



City of
Peterborough

To: Members of the General Committee

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

Meeting Date: October 6, 2024

Report: Proposed Partial Demolition at 107 Park Street North, GEPR Energy Canada Inc., Report IPGPL25-048

Subject

A report to seek Council direction pursuant to subsection 27(9) of the Ontario Heritage Act, R.S.O. 1990, c.O.18 regarding proposed demolition activity at 107 Park Street North, being a property listed on the City's Heritage Register as a property of cultural heritage value or interest.

Recommendations

That Council approve the recommendations outlined in Report IPGPL25-048, dated October 6, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That Council acknowledge receipt of a notice of intention to demolish a portion of the industrial buildings at 107 Park Street North issued pursuant to subsection 27(9) of the Ontario Heritage Act, R.S.O. 1990, c.O.18;
- b) That Council direct staff to complete a sole source procurement for services of a consultant specializing in heritage conservation, architecture, planning and landscape design to peer review the Heritage Impact Assessment prepared for 107 Park Street North by ERA Architects Inc. dated September 4, 2025 for an upset limit of \$35,000, including tax; and
- c) That Council direct staff to consult with the Peterborough Architectural Conservation Advisory Committee upon completing a peer review of the Heritage Impact Assessment prepared for 107 Park Street North by ERA Architects Inc. dated September 4, 2025 and report back to Council on the appropriateness of

designating the property under Part IV of the Ontario Heritage Act prior to November 7, 2025 or such later date as mutually acceptable to the Commissioner of Infrastructure, Planning and Growth Management and the property owner.

Executive Summary

- The General Electric Factory Complex at 107 Park Street North is listed on the City's Heritage Register as a property of cultural heritage value or interest. The property is not a designated property; it is a "listed" property on the register.
- On September 8, 2025, the property owner, GEPR Energy Canada Inc., a subsidiary of GE Vernova, gave the City 60-day notice of its intent to demolish almost 84,500 square metres (910,000 square feet) of industrial building area in accordance with subsection 27(9) of the Ontario Heritage Act, R.S.O. 1990, c.O.18 ("the Act").
- Unless negotiated otherwise, Council has until November 7, 2025, to determine whether it wishes to issue a notice of intention to designate the property under Part IV, subsection 29(1) of the Act, otherwise the proposed demolition may proceed subject to applicable law.
- Staff is recommending that Council require a technical peer review of the Heritage Impact Assessment submitted in support of the proposed demolition and that Council consult with the Peterborough Architectural Conservation Advisory Committee (PACAC) on the appropriateness of designating the property under Part IV of the Ontario Heritage Act (OHA) prior to November 7, 2025 or such later date as mutually acceptable to staff and the property owner.

Background

On September 8, 2025, GEPR Energy Canada Inc., a subsidiary of GE Vernova (the property owner) gave the City notice of its intent to demolish approximately 84,500 square metres of industrial building area at 107 Park Street North, commonly known as the Canadian General Electric Factory Complex. The complex, which is currently developed with approximately 104,000 square metres (1.1 million square feet) of building area, dates back to 1891 and is a central part of Peterborough's industrial heritage. Architecturally, the GE complex typifies late nineteenth and early-twentieth century factory design through its integration of late Victorian design features onto the exterior of its industrial spaces. The complex features work from several Ontario architects, including Walter Strickland, George Martel Miller, George Gouinlock, and John McIntosh Lyle. The majority of the buildings on site have been vacant since 2018 save and except for 60 GE Vernova employees located in buildings at the southeast corner of the site (along Park Street) and approximately 300 BWXT employees located in buildings at the west limit of the site (along Monaghan Road).

107 Park Street North is listed on the City's Heritage Register (listed by Council on September 10, 2018, Report CSACH18-004). Accordingly, any proposed demolition on the property is subject to subsection 27(9) of the Act which requires the property owner to give at least 60 days' notice of their intention to seek a demolition permit. The 60-day waiting period is intended to give Council an opportunity to review the heritage value of the property and determine whether it wishes to designate the property under Part IV of the Act. As of September 8th, the 60-day waiting period began and will expire on November 7, 2025. According to subsection 29(2) of the Act, Council is required to consult with the Peterborough Architectural Conservation Advisory Committee (PACAC) before giving notice of its intention to designate a property under Part IV of the Act. Council, however, is not obligated to consult with PACAC if it does not intend to designate a property.

A Heritage Impact Assessment (HIA, attached as Appendix A) has been prepared as part of the notice of intention to designate. That report, which includes a structural engineer's review of all existing buildings on site, suggests that the property may meet all nine criteria listed in O.Reg.9/06 for determining cultural heritage value or interest. The report also proposes a series of mitigation strategies to preserve heritage elements on site while also accommodating the proposed demolition.

Mitigation Strategy 1: Property Documentation

- Create a digital 3D model of the site
- Collect all existing site drawings, photographs, and maps
- Full photo-documentation of the site

Mitigation Strategy 2: Selective Retention and Considered Deconstruction

- Retain buildings to facilitate ongoing operations of GE Vernova and BWXT on-site; and
- Retain buildings of architectural significance that represent significant periods of development on the Property being Late Victorian and Edwardian (1891-1913), World War 1 and the interwar period (1914-1938), World War 2 (1939-1945), and the postwar and modern period (1946-1973).

Mitigation Strategy 3: Conservation, Repair, and Restoration

- Conserve, repair and restore Buildings 2, 2A, 8A, 24A, 26, 21, 24A, 28, and 30 according to heritage best practices and industry standards.

Mitigation Strategy 4: Mothballing

- Stabilize and protect Buildings 8A and 30 from deterioration, vandalism, and weather-related damage while plans for future use are developed.

Mitigation Strategy 5: Commemoration and Site Interpretation

- Establish a permanent interpretive installation for areas along Park Street and Monaghan Road to support public understanding of the site's history, evolution, and heritage significance.

Mitigation Strategy 6: Adaptive Reuse

- Retain, conserve, repair and restore Buildings 8A and 30 in-situ to facilitate adaptive reuse of these buildings in future.

The HIA concludes that the proposed development for the site (i.e. building demolitions and retentions) appropriately conserves the site's cultural heritage value and attributes and reflects best practice in Canadian heritage conservation. The author of the HIA, ERA Architects Inc., specializes in heritage conservation, architecture, planning and landscape and holds various professional memberships including the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC) and the Ontario Professional Planners Institute (OPPI).

To support the proposed demolition, the owner has submitted an application to amend the existing site plan on the property and address matters such as stormwater management, landscaping, and fencing/security, implementation of which can be secured in a formal agreement under the Planning Act and registered on the property's title. Site plan approval, while related to the proposed demolition, does not need to be finalized prior to demolition activity proceeding on the site.

At this time, it is necessary for Council to provide direction on whether it wishes to consider the property for designation under Part IV of the Act prior to the expiry of the 60-day waiting period.

Given the property is a central part of Peterborough's industrial heritage, staff recommend that Council direct staff to consult with PACAC prior to November 7, 2025 or such alternate date as mutually agreed upon between the owner and the Commissioner of Infrastructure, Planning and Growth Management to enable a fulsome heritage review of the demolition proposal. Furthermore, staff recommend that Council direct staff to procure the services of a consultant specializing in heritage conservation, architecture, planning and landscape design to peer review the HIA submitted by the property owner to an upset limit of \$35,000, including tax, prior to consulting with the PACAC.

Given the limited time available to conduct such a peer review, staff recommend that Council direct staff to use a single source procurement whereby the City obtains a deliverable from one qualified supplier, without using an open competition, as described in paragraph 55 of the City's procurement By-law 24-077. Pursuant to Chart 2 of Appendix A in the By-law, the Commissioner of Infrastructure, Planning and Growth

Management is authorized to approve and sign non-standard procurements worth up to \$50,000.

Alternatively, if Council does not wish to seek a detailed heritage review of the proposal before demolition proceeds, Council could opt to:

1. Take no action and allow the 60-day waiting period to expire on November 7, 2025 following which the property owner could seek a demolition permit from the City;
2. Pass a motion to declare that Council does not have an interest in pursuing designation of the property under Part IV of the OHA prior to the proposed demolition, thus allowing the property owner to seek a demolition permit from the City immediately, subject to any applicable law; or
3. Pass a motion to declare that Council does not have an interest in pursuing designation of the property under Part IV of the OHA prior to the proposed demolition and direct staff to consult with PACAC and report back to Council on the appropriateness of designating the property under Part IV based on the heritage property elements to be retained.

Should Council choose any of these three alternatives, the proposed demolition would be allowed to proceed subject to applicable law however 107 Park Street North would remain on the City's Heritage Register. The City would still be able to designate the property under Part IV of the Act and any future proposed demolition on the property would still be required to give 60-days' notice in accordance with subsection 27(9) of the Act.

Strategic Plan

Strategic Pillar: Community & Well-being

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

The preservation of community heritage directly addresses and works to enhance the cultural aspects of our community. The recommendations of this report facilitate the preservation of an important heritage property in the community.

Engagement and Consultation

Materials Management, Legal Services and Building Services have provided support in the writing of this report.

Budget and Financial Implications

Approval of this report's recommendations will require funding up to \$35,000 to support a peer review of the property owner's Heritage Impact Assessment. Sufficient funding exists within the Planning, Development and Urban Design Division's 2025 operating budget for planning technical studies.

Attachments

Appendix A: Heritage Impact Assessment for 107 Park Street North
Appendix B: Proposed Building Removals Plan

Submitted by,

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