

For Information

DATE: September 20, 2012

REPORT TITLE: **PEEL ART GALLERY, MUSEUM AND ARCHIVES (PAMA) -
RENOVATIONS**

FROM: R. Kent Gillespie, Commissioner of Employee and Business Services

OBJECTIVE

To report on the completion of the Peel Art Gallery, Museum and Archives Renovation Project under the Infrastructure Stimulus Funding program.

REPORT HIGHLIGHTS

- Since its creation, the Region of Peel has had the responsibility for the stewardship of the four heritage buildings that formed the Judicial and Administrative centre of the former County of Peel.
- By 1986 the site had been renovated by the Region and was being used to house the Peel Art Gallery, Museum and Archives in the Original Land Registry Office and old Jail while the Peel County Office Building and part of the Courthouse were being used for offices.
- In 2000 and again in 2009, concept plans had been developed that would see all four buildings and the entire site redeveloped for heritage and cultural uses.
- Following approval of the renovation project for Infrastructure Stimulus Funding, the renovation project work was begun and completed between March 2010 and September 2012.
- The major architectural objectives of the project to create an adaptive reuse of the site for heritage and cultural uses, while preserving the architectural integrity of all four buildings and to create opportunities to animate the entire site through indoor and outdoor movement of people, were achieved.

DISCUSSION**1. Background**

In 1849, the system of administrative districts in Upper Canada was abolished and the area previously known as the Home District became the United Counties of York, Peel and Ontario.

With the separation of Ontario County to the east of York in 1852, the issue of local autonomy for Peel was raised. In 1855, Peel submitted a petition to the Lieutenant-Governor of the Canadas to separate from York. Although officially separated from York in January

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1857, controversy hindered efforts to establish Peel as a separate county until 1865. A requirement to become a county was the establishment of a County Courthouse and a County Jail. Plans for a courthouse and jail designed by architect William Sinclair were submitted to, and rejected by, the Prison Inspectors in 1860. The building committee, which had been appointed in 1865, then commissioned German-born architect William Kauffman to prepare plans for the county building and jail. Kauffman's plans were also rejected by the Prison Inspectors, but Peel decided to build the courthouse without the jail.

Completed in June 1866, the first meeting of the Peel County Council was held in January 1867 in the room in which Regional Council is meeting to consider this report. The jail was built as a separate building to the rear of the courthouse in 1867. The original Land Registry Office was built in 1890 between the courthouse and jail to replace an earlier structure located on Queen Street.

In 1958 The Peel County Office Building, a modern building in the International style, was completed. It housed the County staff and the County Council Chamber as well as the Land Registry Office which moved from the original building. The four buildings formed the judicial and administrative centre of Peel County.

By 1968, the original Land Registry Office was being used as an art gallery and museum.

In 1974 the Region of Peel was created as the successor of the County of Peel with responsibility for the stewardship of these historic buildings and the associated lands.

In 1978, the Courthouse, Jail and original Land Registry Office operations had moved to other locations and the historic buildings were designated under the Ontario Heritage Act. The Ontario Heritage Foundation holds a heritage conservation easement on the courthouse and jail properties that places restrictions on the use and development of the site to preserve its heritage features.

In 1986, renovation to the Jail and original Land Registry Office were completed by the Region of Peel to house the Peel Art Gallery, Museum and Archives. The Courthouse was refurbished in the early 1990s to restore it to its original configuration as it had been extensively renovated for office uses in earlier times. The Courthouse was also linked to the Peel County Office Building.

In 2000, a study was commissioned to look at the opportunities for the development and use of the site and buildings called a "Highest and Best Use Assessment". The consultants presented three options, two of which included the renovation of the Peel County Office Building for Art Gallery uses. The third option was to continue the use of that building for offices. That study included two public meetings and extensive interviews with stakeholders. There were many other recommendations as well that related to programming.

With the anticipated completion of Suite B, 10 Peel Centre Drive in 2009, the Peel County Office Building would no longer be required for Regional offices. In January 2009 a Program Review and Development Report was prepared by Goldsmith Borgal & Company Ltd. Architects, to examine the concept of development of the whole site for arts and cultural uses. Shortly thereafter, the Infrastructure Stimulus Funding (ISF) program was announced. Based on the conceptual design in the Program Review and Development Report an application for ISF funds was made and approved.

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2. The 2010 to 2012 Renovation Project

Upon approval of the ISF funding, Goldsmith Borgal & Company Ltd were retained to begin detailed design. All four buildings have addresses on Wellington Street and are known as:

- 3 Wellington – The Courthouse
- 5 Wellington – The Peel County Office Building
- 7 Wellington – The Original Land Registry Office
- 9 Wellington – The Peel County Jail

The major architectural objectives of the project were first, to create an adaptive reuse of the site for heritage and cultural uses while preserving the architectural integrity of all four buildings and second, to create opportunities to animate the entire site through indoor and outdoor movement of people.

To achieve those objectives the following work was completed between March 2010 and September 2012:

3 Wellington – the Courthouse

- Creation of new offices and meeting rooms within the existing envelop with new millworks matching the historic tone of the buildings.
- Refinishing the entire building with a new color scheme

5 Wellington – The Peel County Office Building

- Retrofitting existing space into a new art gallery building
- Creation of a 3 storey atrium, with entrance re-graded to provide a new barrier free access from Hurontario Street.
- Lower level with state of the art high density art storage, and studios
- Mid level with art galley and Access Peel reception
- Upper level with refreshment lounge, servery, new mechanical room and green roof.
- Major electrical and mechanical systems were upgraded to provide precise climatic control for exhibits

7 & 9 Wellington – The Original Land Registry Office and Peel County Jail

- Retrofit existing spaces into museum spaces
- Repair and replacement of failing building envelop
- Creation of new atrium connecting 7 and 9 Wellington as second entrance to the site and restoring portions of the previously covered limestone Jail wall.
- Underpinning of the existing basement at 7 Wellington for connection with new underground tunnel
- New elevator serving each level of the complex to allow barrier free movement to every level
- New high density storage system for the Archive

Courtyard and Tunnel

- New underground tunnel connecting all 4 buildings
- Tunnel with extensive skylights also serves as additional exhibit spaces

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- Energy efficient geothermal system with 35 ground wells serve as main heating and cooling system for the new art gallery at 5 Wellington
- The courtyard was repaved with permeable interlocking paving to reduce storm water run off and the introduction of new landscaping elements transforms it into a piazza allowing outdoor programming in mild weather.

The Courtyard and Tunnel were not included in the concept design that was the basis for the ISF application. However, it became apparent as the detailed design was underway that it was essential to connect the four buildings to achieve the project objectives. All weather barrier free access would be required and due to heritage restrictions, no above ground linkages were feasible. This additional scope change has made the finished project one of the most creative and interesting set of buildings with additional exhibition and program space in the tunnel itself.

These renovations have taken place in the context of the Region of Peel's ongoing accountability for the stewardship of these heritage assets. A capital plan for the ongoing preservation and maintenance of these assets continues to be an element of the Region of Peel's capital budget. One of the advantages of the renovation project was that significant portion of the work that was to be undertaken in the 10 year capital plan was addressed in the renovation project. However, the renovations were not a complete refurbishment of all buildings on the site. For example, while 5 Wellington was almost completely refurbished as it became the new Art Gallery, the work on 7 & 9 Wellington was largely aimed at improved spaces for exhibition, storage and programming. Some state of good repair work will continue to be required.

The architectural objectives have been achieved. The potential of the site for programming and the related benefits to Peel (see companion report titled PAMA Business Plan/Program) have been increased exponentially.

FINANCIAL IMPLICATIONS

The following table shows a breakdown of the funding for the renovation project

Grants

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| Federal and Provincial portion of the ISF funding | \$6,666,667 |
|---|-------------|

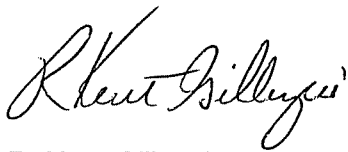
Regional Investment

| | | |
|---|--------------------|---------------------|
| Capital maintenance cost from the 10 year capital plan for state of good repair | \$4,254,130 | |
| Energy Improvement investment (capital cost in energy efficiency to be recovered through energy cost savings) | \$350,000 | |
| Other capital from reserves | <u>\$5,082,303</u> | |
| Total Regional Investment | | <u>\$9,686,433</u> |
| Total Project Cost | | <u>\$16,353,100</u> |

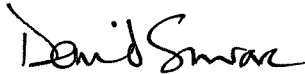
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PEEL ART GALLERY, MUSEUM AND ARCHIVES - RENOVATIONS**CONCLUSION**

Since its creation, the Region of Peel has had the responsibility for the stewardship of the four heritage buildings that formed the Judicial and Administrative centre of the former County of Peel. By 1986 the site had been renovated by the Region and was being used to house the Peel Art Gallery, Museum and Archives in the Original Land Registry Office and Peel County Jail while the Peel County Office Building and part of the Courthouse were being used for offices. In 2000 and again in 2009, concept plans had been developed that would see all four buildings and the entire site redeveloped for heritage and cultural uses. Following approval of the renovation project for Infrastructure Stimulus Funding, the renovation project work was begun and completed between March 2012 and September 2012. The major architectural objectives of the project to create an adaptive reuse of the site for heritage and cultural uses while preserving the architectural integrity of all four buildings and to create opportunities to animate the entire site through indoor and outdoor movement of people were achieved.



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Approved for Submission:

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