



City of
Peterborough

To: Members of the General Committee

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

Meeting Date: April 13, 2026

Report: Designation of 172-174 Simcoe Street, Report IPGPL26-019

Subject

A report to recommend that Council consider the Peterborough Architectural Conservation Advisory Committee's recommendation that the property municipally known as 172-174 Simcoe Street 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 IPGPL26-019, dated April 13, 2026, of the Commissioner, 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 172-174 Simcoe Street 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 to designate the property at 172-173 Simcoe Street 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 172-174 Simcoe Street 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 the PACAC's recommendation that Council designate the property municipally known as 172-174 Simcoe Street under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18.
- The property at 172-174 Simcoe Street 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 February 5, 2026.
- As of the writing of this report, the property owner has not contacted staff.
- Staff concur with the PACAC's recommendation.

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 154 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The Planning, Development and Urban Design Division administers the designation program in partnership with the PACAC and the City Clerk's Office.

The PACAC considers the property at 172-174 Simcoe Street worthy of heritage designation as it meets two or more criteria outlined in Regulation 9/06 of the Act. A designation brief for 172-174 Simcoe Street was received by the PACAC at their

meeting of February 3, 2026. 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. Staff concur with the Committee's recommendation.

Short Statement of Reasons for Designation

172-174 Simcoe Street – The King George Hotel

172-174 Simcoe Street has cultural heritage value as the former King George Hotel, a longstanding hotel and music venue in downtown Peterborough. The building's Italianate façade, distinguished by its unique use of red and buff brick on the upper storeys, makes it an important and visually prominent element of the historic Simcoe Street streetscape. Historically, the property is significant for its long association with the King George Hotel, with notable proprietors including Robert N. Roddy, Mary Bowman, and David N. King. In 1967, Canadian folk singer Stompin' Tom Connors famously acquired his iconic "Stompin'" moniker while performing at the hotel. Contextually, 172–174 Simcoe Street is a landmark, representing one of the few remaining Victorian-era commercial buildings on Simcoe Street.

Analysis

Official Plan

The City's Official Plan provides a comprehensive and integrated framework that forms the basis of decision making with respect to the physical change of the City. The Official Plan applies to all land use planning decisions made by the City. The planning horizon of the current plan is to the year 2051.

Per Section 5.1.2a. of the Official Plan, the City may, by By-Law, designate built heritage resources, heritage conservation districts and cultural heritage landscapes of cultural heritage value or interest in accordance with the regulations and criteria established under the Ontario Heritage Act and implementing regulations.

Section 5.1.1a. indicates that it is the objective of the Plan that cultural heritage resources within the city be identified, conserved, promoted and enhanced and that development should occur in a manner which protects and complements the City's heritage.

Section 5.1.1b. indicates that significant built heritage resources and cultural heritage landscapes will be identified and conserved so that they continue to be experienced and appreciated by residents, visitors and future generations.

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 172-174 Simcoe Street 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 February 5, 2026. This letter sought the owner's support or objection. As of writing this report, the property owner has not contacted City staff.

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 172-174 Simcoe Street as a property of cultural heritage value or interest. Staff concur with the PACAC's recommendation. This report advises Council of the PACAC's recommendation and seeks a Council decision regarding that recommendation.

Attachments

Appendix A: 172-174 Simcoe Street Heritage Designation Brief

Appendix B: Proposed Heritage Designation By-law for 172-174 Simcoe Street

Submitted by,

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Commissioner, Infrastructure, Planning and Growth Management

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Appendix A – 172-174 Simcoe Street Heritage Designation Brief

Heritage Designation Brief



The King George Hotel

172-174 Simcoe Street

Peterborough Architectural Conservation Advisory Committee

2026

Heritage Designation Status Sheet

Street Address: 172-174 Simcoe Street

Roll Number: 040050111000000

Short Legal Description: PT LT 2 N OF SIMCOE ST AND W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH T/W & S/T ROW AS SHOWN PL 152 AS IN R571064; PT LT 3 N OF SIMCOE ST AND W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH PT 1, 45R6908 ; PETERBOROUGH

PACAC Review Date: February 3, 2026

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completed Date: December 2025

Designation Brief Completed by: Emily Hamilton

Comments:

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990 (the Act). A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any two** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 172-174 Simcoe Street meets criteria and has cultural heritage value or interest and merits designation under the Act.

1. The property has design value or physical value because it:

a. is a rare, unique, representative, or early example of a style, type, expression, material or construction method:

The building is a strong example of an Italianate-style commercial building. Constructed circa 1865, it reflects an early and relatively intact expression of the Italianate style as it appeared in mid- nineteenth century Ontario urban centres.

b. displays a high degree of craftsmanship or artistic merit:

The property displays a high degree of craftsmanship through its buff and red brick construction and decorative elements executed to a high standard of quality. Elements of particular merit include the voussoirs and dentils at the original cornice line.

c. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

2. The property has historical value or associative value because it:

a. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community:

The building has long associations with the hospitality industry in Peterborough, having operated primarily as a hotel since its construction. It is directly associated with major themes in local history, including the evolution of hotel culture, Prohibition, and post- Prohibition social life. The property is associated with the emergence of Stompin' Tom Connors, who was first introduced by that name at the King George Tavern in 1967.

b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The site provides insight into the social and commercial role of hotels in Peterborough from the mid- nineteenth century through the twentieth

century. Its long operational history reflects changing attitudes toward alcohol consumption, entertainment, and public gathering places.

c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community:

This property does not demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who is significant to the community.

3. The property has contextual value because it:

a. is important in defining, maintaining or supporting the character of the area:

This property building contributes significantly to the historic character of Simcoe Street as part of the downtown core. It is one of the few remaining Victorian-era structures on the north side of Simcoe Street between George Street North and Aylmer Street.

b. is physically, functionally, visually, or historically linked to its surroundings:

The former hotel is historically and functionally linked to other historic downtown hotels, including Clancy's, the Albion Hotel, and Phelan's Hotel. Its scale, materials, and historic function reinforce its relationship with the surrounding commercial streetscape.

c. is a landmark:

The building occupies a prominent location on Simcoe Street, near the bus terminal, enhancing its visibility and recognition. Its long-standing presence, distinctive massing, and cultural associations contribute to its status as a local landmark within the downtown core.

Design and Physical Value

172-174 Simcoe Street has strong design and physical value as an Italianate style commercial building, of particularly large massing. The building was constructed circa 1865 and is largely of red brick in construction except for the façade which is clad in buff brick with red brick decorative elements, such as the voussoirs and quoins. The upper storeys feature key characteristics of the style. It features a symmetrical façade with nine narrow window bays. Each window opening is topped with a red brick voussoir. Buff brick dentils indicate where the original roofline was, once topped with an ornamental cornice, there is now a mansard roof.

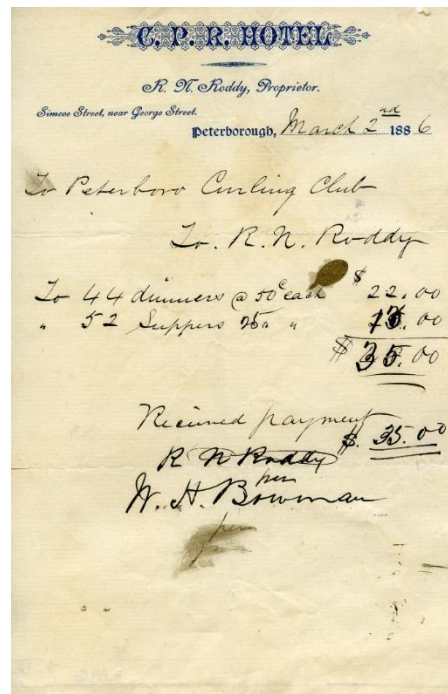


The Italianate style is a restrained iteration of the larger Renaissance Revival movement which emerged in the early eighteenth century in the United Kingdom. The style drew on sixteenth century Italian Renaissance architecture. Architect Charles Barry popularized the style in the 1830s using the Italianate design vocabulary in the design of a variety of public buildings. The Italianate style came to North America in the late 1840s where architects like Alexander Jackson Davis produced pattern books of Italianate and Gothic Revival designs for domestic architecture. The style first appeared in Ontario in the 1850s. It arrived in more remote urban centres in the 1870s and continued to be popular until the 1890s. It became widely popular for a choice of domestic architecture at the beginning of the 1860s partly because of its adaptability. The catalogue of design elements could be incorporated into buildings of all sizes and types. In addition, with no rigid historical antecedents to follow, as the Georgian and Neoclassical styles required, architects were afforded more creativity and adaptability. By the end of its popularity at the close of the nineteenth century, a 'pure' Italianate design would be an unusual building in most urban centres.

Historical and Associative Value

172-174 Simcoe Street has strong historical and associative value as a historic commercial property in the downtown core. It was built circa 1865 as a hotel and retained this use for much of its life. Three prominent owners, R. N. Roddy, Mary Bowman and David N. King, made their mark not only on the hotel itself, but on the hospitality industry in Peterborough as a whole.

In 1884, Robert N. Roddy obtained the lease for what was then known as the Canadian Pacific Railway (CPR) Hotel, according to *The Daily Review*. Roddy was an experienced hotelier as he had earlier operated Roddy's House on the corner of George and Hunter Streets. Roddy's gained notoriety in Peterborough from his interaction with the law. In December 1878, he shot William Montgomery following an altercation which ensued after Montgomery accused Roddy of stealing alcohol. Montgomery died twenty-four hours later. Roddy was tried for this crime in 1879 and was ultimately acquitted of murder.



At the time, liquor establishments were governed by the *Scott Act*, which allowed municipalities to establish when alcohol could be served. Roddy was caught several times breaking the *Scott Act*. In 1888 alone he was caught, convicted and charged on at least three occasions. On one notable occasion in 1886, Roddy appeared in court on charges of violating the *Scott Act*. He arrived with a small suitcase containing a bottle of lime juice, two or three bottles of ginger ale and ginger beer, a goblet, a spoon, one lemon, an empty bottle, and an instrument to test liquors. At the sight of Roddy's bench, the spectators erupted in laughter. Although the judge was displeased with Roddy's presentation, he was read the charge and pleaded not guilty. After several witnesses testified to both Roddy selling and not selling alcohol, Roddy was found guilty of the charge and were ordered to pay \$50 and costs in the next five days or face three months imprisonment.

After Roddy, Mary Bowman became proprietor in 1907. Bowman, a widow, and her late husband had previously operated the New Oxford Hotel beside the Canadian Pacific Railway Station on George Street. She brought that name to 172-174 Simcoe Street. Bowman ran the hotel alone as a means to support herself and six adult children.

The hotel survived the Prohibition era started from 1916-1927 by converting its bar into a restaurant. By this time, the hotel had gained its most recognisable name, the King George Hotel, in honour of King George V.

David N. King took over the King George Hotel in 1922, changing its name to King's Hotel. King was born in Peterborough County and was a seasoned hotelier having operated hotels in Norwood and Lindsay before coming to Peterborough.

By 1925, attitudes around the prohibition of alcohol were beginning to soften. The Premier allowed establishments to begin selling alcohol of 4.4% or less giving it the local nickname 4.4 beer. To prepare for this leniency in regulations, King removed and sold the pool tables in his hotel, he also ordered tables and chairs as he intended on selling 4.4 beer with sandwiches. The new beverage launched to great fanfare on May 21, 1925. By the end of September 1925, the beverage was declared as a failure in Peterborough with many vendors declaring it a disappointment. The Ontario Temperance Act was repealed in 1927 and replaced with the Liquor Control Board of Ontario (LCBO) which allowed the sale of alcohol in all establishments. King died on June 23, 1931, one of his sons, Nelson, took over King's Hotel until 1940.



By the 1960s, it was once again known as the King George Tavern. On July 1, 1967, folk singer Tom Connors was introduced to a crowd at the King George as “Stompin’ Tom Connors” for the first time. Connors adopted the moniker for the rest of his almost 50-year career. He went on to release hit songs such as “The Hockey Song” which was inducted into the Canada Songwriters Hall of Fame in 2018. Connors died in 2013 at the age of 77. His memorial service was held at the Peterborough Memorial Centre, in recognition of the city where he earned his iconic nickname.

Contextual Value

The King George Hotel has strong contextual value as an important part of the historic streetscape of Simcoe Street. It is functionally and historically linked to other former hotels building in the wider downtown such as Clancy's, the Albion Hotel and Phelan's Hotel. It is one of few remaining Victorian structures on the north side of Simcoe Street on the block between George Street North and Aylmer Street, lending it a prominent setting on a block centred on the bus terminal.

"The short statement of reason for designation, including a description of the heritage attributes along with all other components of the Heritage Designation Brief constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Brief is available for viewing in the City Clerk's office during regular business hours."

SHORT STATEMENT OF REASONS FOR DESIGNATION

172-174 Simcoe Street has cultural heritage value as the former King George Hotel, a longstanding hotel and music venue in downtown Peterborough. The building's Italianate façade, distinguished by its unique use of red and buff brick on the upper storeys, makes it an important and visually prominent element of the historic Simcoe Street streetscape. Historically, the property is significant for its long association with the King George Hotel, with notable proprietors including Robert N. Roddy, Mary Bowman, and David N. King. In 1967, Canadian folk singer Stompin' Tom Connors famously acquired his iconic "Stompin'" moniker while performing at the hotel. Contextually, 172–174 Simcoe Street is a landmark, representing one of the few remaining Victorian-era commercial buildings on Simcoe Street.

SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof, including all facades, entrances, windows, chimneys, and trim. Together with the construction materials of brick and their related building techniques.

Exterior Elements:

- Three-story buff brick construction
- Red brick details, including voussoirs
- Mansard roof
- Decorative brickwork
- Carriageway
- Ground floor storefront
- Continuation of a commercial row

Appendix B - Proposed Heritage Designation By-law for 172-174 Simcoe Street

The Corporation of the City of Peterborough**By-Law Number 26-[by-law number]**

Being a By-law to Designate Certain Properties in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18 (172-174 Simcoe Street)

The Corporation of the City of Peterborough by its Council thereof hereby enacts as follows:

That the hereinafter described properties be and are hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

172-174 Simcoe Street – The King George Hotel

PT LT 2 N OF SIMCOE ST AND W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH T/W & S/T ROW AS SHOWN PL 152 AS IN R571064; PT LT 3 N OF SIMCOE ST AND W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH PT 1, 45R6908 ; PETERBOROUGH

Reason for Designation

172–174 Simcoe Street has cultural heritage value as the former King George Hotel, a longstanding hotel and music venue in downtown Peterborough. The building’s Italianate façade, distinguished by its unique use of red and buff brick on the upper storeys, makes it an important and visually prominent element of the historic Simcoe Street streetscape. Historically, the property is significant for its long association with the King George Hotel, with notable proprietors including Robert N. Roddy, Mary Bowman, and David N. King. In 1967, Canadian folk singer Stompin’ Tom Connors famously acquired his iconic “Stompin’” moniker while performing at the hotel.

Contextually, 172–174 Simcoe Street is a landmark, representing one of the few remaining Victorian-era commercial buildings on Simcoe Street.

Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, concrete, and glazing, their related building techniques and landscape features.

Exterior Elements:

- Three-story buff brick construction
- Red brick details, including voussoirs
- Mansard roof
- Decorative brickwork
- Carriageway
- Ground floor storefront
- Continuation of a commercial row

By-law passed this day of , 2026.

Jeff Leal, Mayor

John Kennedy, City Clerk