

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 08-021**

**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 (443 Reid Street)**

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

1. That the hereinafter described properties be and they 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 reason hereafter stated:

a) 443 Reid Street

LTS 16 & 17 N OF BROCK ST & W OF GEORGE ST (PETERBOROUGH), PT LTS 16 & 17 S OF MURRAY ST & W OF GEORGE ST (PETERBOROUGH), PT 2 PL 45R10970, EXCEPT PTS 1,2 & 3 PL 45R13000, S/T & T/W R652655; PETERBOROUGH;

REASON FOR DESIGNATION

St. Peter's Elementary School has excellent cultural heritage value as an intact educational facility from the 1950's with strong ties to the local community and neighbourhood.

St. Peter's Elementary School has historical value as an example of community support for Peterborough's Catholic school board, as local fundraisers provided over \$500,000 for the school's construction.

Opened in 1952, St. Peter's Elementary was an all boys school until 1956 when it merged with the local girls school, St. Mary's. Designed to hold 300 students, it also provided a large double wood floor gymnasium for the use of both elementary students and St. Peter's Secondary School students.

St. Peter's Elementary School closed in 2003 due to a decline in enrollment. However, the school building remains an important and vital memory to the thousands of students who spent a large portion of their childhood within the walls. Its continues to be a landmark building in a neighbourhood of imposing structures, and is especially important in its relationship to the cluster of historic buildings still owned and operated by the Roman Catholic Church such as the Cathedral of St. Peter in Chains, St. Peter's Rectory and Bishop's Palace.

The architectural value of the former St. Peter's Elementary School is as an intact representation of 1950's institutional architecture. Both interior and exterior features contribute to the buildings architectural significance. The auditorium entrance lobby and elaborate exterior east façade with pilasters and medallions are of especial note.

By-law read a first, second and third time this 11<sup>th</sup> day of February, 2008

(Sgd.) Henry Clarke, Deputy Mayor

(Sgd.) Nancy Wright-Laking, City Clerk

**Schedule "A" to By-law No. 08-021**

**THIS AGREEMENT** made in triplicate on the \_\_\_\_ day of \_\_\_\_\_ 2008.  
(Date to be filled in by City)

B E T W E E N:

**TVM Schoolhouse Inc.**

("TVM")

and

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

(the "City")

**WHEREAS** TVM is the owner of the property known as 443 Reid Street ("St. Peter's Elementary ") in the City of Peterborough, being a property of cultural value or interest;

**AND WHEREAS** the Council of the City of Peterborough, in accordance with the *Ontario Heritage Act*, has designated St. Peter's Elementary;

**AND WHEREAS** this agreement shall be attached as a schedule to the designation by-law, being By-law 08-021;

**NOW THE PARTIES AGREE AS FOLLOWS:**

1. St. Peter's Elementary is a Category "A" landmark heritage property located within the City of Peterborough.
2. The City agrees that the following alterations may be undertaken to the heritage attributes of St. Peter's Elementary as specified below without further review and approval by the Heritage Preservation Office, Municipal Heritage Committee or City Council without threatening the property's designation under the *Ontario Heritage Act*:

a. North Elevation – North Wing

Existing door opening and large window above door opening may be removed and replaced with glass block matching dimensions of existing glass block currently located at south end of building.

Existing cross detail in relief on wall to be removed

Three new window openings to be inserted in wall to the west of the large central openings as dimensioned on drawings submitted 24 January 2008, or as otherwise agreed to in writing by the parties.

Existing large central basement window to be removed and opening in-filled with brick to match surrounding wall finish.

b. East Elevation – North Wing

Existing window openings are to remain and replacement windows are to be installed. Given that the existing window openings may span more than one apartment, TVM may install opaque window panels as per drawings submitted for review 24 January 2008, or as otherwise agreed to in writing by the parties.

c. East Elevation – Auditorium Wing

Provided the original sill from the central window below architrave is reused, this central window may be lengthened, as per drawings submitted for review 24 January 2008, or as otherwise agreed to in writing by the parties.

Three (3) steel-sash windows above the exterior auditorium entry doors may be replaced with new glazing units. The new glazing units shall have a divided light pattern representative of the original units. The mullions in the new glazing units shall be as thin as structurally possible.

Provided the original sills are reused, the vertical glazing bands, which currently flank the exterior auditorium doors, may be lengthened to facilitate the installation of new operating windows for basement apartments. Decorative brickwork may be removed and replicated in the vertical band to provide for the new floor separations. Operating window units will be separated by decorative infill glazing of a design, to be determined in conjunction with Heritage Preservation Office staff prior to construction.

d. South Elevation – Auditorium

Decorative brickwork in the two western-most solid masonry vertical wall panels may be removed and replaced with glazing which matches the window openings existing in the south elevation.

The existing glass block and steel sash may be removed and replaced with new operating window units, which are separated by decorative infill glazing of a design to be determined in conjunction with Heritage Preservation Office staff prior to construction. The size and location of the new operating window units shall match the existing design.

Provided the existing sills are reused, the eastern-most vertical glazing band may be lengthened to accommodate operating units for basement apartments. The decorative brickwork to be installed shall match the pattern of decorative masonry which exists in the other south elevation bays.

e. West Elevation – Auditorium

The existing window openings may be in-filled with brick which matches the surrounding wall fascia.

Any new window openings are to be constructed in accordance with the as per size and location indicated on drawings submitted for review on 24 January 2008, or as otherwise agreed to in writing by the parties.

f. West Elevation – North Wing

The following features, adjacent to west elevation, including the wooden canopy, stairwell enclosure and concrete deck may be removed and replaced by access ramp as per drawings submitted for review 24 January 2008, or as otherwise agreed to in writing by the parties.

Existing window openings may be reconfigured as per drawings submitted for review 24 January 2008, or as otherwise agreed to in writing by the parties.

