



City of
Peterborough

To: Members of the Peterborough Architectural Conservation
Advisory Committee (PACAC)

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: November 2, 2017

Subject: Report PACAC17-038
King George Public School

Purpose

A report to recommend that the PACAC receive a presentation from Ken Doherty regarding potential future uses for King George Public School.

Recommendation

That the PACAC approve the recommendation outlined in Report PACAC17-038, dated November 2, 2017 of the Heritage Resources Coordinator, as follows:

That the PACAC receive a presentation from Ken Doherty, Director of Community Services, regarding the potential redevelopment of King George Public School and the status of the disposition land adjacent to it.

Budget and Financial Implications

There are no budgetary or financial implications associated with receiving this presentation.

Background

In late 2016, the Kawartha Pine Ridge District School Board (the Board) announced that King George and Armour Heights Public Schools located in East City/ Ashburnham, would be closing and that a replacement JK to grade 8 school will be built on the existing property of King George School. The existing school, which dates from 1913, will be vacated and, at present, does not have a use secured for it.

In a Committee of the Whole report dated February 27, 2017, the Director of Community Services recommended that staff be directed to also collaborate with the School Board on the future disposition and adaptive re-use of the King George School and associated property.

Historical Background and Preservation

King George School was completed in 1913, at the same time as its sister school, Queen Mary. Both schools were considered state of the art in their day with early versions of Heating, Ventilation and Air Conditioning systems and complete indoor plumbing. Both schools were situated on high land and constructed of Hamilton brick and Indiana limestone, the standard for the “City Beautiful” buildings of the time.

King George is one of three of the remaining “Royal” schools in Peterborough, along with Queen Mary and Prince of Wales. The fourth “Royal” school, King Edward, was demolished in 2005 to make space for the new YMCA building and parking lot. Like all active schools owned by the Board, King George is structurally sound and has been well maintained. With its large classrooms, high ceilings, and wide hallways, it is well suited for adaptive re-use.

King George has significant heritage value but is currently neither designated nor listed on the City’s Register of Heritage Buildings. With the exception of Peterborough Collegiate and Vocational School, it has been the City’s practice with the School Boards and the University not to designate public buildings until after they have been declared surplus. Given its architecture, history, and prominent location, King George School is an excellent candidate for designation or inclusion on the City’s Register. The Board has expressed interest in finding a creative solution to preserve the school and avoid the backlash over the demolition of King Edward over a decade ago.

City Role

There is a range of ways in which the City can respond to the Board’s request for assistance on the disposition and adaptive re-use of the Board, including:

- i) playing a supportive role as the Board works through its formal disposition process by assisting with zoning processes, liaising with developers, assisting with procurement processes, and advising on tax relief and other financial incentives;

- ii) designating the building under the provisions of the **Heritage Act** with the support of the Board, which identifies heritage and cultural features to be preserved, and is mandatory for admission to the City's Heritage Property Tax Relief program;
- iii) designating the building under the provisions of the **Heritage Act** without the support of the Board, which could constrain the Board as it attempts to secure a developer;
- iv) adding the building to the City's Heritage Register, which provides a 60 day buffer against demolition while the City considers its options;
- v) undertaking a feasibility process to determine the building's condition and reconstruction needs;
- vi) exploring City or community uses of the facility; or
- vii) initiating a procurement process to secure an appropriate private sector development opportunity.

Ken Doherty, Director Department of Community Services will provide an update on the status of the property.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Emily Turner
Heritage Researcher

Contact Name:

Erik Hanson
Heritage Resources Coordinator
Phone: 705-742-7777, Ext. 1489
Toll Free: 1-855-738-3755
Fax: 705-748-8824
E-Mail: ehanson@peterborough.ca