



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: K. BRISLIN, RPP, SENIOR PLANNER

NOTED: A. BOURRIE, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES

R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: SELECTIVE DEMOLITION ON A LISTED NON-DESIGNATED PROPERTY:
50 BRADFORD STREET – FORMER PRINCE OF WALES SCHOOL

DATE: SEPTEMBER 18, 2017

The purpose of this memorandum is to advise members of Council that a Demolition Permit application with a letter advising of intention to selectively demolish building additions at 50 Bradford Street, the former Prince of Wales School, were received on July 26, 2017. A copy of the correspondence and the proposed "Demolition Plan" is attached as Appendix "A" to this memorandum.

The areas to be demolished include the two-storey addition on the west side of the original building; the gymnasium addition, and the vestibule that connects the gymnasium addition to the original school building. These buildings are in poor condition due to lack of maintenance over the years and pose a safety and health risk.

The owner intends to protect the outer walls and foundations of the original school building from further deterioration over the coming winter, and will work with City staff to incorporate the south, east and west façades into a future parkland setting as part of proposed development for the subject site and adjacent lands.

The property is listed as a non-designated property on the Municipal Heritage Register (referred to as a listed property). The *Ontario Heritage Act* requires 60 days' notice prior to demolition of buildings on a listed property. This provision is intended to provide Council with additional time to consider and discuss opportunities with the owner to protect, record or document potential heritage attributes of the property in question prior to demolition.

Planning staff attended Heritage Barrie on September 5, 2017 to inform them of the intent to selectively demolish parts of the building, describe the extent of the proposed demolition and reasons for the proposed demolition. Heritage Barrie understands the need/desire to selectively demolish, and appreciate the attempt to preserve the façade. Heritage Barrie indicated a need to advise Council and have also requested to be kept informed through the development review process.

The proponent has indicated every intention to work with City staff through the development process to incorporate the heritage elements into the development project. At this time, planning applications for the site have not been received. Typically, a "complete" planning application on a listed property requires a Heritage Impact Assessment, which will provide more detailed information as to the presence and significance of heritage attributes on a property and should include recommendations to protect, mitigate and incorporate any attributes into the overall development.

Staff will keep Heritage Barrie and Council informed through the development review process.

APPENDIX "A"

PROPOSED "DEMOLITION PLAN"



CORPORATE OFFICE:
700 RUFERT STREET WATERLOO, ONTARIO, N2V 2B8
CONTACT:
519-885-8456 | INFO@HIPDEVELOPMENTS.COM | HIPDEVELOPMENTS.COM

July 26, 2017

City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON L4M 4T5

Attention : Mr. Drew Rigden , Supervisor of Building Services

Re: Prince of Wales Public School, 80 Bradford Street

Dear Mr.Rigden,

As part of our permit application submission for selective demolition, the following is a summary of the proposed work.

Drawing A101 provides key notes showing selective demolition of the building additions to the original school to be demolished. This will include the two storey addition separated by a "firewall" to the original school, the gymnasium addition, and the vestibule that connects the gymnasium to the original school. All building systems and services to the school will be disconnected and removed. All site work material (asphalt paving, concrete curbs, sidewalks, light standards,...) will be removed.

As a general comment, the existing building was not maintained prior to our Ownership as of last year 2016. The existing roof has leaked for many years with evidence on the second floor ceiling and floor. One classroom's ceiling was totally collapsed dropping down to the floor level. We are confident that roof, soffits, floors are damaged with concerns of wall cavity, window sills, and brick mortar experiencing the same problems. Over the last year there have been additional water leaks in the basement, flooding and evidence of mold. Our intentions this year with further discussion with your department is to infill the basement of the existing school with granular material to protect the existing foundations and walls during the next winter season.

Our future development plans are to integrate parts of the existing school into a parkland setting. These parts would be the exterior wall structures. The roof and floors would be proposed to be removed. Walls would be supported by new shoring structure. Top of walls would be capped. Similar with window sills and any exposed cavity to protect the integrity of the wall. All to be further discussed with City of Barrie planning and building divisions.

We trust our submission is complete. If additional information is required, we will submit accordingly.

Yours truly,



Randy Renouf
Vice President, HIP Developments