



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 441 Rubidge Street, Report IPGPL25-038

Subject

A report to recommend that Council consider the Peterborough Architectural Conservation Advisory Committee's recommendation that the property municipally known as 441 Rubidge Street (St. Andrew's Church) 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 IPGPL25-038, dated August 5, 2025, of the Commissioner, 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 441 Rubidge 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 the PACAC to designate the property at 441 Rubidge 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 441 Rubidge 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 PACAC's recommendation that Council designate the property municipally known as 441 Rubidge Street under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18.
- The property at 441 Rubidge 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 April 15, 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 441 Rubidge Street worthy of heritage designation as it meets two or more criteria outlined in Regulation 9/06 of the Act. A designation brief for 441 Rubidge Street was received by the PACAC at their meeting of June 3, 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

441 Rubidge Street – St. Andrew’s Church

The former St. Andrew’s Church at 441 Rubidge Street has cultural heritage value as an excellent example of Victorian Gothic Revival style ecclesiastical architecture. Constructed in 1885-86, it is an example of the work of Henry Bauld Gordon which influenced later church designs in the province. It stands as part of philanthropist Charlotte Nicholls’ enduring legacy in Peterborough. The building is also closely associated to the history of religion in Peterborough, standing on the site of the first Presbyterian congregation in the city. It was the first church to be constructed in Peterborough with electric lights. It is a significant landmark set on top of a hill at the head of Brock Street with a vista down the street and visibility from a wide range of vantage points across downtown. It is a defining building in the wider Rubidge Street ‘Church Row’ landscape with important associations for the local community as a community hub in the religious centre of the city.

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 441 Rubidge 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

registered mail on June 4, 2025. The owner indicated their support by phone on June 19, 2025.

Budget and Financial Implications

There are no budgetary or financial implications as the result of the recommendations of this report at this time.

Conclusion

The PACAC has recommended to Council the designation of 441 Rubidge Street – St. Andrew’s Church 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 – 441 Rubidge Street

Submitted by,

Blair Nelson, P. Eng.
Commissioner, Infrastructure, Planning and Growth Management

Contact Name:

Brad Appleby, RPP, MCIP
Director, Planning, Development and Urban Design
Phone: 705-742-7777 Ext. 1886
Toll Free: 1-855-738-3755
Email: bappleby@peterborough.ca

Colin Walsh
Heritage Programs Coordinator
Phone: 705-742-7777 Ext. 1488
Toll Free: 1-855-738-3755
Email: cwalsh@peterborough.ca