC's recommendation for designation of the property by a letter dated May 7, 2025.

Background

Under Part IV of the **Ontario Heritage Act**, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-laws. The designation process strikes a balance between the interests of the individual property owners and the recognized need of the community to preserve its heritage resources. Heritage designation prohibits unwarranted demolition and controls alterations that might harm specific heritage features.

Designation may also make property owners eligible for preservation grants and tax relief and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 143 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The Planning, Development & Urban Design Division administers the designation program in partnership with the PACAC and the City Clerk's Office.

PACAC considers the property at 216 Simcoe Street worthy of heritage designation as it meets two or more criteria outlined in Regulation 9/06 of the Act. A designation brief for 216 Simcoe Street was received by the PACAC at their meeting of May 6, 2025. The committee approved a motion that its opinion, that the property be designated under Part IV of the Act as a property of cultural heritage value or interest, be forwarded to Council.

Short Statement of Reasons for Designation

216 Simcoe Street – Stevenson Hall

Stevenson Hall at 216 Simcoe Street has cultural heritage value as a landmark structure on Simcoe Street in Peterborough's downtown core. It is a rare surviving example of a mid-nineteenth century Neoclassical style residence in Peterborough, employing key stylistic elements such as a symmetrical façade adorned with classical order pilasters supporting a decorative frieze. It is a reminder of the area's past as a residential neighbourhood which evolved into a commercial and industrial area as those sectors expanded.

The building has historical connections to an important figure in Peterborough's history, sometime mayor and member of Parliament, James Stevenson. In his political offices, Stevenson championed the construction of the Trent Valley Canal (later the Trent-Severn Waterway) and the Edison General Electric Company (later Canadian General Electric) in Peterborough. Outside politics, Stevenson was an upstanding resident, serving on the board of education for nearly 60 years, he was as a founding member of the Peterborough Horticultural Society and director of the Little Lake Cemetery Company.

Though long the home of community organizations such as the YWCA, it remains widely recognized in the community as "Stevenson Hall".

Strategic Plan

Strategic Pillar: Community & Well-being

Strategic Priority: Enhance the natural, recreational, sports, the arts, and cultural aspects of our community.

The work of the Peterborough Architectural Conservation Advisory Committee (PACAC) and the Heritage Preservation Office directly addresses and works to enhance the cultural aspects of our community. The PACAC's work also strives to "demonstrate strong leadership in environmental stewardship by proactively addressing issues and challenges of climate change and the environment" through the preservation of heritage as a critical part of building climate change resilience.

Engagement and Consultation

The Ontario Heritage Act does not require the consent of a property owner for Council to serve notice of its intention to designate a property because the law provides for an owner to object and have that objection considered by the Ontario Land Tribunal. While the Act does not require a municipality to notify the owner that their property is being

considered for designation it has always been the practice in Peterborough to inform the owner.

On March 17, 2025, Council received and amended the recommendations of Report IPGPL25-015 which outlined a list of 56 properties that had been prioritized by the PACAC for designation. The owner of 216 Simcoe Street was notified that the PACAC had prioritized the property for designation by letter on March 4, 2025. The owner was further notified of the PACAC's recommendation that Council designate the property by letter on May 7, 2025. As of writing this report, Staff have not had further communication with the owner.

Budget and Financial Implications

There are no budgetary or financial implications as the result of the recommendations of this report at this time. The property is within the eligibility boundaries of the Heritage Property Tax Relief Program; however, the owners are not eligible to apply to the program until it has been designated under the **Ontario Heritage Act**.

The Heritage Property Tax Relief Program is currently at capacity and is not accepting applications for new participants.

Conclusion

The PACAC has recommended to Council the designation of 216 Simcoe Street as a property of cultural heritage value or interest. This report advises Council of the PACAC's recommendation and seeks a Council decision regarding that recommendation.

Attachments

Appendix A: Heritage Designation Brief – 216 Simcoe Street – Stevenson Hall

Submitted by,

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