



City of
Peterborough

To: Members of the General Committee

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

Meeting Date: October 20, 2025

Report: Designation of 359 Hunter Street West, Report IPGPL25-052

Subject

A report to recommend that Council consider the Peterborough Architectural Conservation Advisory Committee's recommendation that the property municipally known as 359 Hunter Street West 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 IPGPL25-052, dated October 20, 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 359 Hunter Street West 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 359 Hunter Street West 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 359 Hunter Street West 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 359 Hunter Street West under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18.
- The property at 359 Hunter Street West 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 delivered by registered mail dated September 23, 2025.
- As of the writing of this report, the property owner has not contacted the City regarding PACAC's recommendation for designation.

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 148 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 359 Hunter Street West worthy of heritage designation as it meets two or more criteria outlined in Regulation 9/06 of the Act. A designation brief for 359 Hunter Street West was received by the PACAC at their meeting of September 9, 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

359 Hunter Street West

359 Hunter Street West is of cultural heritage value as a landmark building on the cusp of the Old West End residential neighbourhood in Peterborough. It is a rare intact example of the Second Empire style, popular for prominent residences in the Victorian era but with few surviving examples in Peterborough. The coach house is a unique blend of the Ontario Cottage and mid-century modern architectural styles. The property has longstanding associations with notable figures such as merchant Robert Neill, lawyer and politician James Fordyce Strickland, and architect Eberhard Zeidler. Its prominent location on a corner lot, with its grand scale, make it a landmark in a neighbourhood of well-designed homes.

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.

This property is on a list of properties prioritized for designation that Council considered on March 17, 2025, in Report IPGPL25-015 and on August 11, 2025 in Report IPGPL25-037. The owner of 450 George Street North 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 September 23, 2025. This letter sought the owner's support or objection. As of the writing of this report, the property owner has not contacted the City regarding PACAC's recommendation for designation.

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 359 Hunter Street West 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: 359 Hunter Street West Heritage Designation Brief
Appendix B: Draft Heritage Designation By-law for 359 Hunter Street West

Submitted by,

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