



# Downtown Peterborough HCD Study



We respectfully acknowledge that we are on the treaty and traditional territory of the Mississauga Anishinaabeg.

We offer our gratitude to the First Peoples for their care for, and teachings about, our earth and our relations. May we honour those teachings.

# Welcome and Introductions

Downtown  
Peterborough  
HCD Study



- Heritage Conservation Districts (HCD)
  - What an HCD is, its legal framework
  - What it can/cannot influence
  - Study objectives and process
- Looking at Heritage in Downtown Peterborough
  - Overview of analysis to-date
  - Preliminary identification of character areas and boundary
  - Gathering feedback and perspectives on the preliminary results
  - Questions about HCDs
- Next Steps

# Tonight's schedule

- 6:00** Welcome and Introductions
- 6:15** Overview of HCDs, Study and Objectives
- 6:45** Questions of Clarification
- 7:00** Discussion
- 7:50** Next Steps
- 8:00** Adjourn



# What is a Heritage Conservation District (HCD) ?

## Heritage Conservation Districts (HCDs)



An area with a **concentration** of heritage resources that **distinguishes** it from its surroundings



An area (district) that is protected under Part V of the **Ontario Heritage Act**



A planning tool that ensures **ongoing change** conserves and enhances **heritage value**

**The Avenues and Neighbourhood** is an example of an existing HCD in Peterborough

# What an HCD can do

- Identify **objectives for the conservation** of the district's **heritage values**
- Focus is on what is perceived from the **public realm**
- Identify **what properties contribute** to the **heritage character** and values (as well as those that do not contribute)
- Outline **policies for conservation** and restoration as well as guidelines for **alterations, additions and new infill development** within the district

# What an HCD cannot do

- Speak to **zoning** or **land use**
- Make changes to traffic patterns or public transit routes
- Address **property ownership**, vacancy, or **housing** issues

An HCD is a limited tool, used to **manage change in heritage environments and cultural landscapes**, however it **cannot directly address other complex issues** that impact our downtowns



# Objectives of the Study

- Survey the area's **historical, architectural, and landscape** features
- Review and analyse **land use, planning, and heritage policies** in the study area
- Determine whether an HCD is **suitable** for downtown and to identify a **rationale** for that type of designation
- Make **recommendations about what planning tools** are the most appropriate for heritage to play a role in downtown's future

# Heritage analysis

Cultural heritage values must align with criteria defined in the Ontario Heritage Act

## **Design or physical values**

- Construction methods, architecture, craftsmanship, and techniques

## **Historical or associative values**

- associated with: people, activities or events; can help understand a community

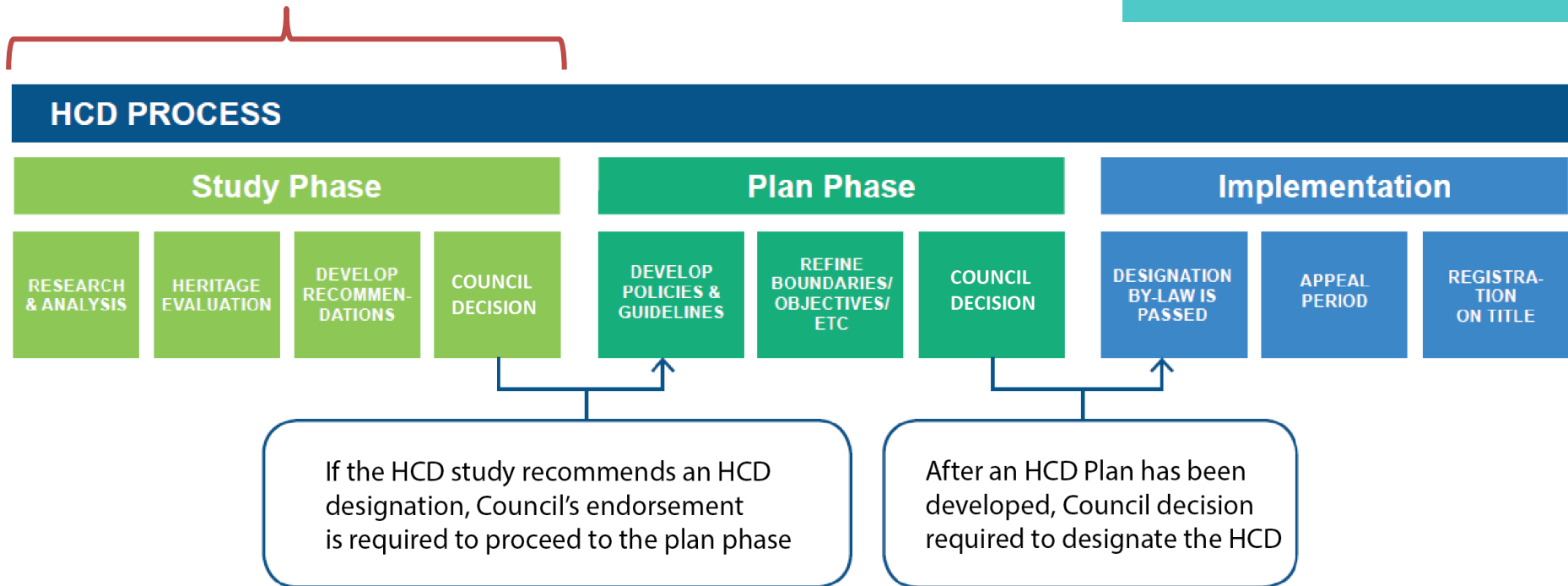
## **Contextual values**

- Links to surroundings, supporting character, landmarks

Detailed criteria  
are outlined in  
Regulation 9/06 in  
the Ontario  
Heritage Act

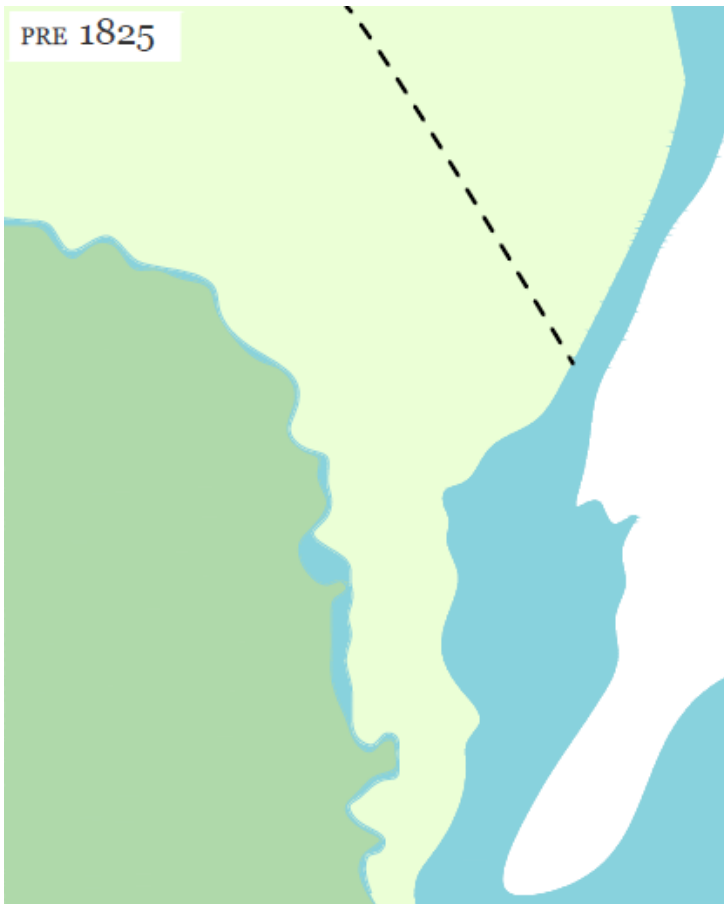
# Phases of the HCD process

We are in the study phase



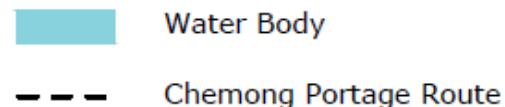
# Looking at different periods of Peterborough's history

Historic and field analysis to date



## **Nogojiwanong: the place at the end of the rapids**

- Strategically located area between Jackson Creek and the Otonabee River
- Chemong portage route crossed the area
- Distinct vegetation to the East and to the West of the Jackson Creek
- The waterways and topography that are still familiar to us had long been strategic



# Looking at different periods of Peterborough's history


Historic and field analysis to date

1825-1850



## Early Settlement and an Emerging Town

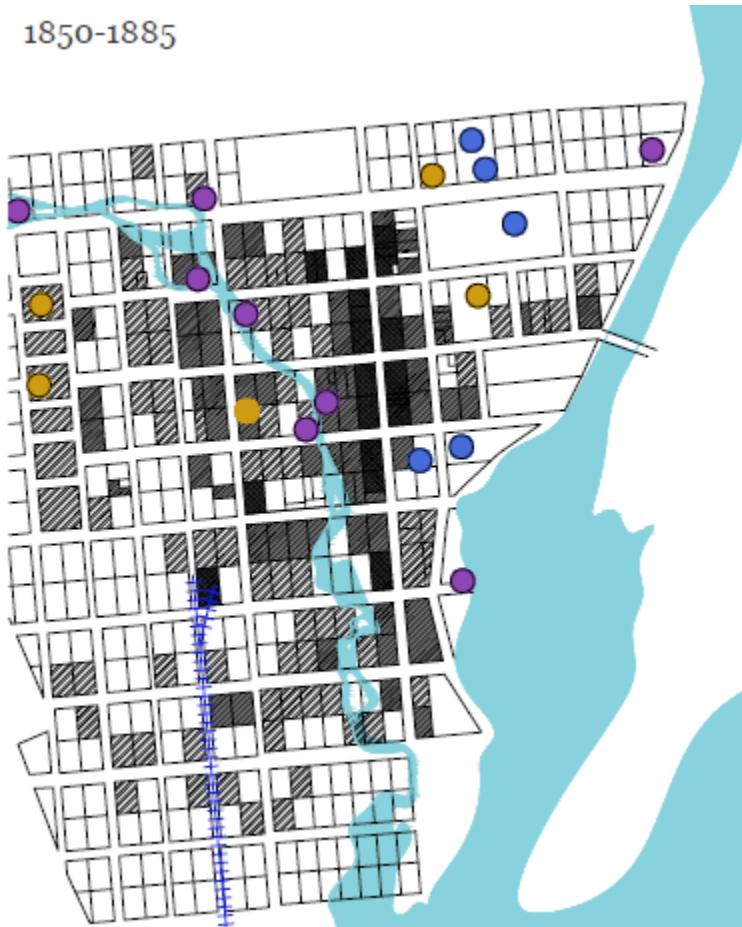
- Scott's mill is the first settlement
- Robinson Emigration of 1825 brings 2000 or so settlers
- First grid of streets is laid out (1825)
- First industries set up along Jackson Creek
- Churches built, shift towards better buildings (stone masonry), Market Square established
- George and Hunter streets are the heart of town
- Peterborough is officially recognised as a town by 1850

 Water Body

# Looking at different periods of Peterborough's history

Historic and  
field analysis  
to date

1850-1885



## Fits and Starts: emergence of a town

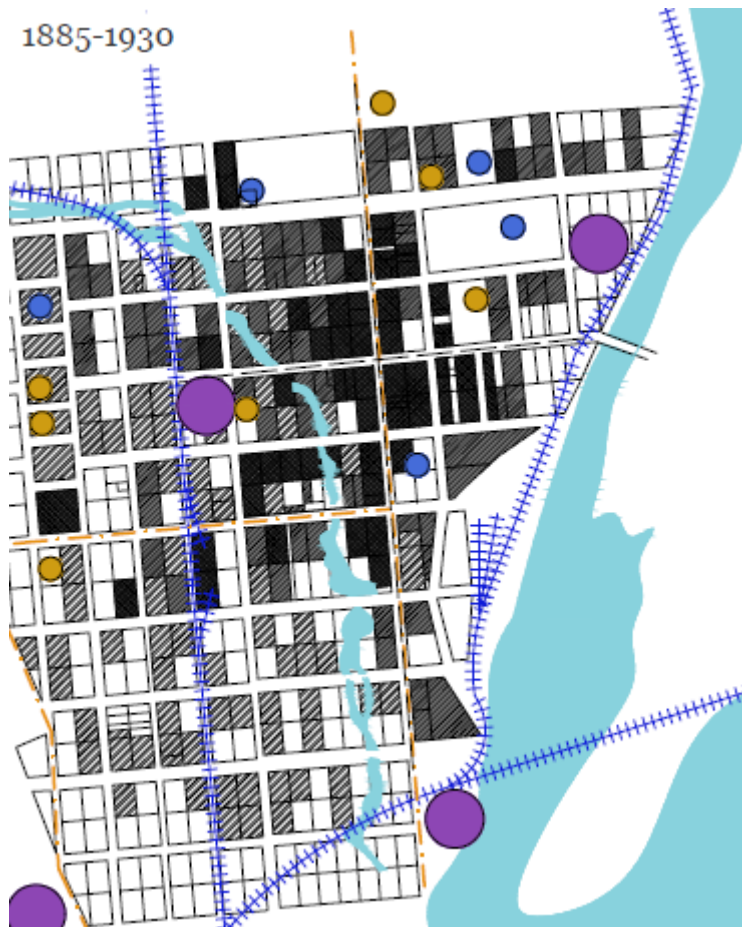
- Railways arrive after schemes and scandals
- Brick is the predominant construction material
- Multi-story buildings dominate heart of town
- Industry shifts from local market to export
- Peterborough emerges as an important regional hub, and a growing industrial town
- Residential development starts to shift out of the heart of the town





# Looking at different periods of Peterborough's history

Historic and  
field analysis  
to date



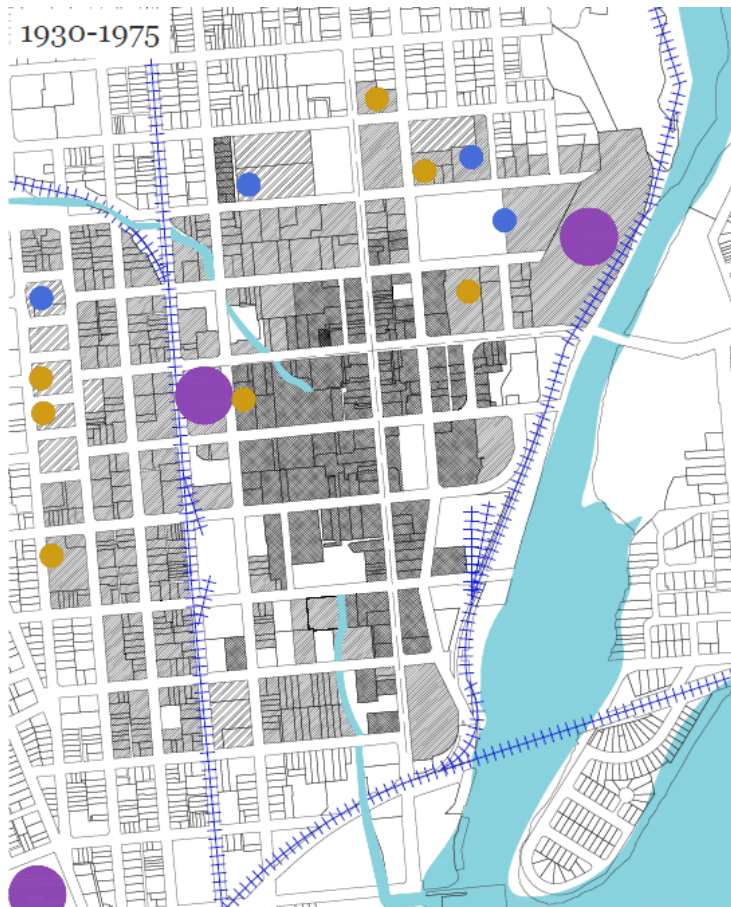
## The Heart of an Industrial City

- Industrial activity levels up with a new scale of production and sites towards the edges of town
- Downtown continues its densification
- Peterborough becomes a City (1905)
- Streetcars, and private cars arrive, bringing new infrastructure needs with them
- Downtown caters to new modes of consumption including entertainment and department stores



# Looking at different periods of Peterborough's history

Historic and field analysis to date



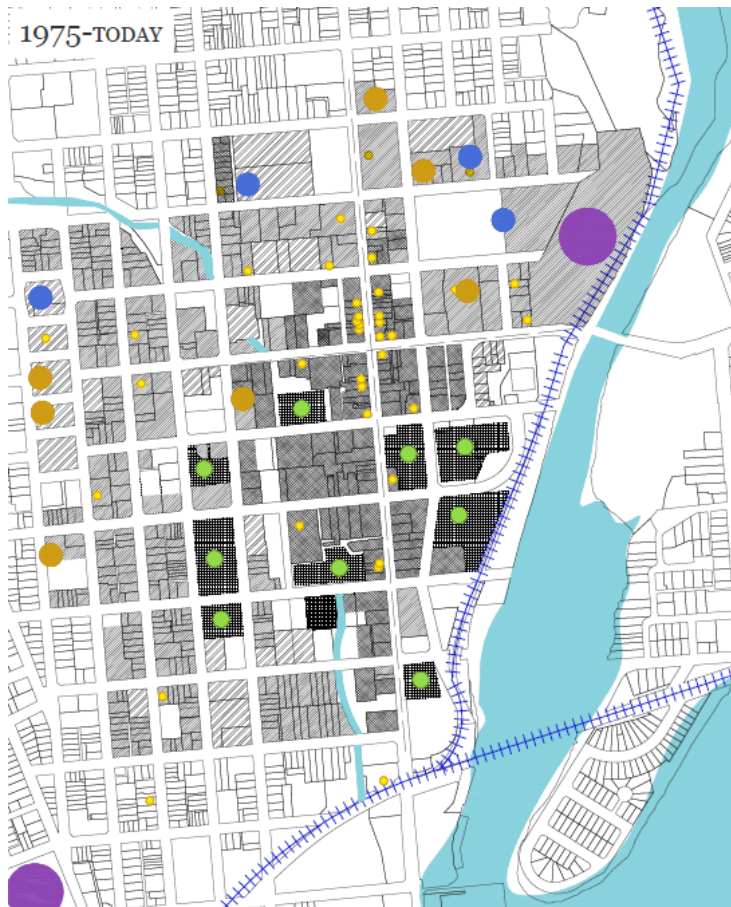
## A Modern City

- Slow growth during the depression, followed by a post-war boom
- Modernist planning and architecture, (Faludi and Zeidler)
- Car is king: new one-ways and parking lots
- Some of the older industries start to close (Locks and Boats)
- Railway decline, CN line closes and station is demolished



# Looking at different periods of Peterborough's history

Historic and field analysis to date



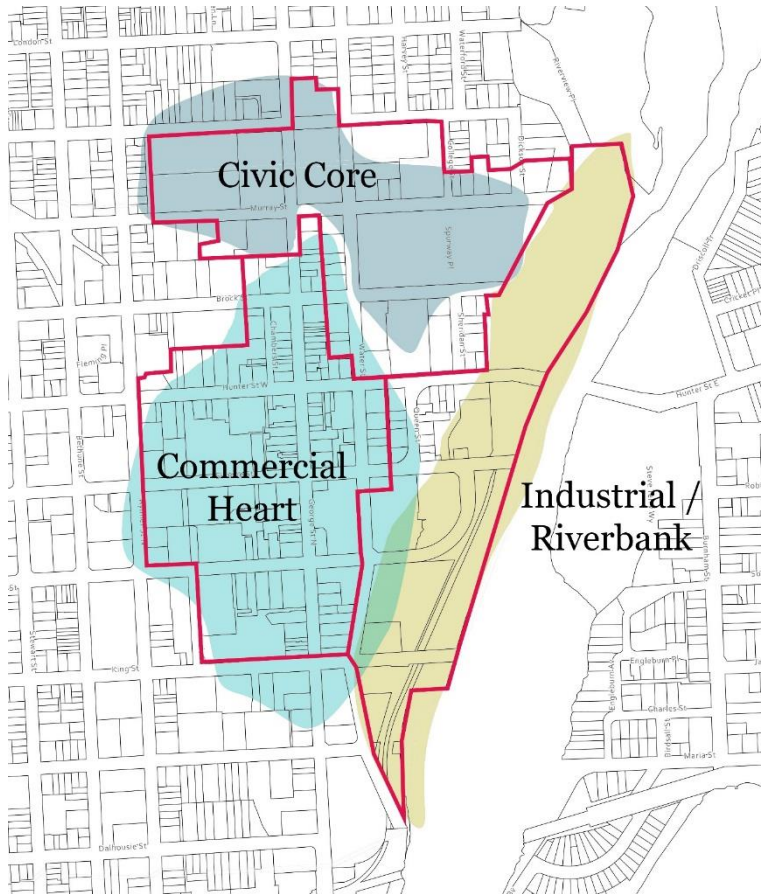
## Heritage, Revitalisation, and Reinvestment

- Heritage Conservation movement is born (designations and restorations)
- Adaptive re-use projects mean new lives for old buildings
- Infill development around housing projects, new office spaces
- Rail-trail, Millennium park, and other downtown improvements



# Three distinct areas

Preliminary  
character areas  
and boundaries



## **Civic Core**

Encompasses a group of public buildings, squares and parks

## **Commercial Heart**

A collection of mixed-use buildings, some modernist insertions

## **Industrial / Riverbank**

Industrial and formerly industrial sites and landscapes

## Next Steps

# Next Steps

- The study team will continue research, analysis, and information gathering
- The key findings will be presented at a second community meeting in May
- Information about the project will be communicated online via [Connectptbo](#)

### **Additional Feedback**

#### **Welcome to:**

Erik R. Hanson  
Heritage Resources  
Coordinator  
City of Peterborough  
705.742.7777 ext. 1489

[\*\*Click here to contact:  
Erik Hanson\*\*](#)



# Questions of clarification?



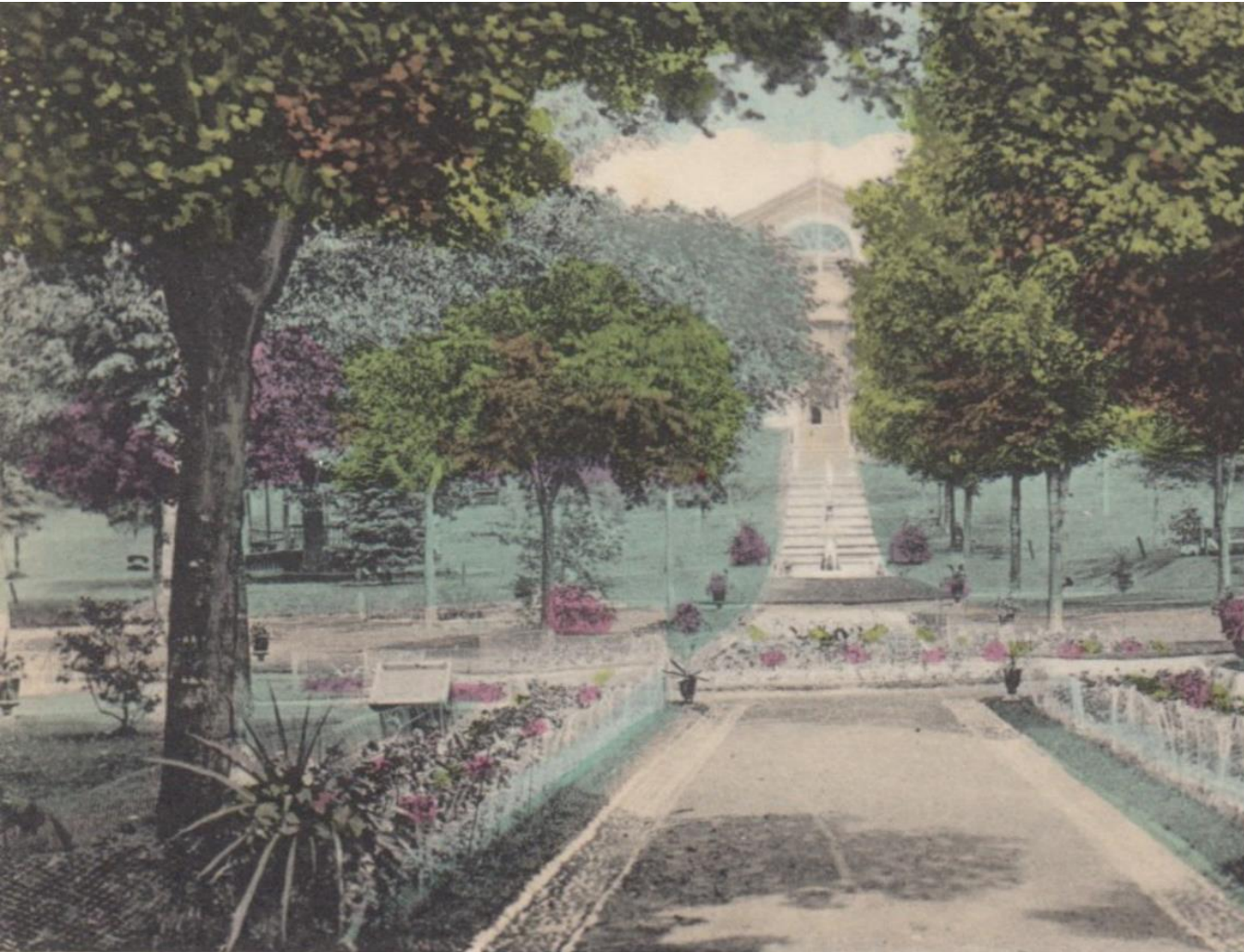


# Discussion

- What makes Peterborough's downtown distinctive?
- What should Peterborough's downtown core look like in 20 years?
- What are your thoughts on the preliminary boundary and character areas?

# Thank You

## Contact



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