

--	--

TO:	MAYOR AND MEMBERS OF CITY COUNCIL MEETING OF MAY 6, 2014
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	BLACKFRIARS/PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN AND CONSERVATION GUIDELINES AND OFFICIAL PLAN AMENDMENT
RECOMMENDATION	

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions **BE TAKEN** with respect to the creation of a Blackfriars/Petersville Heritage Conservation District:

- (a) That Schedule 1-Blackfriars-Petersville Heritage Conservation District of the proposed by-law to create the Blackfriars/Petersville Heritage Conservation District and Figure 13-7, Blackfriars-Petersville Heritage Conservation District of the proposed Official Plan Amendment for the Blackfriars/Petersville Heritage Conservation District, attached to the report regarding the Blackfriars/Petersville Heritage Conservation District Plan and Conservation Guidelines and Official Plan Amendment presented to the Planning and Environment Committee on April 29, 2014 **BE REPLACED** with the attached revised Schedules; and,
- (b) Figure 3, Contributing and Non-contributing Structures within the Blackfriars/Petersville Heritage Conservation District in the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines **BE AMENDED** to identify the following properties as Non-contributing:
 - 79 Wilson Avenue
 - 146 Wilson Avenue
 - 148 Wilson Avenue
 - 36 Empress Avenue
 - 38 Empress Avenue
 - 148 Wharnccliffe Road South

BACKGROUND

At the Public Participation Meeting held before the Planning and Environment Committee on April 29, 2014, the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines were presented for Committee consideration. The mapping of the proposed Heritage Conservation District (HCD) was presented at that time. Since the PEC meeting, staff have been preparing the labels for the notice to be sent to property owners within the proposed Heritage Conservation District. In preparing the labels, staff identified some properties on the west side of Wharnccliffe Road South that do not front on Wharnccliffe Road, but rather, front on the side streets.

Staff asked the Consultants to confirm if these properties were intended to be included in the HCD or not. The Consultants have advised that the properties are to be excluded, so the Schedules have been revised to clearly show the corrected recommended HCD boundary.

At the same meeting, a member of the public provided the Committee with a list of properties that were identified on Figure 3 of the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines as “Contributing Resources.” Since the meeting, Staff asked the consultants to review the maps showing the contributing and non-contributing properties. The Consultants have recommended that Figure 3 in the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines be amended to show the following properties as ‘Non-contributing”:

Agenda Item # Page #

--	--

- 79 Wilson Avenue
- 146 Wilson Avenue
- 148 Wilson Avenue
- 36 Empress Avenue
- 38 Empress Avenue
- 148 Wharnccliffe Road South

These proposed amendments to the matters considered at the Planning and Environment Committee meeting of April 29, 2014 clarify the purpose and intent of the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines, and reflect the comments raised during the public participation meeting to consider the matter.

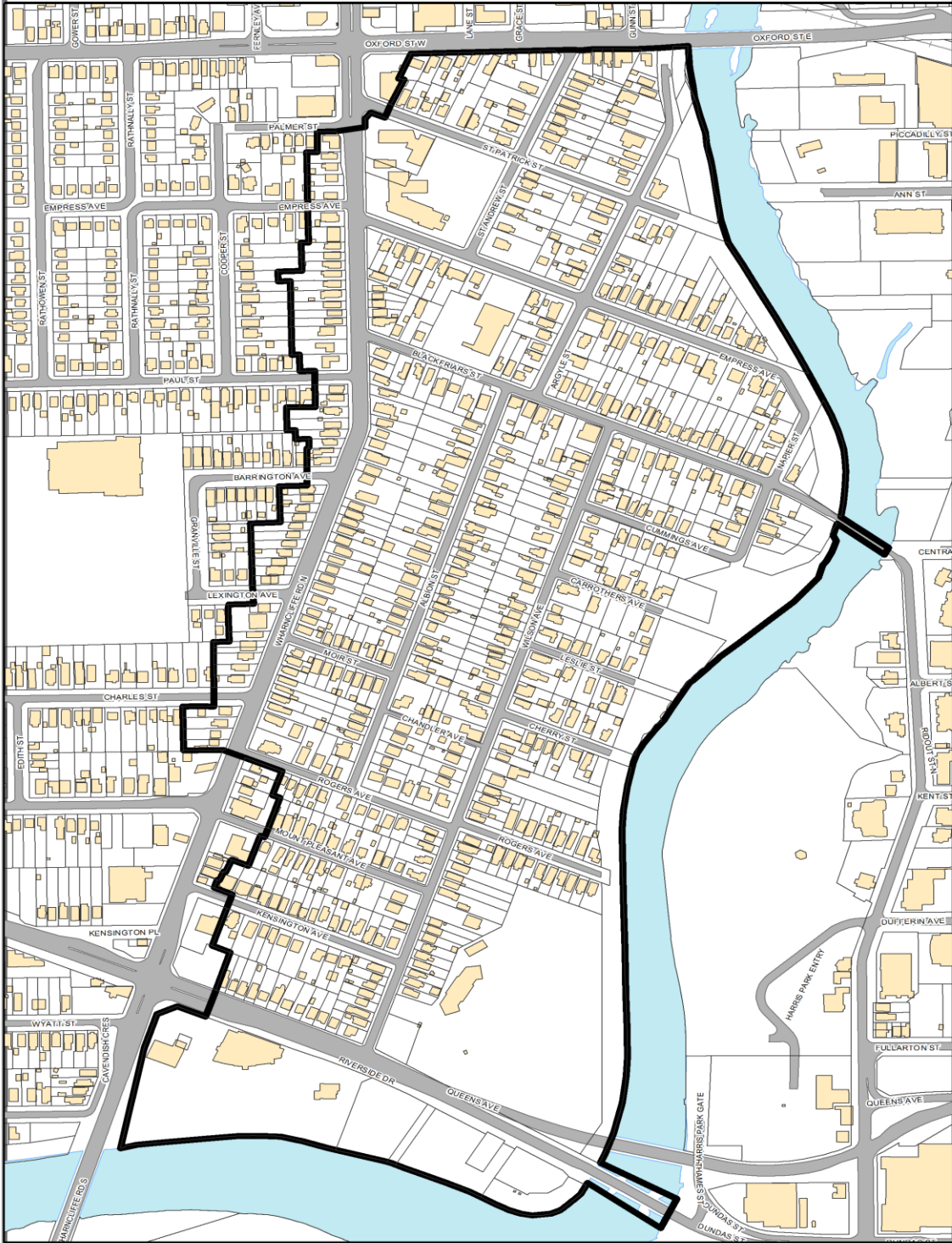
PREPARED AND SUBMITTED BY:	RECOMMENDED BY:
GREGG BARRETT, AICP MANAGER, POLICY PLANNING AND PROGRAMS	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

--	--

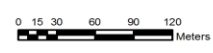
Schedule 1

OZ-8295/ Chuck Parker

Blackfriars-Petersville Heritage Conservation District



 **Blackfriars-Petersville
Heritage Conservation District**



--	--

