

# **PROPERTY INFORMATION**

## **PELHAM CENTRE PUBLIC SCHOOL**



**1165 Centre Street  
Fenwick, Ontario  
L0S 1C0**



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**1. PELHAM CENTRE PUBLIC SCHOOL OVERVIEW**

Pelham Centre Public School is owned by the District School Board of Niagara and has served as an elementary school.

This facility is a two level brick building with a gymnasium and stage, a library, nine classrooms, staff room and office space. The original building was constructed in 1875 with additions in 1956 and 1967. The total floor area is 20,357 square feet.

The facility is situated on a relatively flat 9.77 acre site with a pan handle of property at the northwest corner. The asphalt parking lot contains 19 parking spaces.

**2. STATISTICAL DATA**

<b>Official Address</b>	1165 Centre Street Fenwick, Ontario L0S 1C0
<b>Current Registered Owner</b>	District School Board of Niagara
<b>Legal Description</b>	Part Lot 9, Concession 9, Pelham Part 1 on 59R-14924; PIN 64032-0067 (LT)
<b>Zoning</b>	Institutional with Special Provision I74 Allowing for School Use
<b>Official Plan Designation</b>	Specialty Agricultural/Greenbelt Natural Heritage Overlay
<b>Site Dimensions</b>	The subject property is approximately 9.77 acres. It is rectangular in shape with a panhandle of property on the northwest corner. The property has a westerly frontage of 581 feet along the east side of Centre Street, a southerly boundary of 1323 feet, a two part easterly boundary of 297 feet and 284 feet and a two part northerly boundary of 165 feet and 1,161 feet. The boundary dimensions are approximate.
<b>Site Area</b>	9.77 Acres
<b>Building Area</b>	20,357 square feet
<b>Date of Construction</b>	1875 with additions in 1956 and 1967
<b>Utilities</b>	Septic System Cistern Hydro Natural Gas
<b>Security System</b>	Presently monitored by PasWord Security

3. **OPERATIONAL COSTS**

	<u>2016-17</u>	<u>2015-16</u>
	\$	\$
Maintenance Repairs	26,571	25,928
Property Services	11,079	8,131
<b>Utilities:</b>		
Electricity	44,246	31,023
Natural Gas	2,511	2,834
Water	3,408	2,418
<b>TOTAL</b>	<b><u>87,815</u></b>	<b><u>70,334</u></b>

4. **CAPITAL COSTS AND IMPROVEMENTS**

<u>YEAR</u>	<u>PROJECT</u>	<u>AMOUNT</u>
		\$
2006-2008	Roof replacement	108,160
2006-07	Lighting upgrade	34,980
2008-09	Window replacement	42,300
2011	Paving	27,070
2012	Intrusion alarm	11,660
2016	Paving	18,360
	<b>TOTAL</b>	<b><u>242,530</u></b>

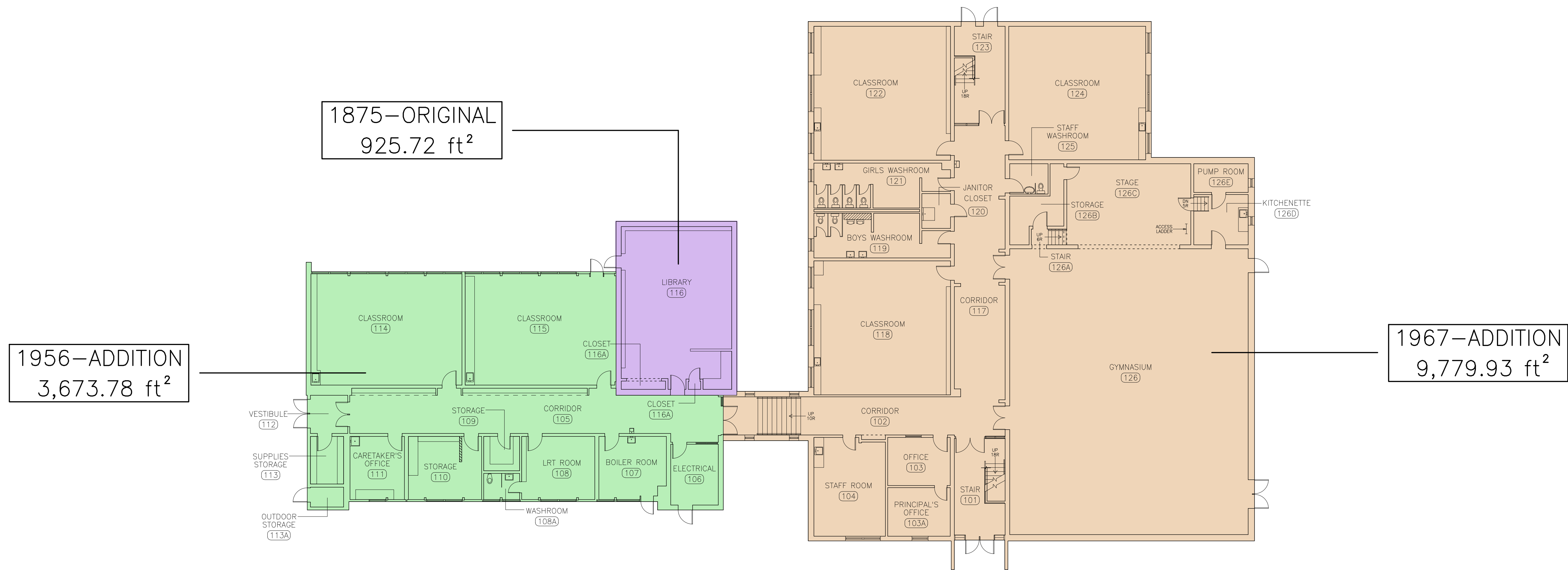
5. **AUDITS AND REPORTS**

In 2017, the District School Board of Niagara's consultant conducted a re-assessment to determine the condition of asbestos containing materials in the school.

The result of their report indicated that the asbestos containing materials are in good condition, and no remedial activities were required.

6. **APPENDICES**

- A. Floor Plans
  - i. First Floor
  - ii. Second Floor
- B. Site Plan

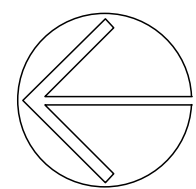


1875-ORIGINAL  
925.72 ft<sup>2</sup>

1956-ADDITION  
3,673.78 ft<sup>2</sup>

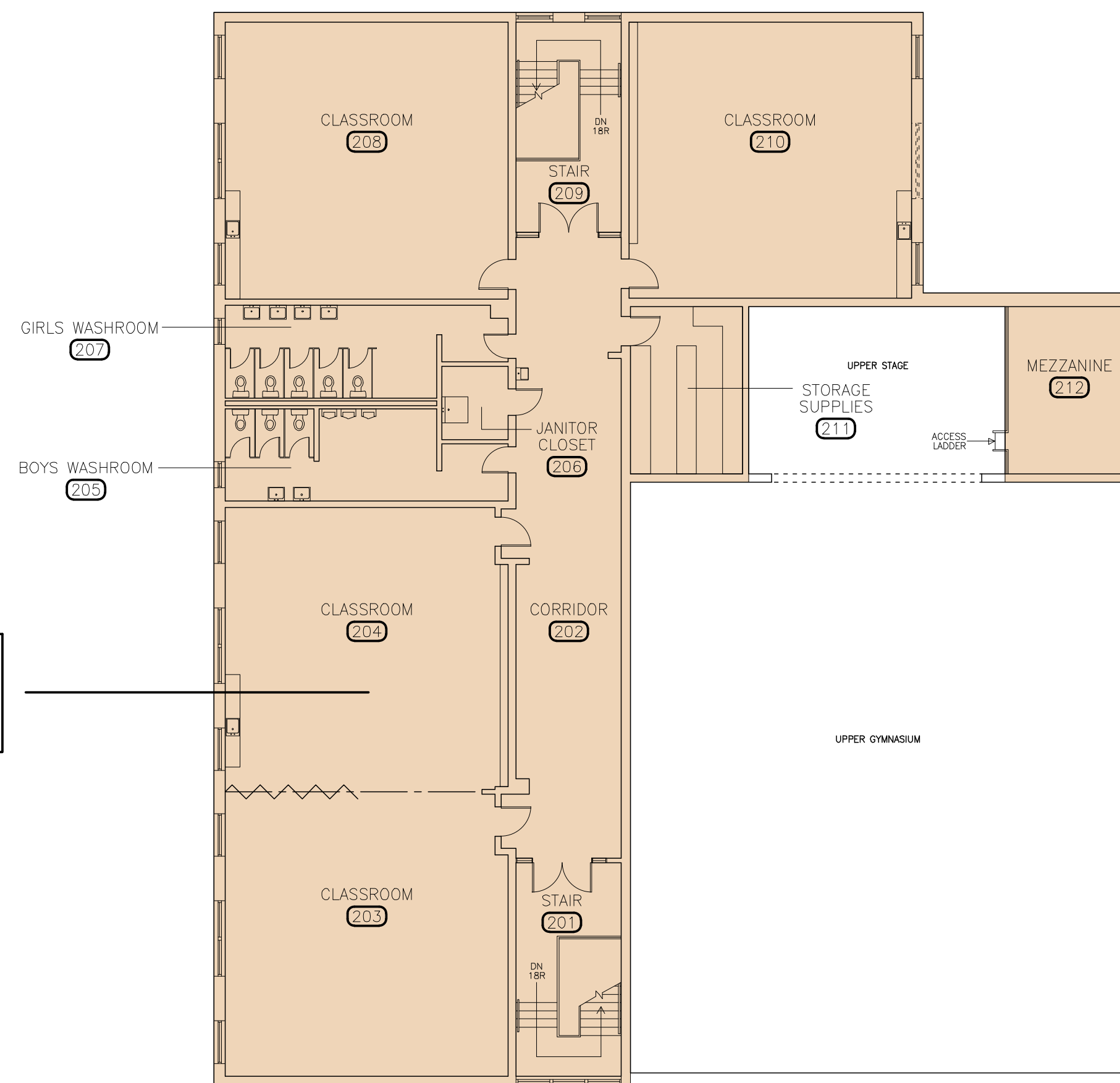
1967-ADDITION  
9,779.93 ft<sup>2</sup>

GROSS FLOOR AREA	
FIRST FLOOR	14,379.43 ft <sup>2</sup>
SECOND FLOOR	5,977.50 ft <sup>2</sup>
TOTAL	20,356.93 ft <sup>2</sup>



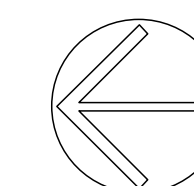
**PELHAM CENTRE SCHOOL**  
1165 Centre St., R.R. #5 Fenwick, ON.  
**FIRST FLOOR PLAN**

Date: January 05, 2015  
TOTAL FOOTPRINT = 14,379.44 SQ.FT.



1967-ADDITION  
5,977.50 ft<sup>2</sup>

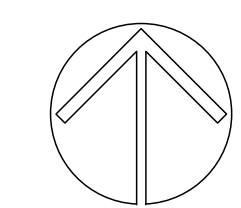
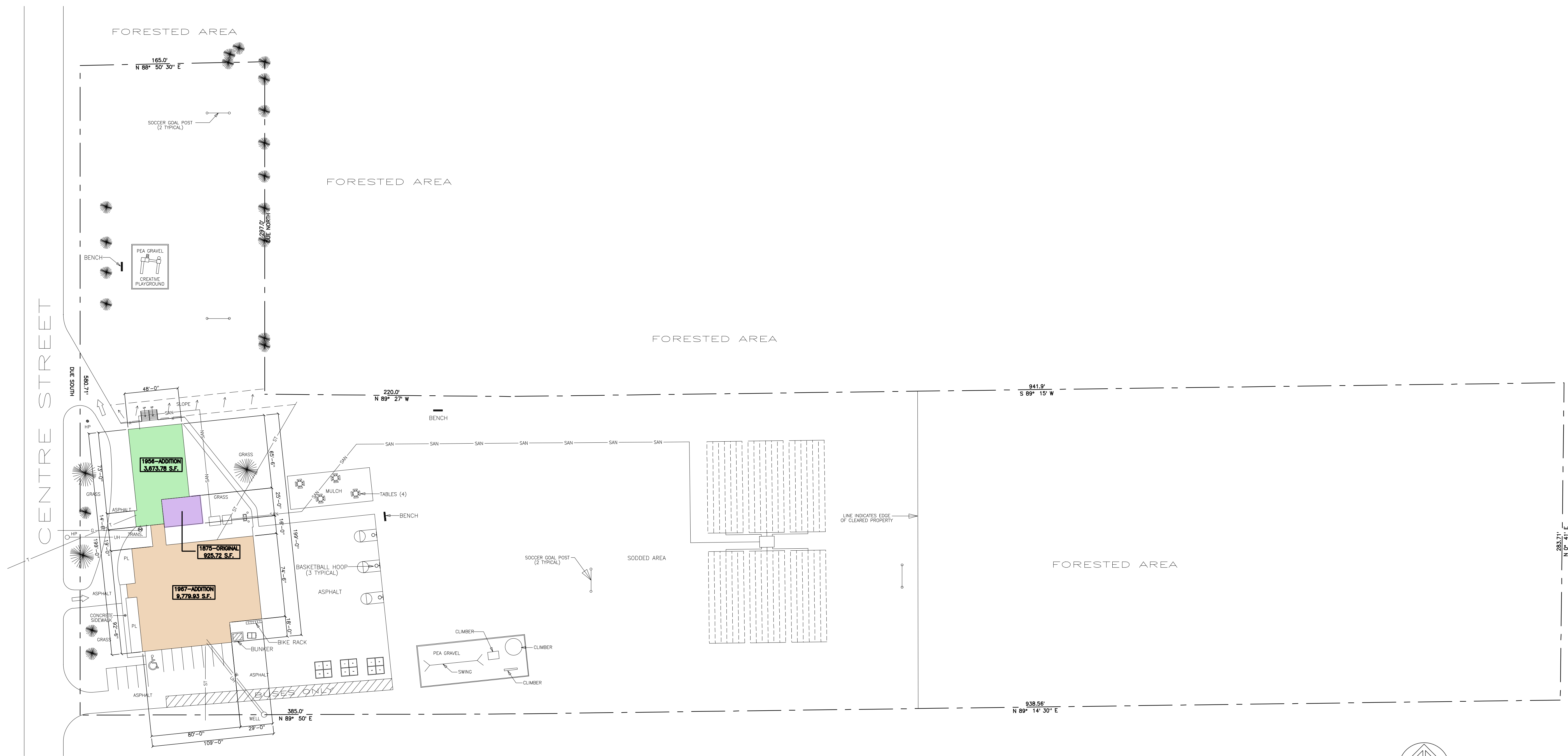
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**PELHAM CENTRE SCHOOL**  
1165 Centre St., R.R. #5 Fenwick, ON.  
**SECOND FLOOR PLAN**

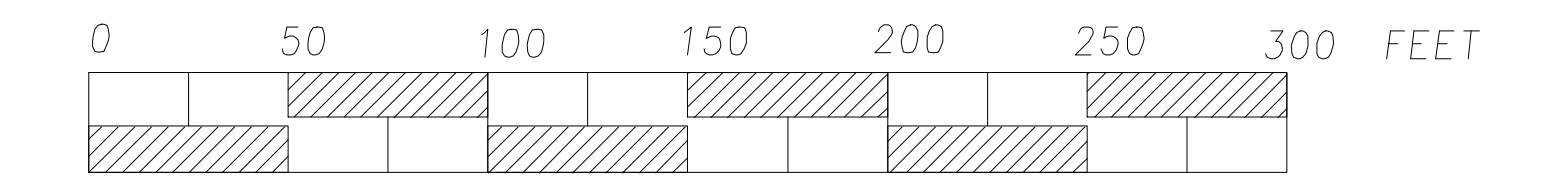
Date: January 05, 2015

TOTAL FOOTPRINT = 5,977.50 SQ.FT.



**PELHAM CENTRE SCHOOL**  
 1165 Centre St., Fenwick, ON.  
**SITE PLAN**

Date: January 5, 2015



SITE AREA	
ACRES	9.77
HECTARES	3.95