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Giaimo.

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ARCHITECT

**36 Mulcaster Street
Barrie, Ontario**

HERITAGE IMPACT ASSESSMENT

26 September 2016

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EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) is intended to assess the impact of a proposed development directly to the north of The Armoury building at 36 Mulcaster Street. It has been prepared in accordance with the City of Barrie's Guide to preparing a Heritage Impact Assessment and Cultural Heritage Conservation Plan, dated 07/11/2016. (**Appendix 1**)

The proposed development is a 59 metre tower with 3 levels of underground parking. The main tower is set back from Collier and Mulcaster Street with a 1-2 storey podium at the northwest corner fronting Collier Street. The total gross floor area is 14,404 sq.m. on a site with an area of 1,084.8 sq.m.

The development is partially located on the property currently occupied by the Mulcaster Armoury. The Armoury is a designated heritage property under Part IV of the Ontario Heritage Act. The proposed development is proposing to relocate the Armoury to the northeast corner of the property at the main entrance to the development, with the Armoury fronting Collier Street. The Armoury will be on the historic Fire Hall site and anchoring the historic market square corner, while strengthening its relationship to the City Hall and MacLaren Art Centre (former Carnegie Library).

Based on our assessment, the proposed development represents a suitable integration of a heritage property into a development project. It responds to the City's plans and policies for intensification of the downtown, while still conserving the heritage resource.

1 - INTRODUCTION

1.1 Property Description

The property fronts on to Mulcaster Street adjacent to an active parking lot. The parking lot is the location of the proposed development. The property contains a 1.5 storey red brick building known as the Armoury.

1.2 Present Owner & Contact Information

Armoury Building

City of Barrie
 City Hall
 70 Collier Street
 Box 400
 Barrie, ON L4M 4T5

Development Property

EDEV Inc.
 120 Adelaide Street West
 Suite 803, P.O. Box 27
 Toronto, ON
 M5H 1T1

1.3 Location Plan



▲ Figure 1.0 - Overview of 36 Mulcaster Site, Google Maps, 2016



◀ Figure 1.1 - Close up of 36 Mulcaster Site, Google Maps, 2016

1.4 Context Map

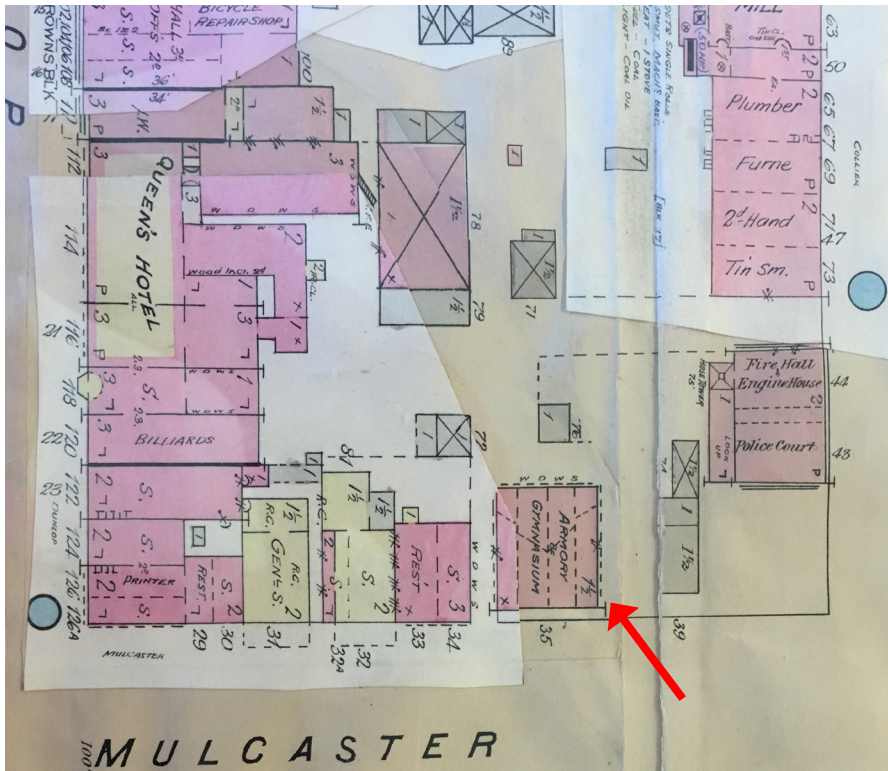


▲ Figure 1.3 - General overview, Google Maps, 2016

2 - BACKGROUND RESEARCH

2.1 Evolution of the Property

No maps/plans were located for the context of the block prior to the construction of the Mulcaster Armoury. The earliest map located was from 1888 (revised in 1900). The Armoury was completed in late 1888 or 1889 so it would likely not have appeared on the original 1888 Goads Fire Insurance plan. An overlay was added sometime before or during the 1900 revision. The plan describes the building as a 1-1/2 storey brick building of Armoury and Gymnasium use. It indicates windows along the rear at the upper level, front parapet walls, wood cornices on the north, south and west and a wood shingle roof, which is a good description of the building today. In addition to the Armoury, the property included a variety of woodsheds to the north and east.



▲ Figure 2.1 - Plan 1888 (Rev. 1900)

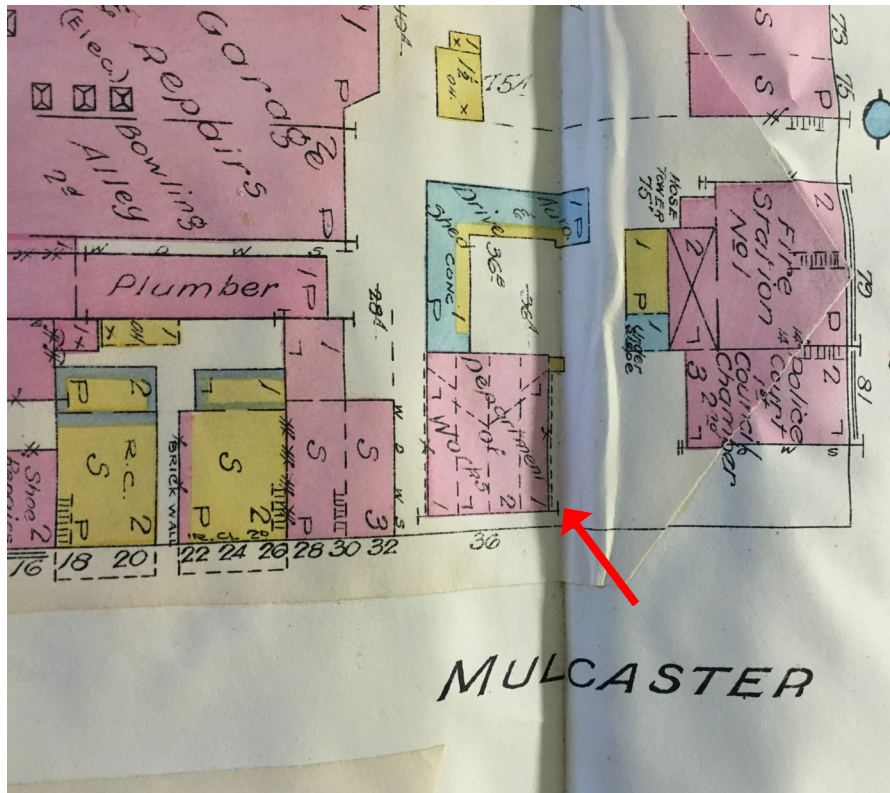
The 1907 insurance plan annotates the armoury as solely an armoury and the roof is indicated as metal. New sheds have been constructed in place of the sheds illustrated in the 1888 (1900 revision) plan.

The evolution of the site consisted of changes in use and the demolition and



▲ Figure 2.2 - Plan 1907 (Rev. 1917)

construction of various sheds to the north and west of the Armoury. In 1923, when the armoury was used for the Board of Works, a 1-storey concrete auto and drive shed was constructed in a L-plan, along the south and west property lines, with the south leg connecting to the armoury.



▲ Figure 2.3 - Plan 1923

By 1971 all auxiliary sheds were removed from the property and the armoury was indicated as a market building. The plan indicates that the centre roof is a non-combustible material covering a wood frame (likely the metal roof previously noted on the 1907 plan) and the north and south wing roofs are patent or tar and gravel on wood.

The armoury and fire hall/police court buildings remain on site up to 1971.



▲ Figure 2.4 - Plan 1971

The Fire hall was demolished in 1978-79, and the site has sat vacant since. Currently, the site of the Former Fire Hall is a parking lot with perimeter landscaping and the Fire Fighters' Memorial on the northeast corner.

The context of the block to the south of the Armoury has remained similar from 1888 to present. This is demonstrated in the maps dating from 1888 (rev. 1900) to 1971 and the street scape photographs recently taken.



▲ Figure 2.4 - Barrie Post Card, 1910

2.2 History of the Property

The 35th Battalion Simcoe Foresters originated in 1866 during the Fenian raids. The Military General Order amalgamated the No 1. Company and six independent militia rifle and infantry companies to form the 35th Battalion Infantry. It was renamed the 35th Battalion Simcoe Foresters a year later.

During the period of the Volunteers it was acknowledged that drill sheds were required to support the Volunteers of Simcoe. They would require a Battalion headquarters and eight company sheds. The government made up about one-half the cost.

By June 1867 construction of the battalion and drill sheds were underway in various parts of the county and consisted of:

- A Battalion in Barrie
- Two company sheds in Collingwood
- One in Cookstown, Orillia, Oro, Bowmore, (Duntroon), Bradford, Bond

head and Rosemount.

Lieutenant-Colonel Dennis of the federal Ministry of Militia visited Barrie to decide on the site for a county battalion drill shed. Initially, he selected St. Vincent's Square but instead a wood drill shed was erected in 1868 in Queen's Park. It was said to be one of the finest in the Province.

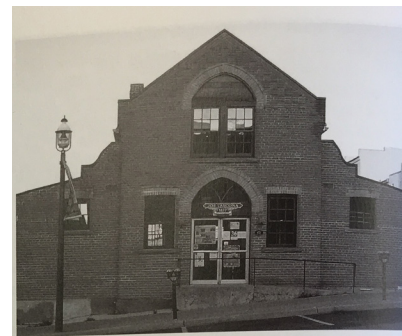
The original drill shed burned down in 1886 and a new building was constructed on the Mulcaster site in 1888-1889.

The Mulcaster building cost \$1500: \$500 was a contribution from the Town of Barrie, with the remainder \$1000 contributed by the dominion government.

The Armoury was erected to serve as a drill hall, company armoury, orderly room, quartermaster's stores, and band room.

In September 1888 the following article was published in the *Advance*.

"The Armoury on Mulcaster street is now far enough advanced to develop its architectural peculiarities. Considering that it is the joint production of the Militia department, the County Council and the town of fathers, it is a remarkable structure. It is a small cramped up affair for a battalion building, and if the whole battalion should ever want to get inside of it at once it will strongly remind the men of the historic black hole of Calcutta, so far as size is concerned. The thing has the look of an unwise cheeseparer economy."



◀ Figure 2.5
36 Mulcaster, Cir. 2003, Beautiful Barrie, 2005

In the early 1900s, the Mulcaster Armoury was used as the 35th Regiment band's rehearsal hall.

Leading up to WW1, the Armoury became inadequate for the army's use and so construction began on a new Queen's Park Armoury, which is still standing today. In 1914, the Mulcaster Armoury became an auxiliary drill hall to the Queen's Park Armoury.

After the war, the Town of Barrie took possession of the building to house the Board of Works, which led to extensive renovations being completed in 1947, converting half of the building into a farmers' market.

Later, when the Board of Works moved out, the building underwent another renovation. In an *Examiner* article discussing the move of the Board of Works and the full use of the building for the farmers' market it was noted, "*...the replastered and re-painted interior, with its modern counters and fine insulation little resembles the old drill hall of the 35th.*"

3 - HERITAGE STATUS

The Armoury is designated under Part IV of the Ontario Heritage Act, By-law No. 95-157. It is recognized for its historical background and architectural significance. The designation description can be found in **Appendix 2**.



▲ Figure 3.1 - Heritage Plaques, 2016

- Chimneys and windows
- Red brick south façade
- Centre door opening on east
- Parapet walls of east façade
- Interior finishes: tongue and groove board floors, painted tongue and groove ceiling, masonry walls defining the division of space and function, stove chimneys

Although noted as exhibiting a Classical Revival styling it is a standard-issue design. The program requirements for group assembly and storage of arms dictated the design. The purpose of the designation was to protect the existing original heritage attributes and allow for the reconstruction of the original exterior and interior appearance.

The following existing heritage attributes were noted in the designation:

- Form and massing
- Wood soffit mouldings
- Roof cladding (wood shingle)



▲ Figure 3.2 - Historical Image of 36 Mulcaster, History of Simcoe, 1998



▲ Figure 3.3 - Current Image of 36 Mulcaster, 2016

4 - BUILDING CONDITION ASSESSMENT

4.1 Building Condition

Gaiimo and Robyn Huether Architect conducted an assessment of the condition of the subject property on September 1, 2016, which makes up part of this HIA. The review was a non-destructive visual review from grade and ladder access to all accessible spaces of the building. Exterior review was conducted from grade only. Interior reviews included the crawlspace and three (3) attics.

In general, the building was found in sound condition and well maintained. Over the years, restoration and upgrade projects have been completed.

4.2 General Building Description

The building is a 1-1/2 storey centre hall with two 1-storey wings to the south and north of the centre hall. The building is of masonry and wood frame construction.

The foundations are fieldstone with parging on the exterior. A crawlspace is located under the south wing. The centre hall and north wing are built on grade.

The exterior and interior supporting walls are of multi-wythe brick construction.

The centre hall floor was originally wood frame - wood joist with tongue and groove wood deck and finished floor. It is now a slab-on-grade, the exact thickness is undetermined. The north and south wing floors are still the original wood frame construction.

The large windows on the east (front) and west (back) elevations are six (6) over six (6) double hung painted wood windows. The small windows on these elevations are fixed painted wood windows with six (6) pane divisions. The windows on the north and south elevations (sides) are single framed painted wood windows with three (3) fixed wood sashes with three (3) divisions in the centre and two (2) vertical divisions on the sides.

Both the front and back doors are not original to the building. The front door is an aluminum frame glazed sidelight and door system and the back door is a stained wood double arched door from the Queen's Park Military building.

The roof is of wood frame construction with plywood sub-roof and BC cedar shingles.

The interior finishes are:

- i. Floors - VCT in the centre hall and wood tongue and groove in the wings,
- ii. Ceilings - original tongue and groove wood ceiling painted white,
- iii. Walls are a combination of plaster on lathe, exposed painted brick and wood paneling, and
- iv. Trim and casings are painted wood.



◀ Figure 4.1
Front, east elevation



◀ Figure 4.3
Back, west elevation



◀ Figure 4.2
Side, north elevation



◀ Figure 4.4
Side, south elevation



◀ Figure 4.5
Interior main space
(looking east)



◀ Figure 4.6
Interior main space
(looking west)



◀ Figure 4.7
South wing space
(looking southeast)

4.3 Building Condition History

The Armoury has undergone several adaptive reuse, restoration and upgrade projects since being built in 1888-1889. The more recent work included restoration of the exterior and selective interior, rebuilding of the accessible ramp and entrance and the addition of a washroom. The work is discussed below.

4.3.1 Exterior Restoration

- a. Removal of the stucco cladding and rebuilding the north, east and west masonry walls. Note, the extent of rebuild is undetermined for the number of wythes that were rebuilt. Review of the main attic suggests that only the outer wythe was rebuilt. However, a volunteer patron suggested both wythes were rebuilt;
- b. Installation of BC cedar shingles on the roof;
- c. Reconstruction of the missing brick chimneys at the roof level. Stove chimneys remained in the interior;
- d. Installation of new reconstructed painted wood windows to match the original on all elevations except the two (2) lower windows on the front elevation (east);

- e. Installation of metal flashing at all fascia, soffits and parapet caps;
- f. Installation of a new arched wood double door on the west elevation. The door was relocated from the Queen's Park Military building. From review of original building photographs the original door was not an arched door; and
- g. Installation of concrete parging on the exterior side of the foundation, where exposed.

4.3.2 Exterior – Upgrade

- a. Installation of new glazed aluminum framed doors and sidelights at the main entrance while maintaining the arch transom above; and
- b. Installation of an accessible ramp.

4.3.3 Interior – Restoration

- a. Infill of supporting walls on the north and south sides of the centre hall. These had been opened up when the building was used as a market;
- b. Installation of a concrete floor in the crawlspace;
- c. Removal of deteriorated wood floor joists, sub-floor and finished floor in the centre hall. Installation of a slab-on-grade and VCT; and
- d. Installation of new interior painted wood paneled doors sourced from the United States.

4.3.4 Interior – Upgrade

- a. Installation of a new washroom in the southwest corner of the south wing; and
- b. Installation of vertical wood paneling which was likely an addition to the original building.

The above description of the work carried out on the building suggests that approximately 50% of the building has been reconstructed. With the upgrades and the restoration work the building remains a good representation of the original Armoury.

4.4 Description of Building Condition

As previously noted the building is in sound condition and has been well maintained.

The review of the crawlspace showed no signs of serious water infiltration. Some efflorescence was noted on the south wall, but did not appear to be of concern or a recent issue.

The south wing floor joists appeared in sound condition with no visible deterioration. In some areas the joists have been shimmed to level out the floor above.

All of the mechanical units and ductwork are located in the crawlspace.



◀ Figure 4.8
Crawlspace looking
east



◀ Figure 4.9
Crawlspace
efflorescence



◀ Figure 4.10
Crawlspace joists and
wall at north wall

Exterior review of the foundation noted the parging on the exterior is cracking or delaminating in a few locations.



◀ Figure 4.11
South side parging

New brick and mortar located on the east, north and west elevations are in good condition. The original brick and mortar on the south elevation is in fair condition. There are some spalled or scraped bricks along the elevation.



◀ Figure 4.12
Brick spall at south
east corner where new
and old brick meet



◀ Figure 4.13
Typical window

The windows and doors are in good condition. Paint and putty appeared sound.

The metal flashings appear sound. The original wood fascia and soffits may be located under the flashings; in some locations you can see sections of the painted wood.



◀ Figure 4.14
Flashing at parapet and fascia



◀ Figure 4.15
North Chimney

The chimneys appear sound. A close inspection was not conducted.

The interior finishes appear in good condition. No plaster cracks or peeling paint were noted.

The review of the ceiling joists and roof rafters in all attics revealed evidence of water infiltration. The water infiltration was likely addressed when the metal roof was replaced with the new BC cedar shingle roof. Insulation appeared dry in the attic spaces.



◀ Figure 4.16
Main Attic



◀ Figure 4.17
South Attic

5 - ASSESSMENT OF PROPOSED DEVELOPMENT

5.1 Proposed Development Description

The HIA considers the property at 36 Mulcaster Street for a proposed development of an apartment with commercial at grade. The proposed design is a 59 metre development with 3 levels of underground parking at the corner of Collier and Mulcaster Streets. The main tower is setback from Collier and Mulcaster with a 1-2 storey podium. The development proposes to incorporate the Armoury Building at the main entrance of the development, at the corner of Collier and Mulcaster Streets. The Developer will maintain the existing 3 meter easement around the Armoury. This integration will require relocating the Armoury building from its current location.



▲ Figure 5.1 - Proposed Development of 36 Mulcaster Site, 2016

5.2 Proposed Development Assessment

Currently, the property adjacent to the Armoury is a parking lot with landscaping at the top of the lot. The Fire Fighters' memorial by Marlene Hilton Moore sits at the northeast corner. This southwest corner makes up one of the corners of the historic Market Square. The Fire Hall used to exist at this corner.

The following images depict the current condition of the historic market square.



◀ Figure 5.2
Fire Fighters' Memorial



◀ Figure 5.3
North East Corner



◀ Figure 5.4
South West Corner



◀ Figure 5.5
South West Corner



◀ Figure 5.7
Historic City Hall Arch
(north west view)



◀ Figure 5.6
North west corner
(City Hall Plaza)



◀ Figure 5.8
South East Corner
(MacLaren Art Centre)

The historic City Hall has been replaced with a new City Hall and a street arch commemorating the historic City Hall. The MacLaren Art Centre is located at the south east corner. The Centre was once the location of the historic Carnegie Library and incorporates the heritage building into its programming.

5.3 Heritage Impacts

In assessing the proposed development the following massing studies were reviewed.

The following text outlines the various options reviewed when developing the proposal for the proposed new development. These options are reviewed for heritage impact.

Option 1 - Retaining The Existing Location

The first massing study examines retaining the Armoury building in its existing location. The new development would be constructed adjacent to the property and would respect the existing 3 meter easement on the north and west sides of the Armoury.

The assessment of the possible effects of the proposed development on the heritage property is defined below.

- a. *Destruction of any, or part of any, significant heritage attributes or features* – Building would remain in place. During construction to minimize the potential risk to the building, vibration monitors would be required. A full risk assessment should also be undertaken.
- b. *Alteration that is not sympathetic, or is incompatible* – The building would not be altered. Additional restoration work may be required after construction is complete.
- c. *Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden with the historic fabric and appearance.* – Shadows appear to be concentrated to the back of the building and do not

appear to impact the front façade.

- d. *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship* – The relationship to Collier would be lost due to the scale of new development. Historically, the relationship to Collier was part of a larger streetscape. The Fire Hall existed at the corner of Mulcaster and Collier. The relationship to Mulcaster would be maintained.
- e. *Direct or indirect obstruction of significant views or vistas within, from or of built and natural features* – View from top of Mulcaster would be obstructed.
- f. *A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value* - NONE
- g. *Land disturbances such as a change in grade that alters soils and drainage patterns* - NONE

Option 2 - Relocating The Armoury

The next massing study completed was the relocation of the heritage property to the southwest corner of the intersection of Collier and Mulcaster Streets. This proposal maintains the heritage properties current orientation to Mulcaster and the 3-meter easement on the north and west sides of the Armoury.

- a. *Destruction of any, or part of any, significant heritage attributes or features* – Relocation would require moving of the building in its entirety. As previously described in **Section 4.6**, the building has been partially reconstructed.
- b. *Alteration that is not sympathetic, or is incompatible* – Relationship to Mulcaster St is not fully maintained. The building's front elevation is setback from the sidewalk. Additional restoration work may be required after relocation.

- c. *Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden with the historic fabric and appearance* – Some shadowing will likely occur but will not alter the appearance of the building.
- d. *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship* – The move could revitalize Market Square, create a stronger relationship to the MacLaren Art Centre and strengthens the consistency of the Collier streetscape. The scale on Collier would complement the scale of the Armoury and a stronger relationship to the Fire Fighters' Memorial would be created.
- e. *Direct or indirect obstruction of significant views or vistas within, from or of built and natural features* – View from bottom of Mulcaster Street would be obstructed.
- f. *A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value* – NONE
- g. *Land disturbances such as a change in grade that alters soils and drainage patterns* - NONE

Option 3 - Relocating The Armoury

Option 3 involves relocating the heritage property to the southwest corner of the intersection of Collier and Mulcaster Streets, and re-orienting its east (front) elevation to front Collier Street while maintaining the existing 3-metre easement around the building.

- a. *Destruction of any, or part of any, significant heritage attributes or features* - Relocation would require moving of the building in its entirety. As previously described in **Section 4.6**, the building has been partially reconstructed.

- b. *Alteration that is not sympathetic, or is incompatible* – A new relationship to both streets is created. The move could revitalize Market Square, create a stronger relationship to the MacLaren Art Centre . The street and streetscape of Collier remains consistent, complementing the scale of the Armoury and a stronger relationship to the Fire Fighter's memorial would be created. Additional restoration work may be required after relocation.
- c. *Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden with the historic fabric and appearance* – Some shadowing will likely occur but will not alter the appearance of the building.
- d. *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship* – The relocation puts the building into a more prominent location. The relationship of entry off Mulcaster would be lost as a result of the orientation and setback from the street. A new relationship and public space would be created as a result of the relocation of the Fire Fighters' Memorial and its adjacency to the Armoury building. The memorial and the building's current south wall will frame this public space, bringing added public exposure to the only remaining original wall of the building. The relocation could revitalize Market Square, and create a stronger relationship to the MacLaren Art Centre . The streetscape along Collier remains consistent, complementing the scale of the Armoury. An increased visibility from Collier will produce more pedestrian traffic, a result of the new relationship to the front entrance of the proposed development.
- e. *Direct or indirect obstruction of significant views or vistas within, from or of built and natural features* – Front entry from Mulcaster lost.
- f. *A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value* - NONE

- g. *Land disturbances such as a change in grade that alters soils and drainage patterns* - NONE

- g. *Land disturbances such as a change in grade that alters soils and drainage patterns* – NONE - Could be controlled by selection of location.

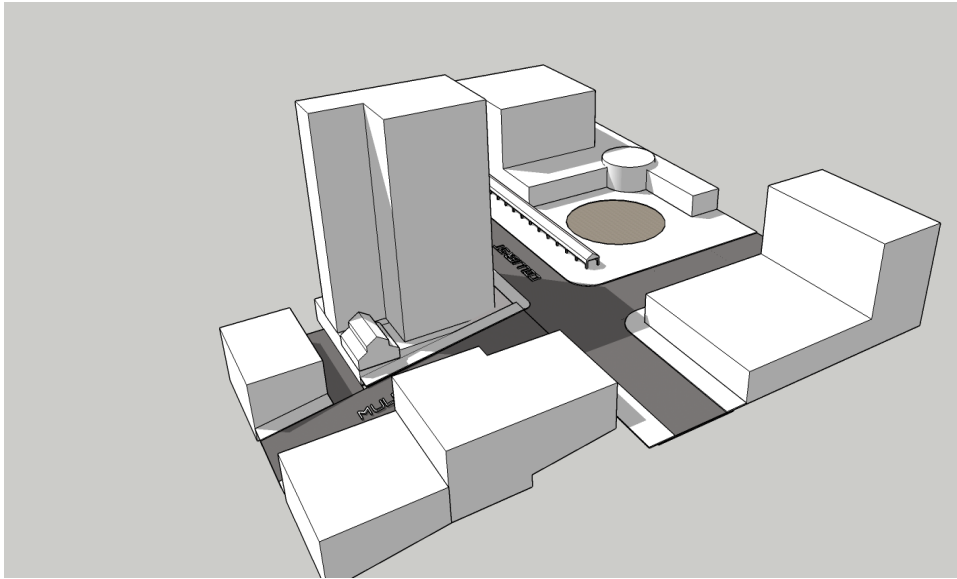
Option 4 - Relocating The Armoury Off Site

The final massing study completed was to illustrate the impact of relocating the heritage property to a new site.

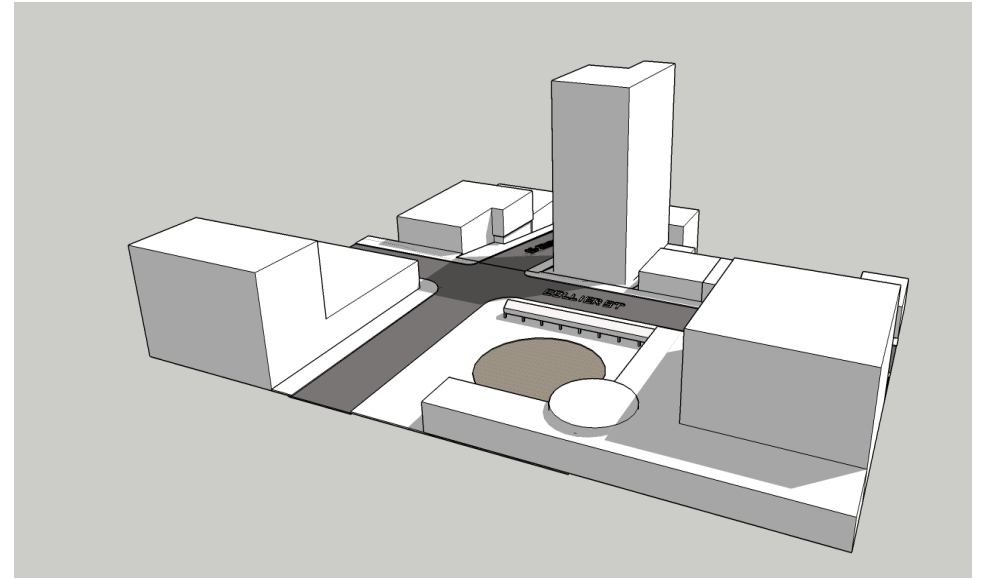
- a. *Destruction of any, or part of any, significant heritage attributes or features* - Relocation would require moving of the building in its entirety. As previously described in **Section 4.6**, the building has been partially reconstructed.
- b. *Alteration that is not sympathetic, or is incompatible* – The relocation would remove the relationship to Mulcaster. The new location would need to be carefully selected for relevance to the Armoury Building's history. The context of the building would be lost. Additional restoration work may be required after relocation.
- c. *Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden with the historic fabric and appearance* – Could be controlled by selection of location.
- d. *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship* – Removed from original location.
- e. *Direct or indirect obstruction of significant views or vistas within, from or of built and natural features* – New views and vistas could be created to emphasis original intent of building.
- f. *A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value* - NONE

In all options to protect the heritage property, the Armoury would need to be monitored. An initial assessment for moving the building has been completed. Further and more detailed analysis is required to determine the viability of this approach. It is recommended that the assessment for moving the building be presented in a subsequent report.

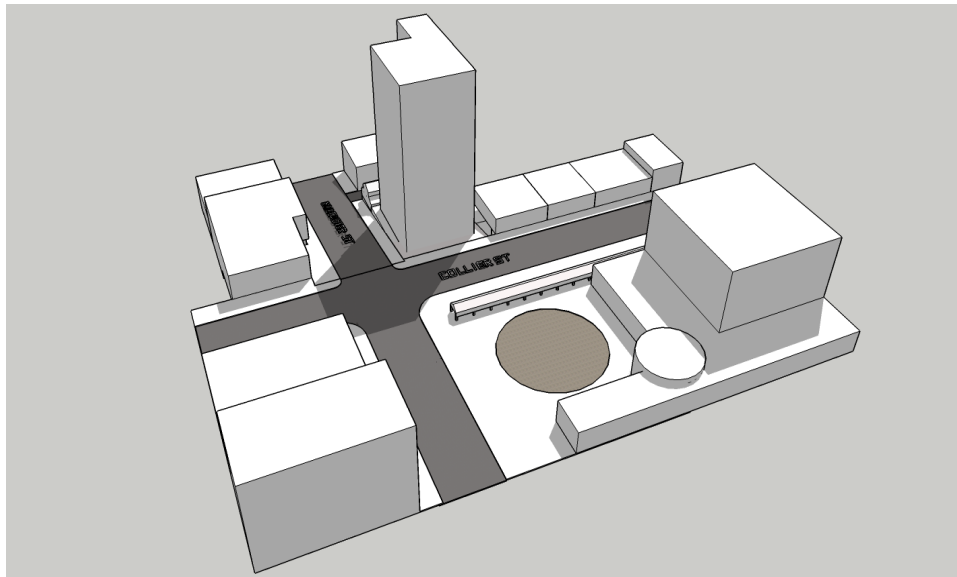
Option 1 - Retaining The Existing Location



▲ Figure 5.9 - View of site looking northwest

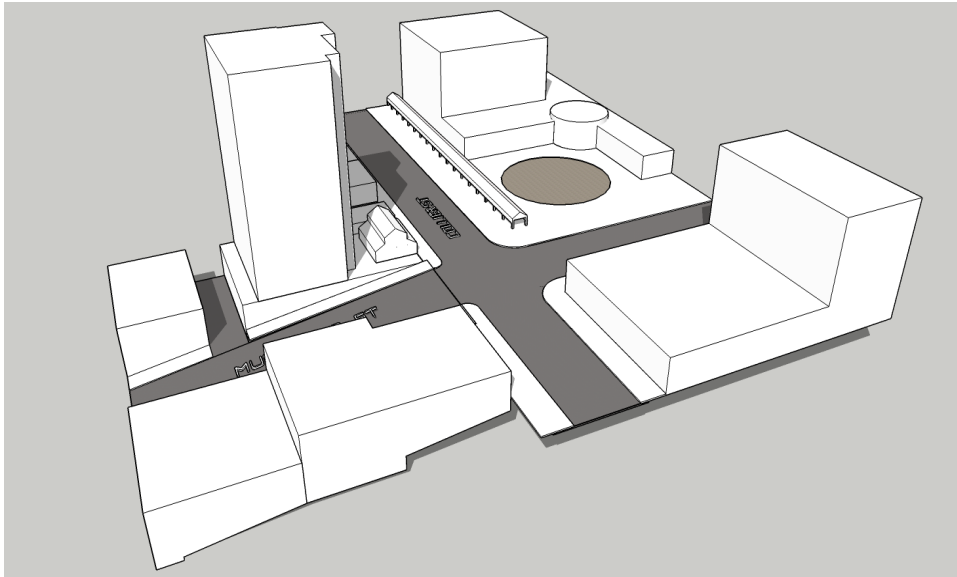


▲ Figure 5.11 - View of site looking southeast

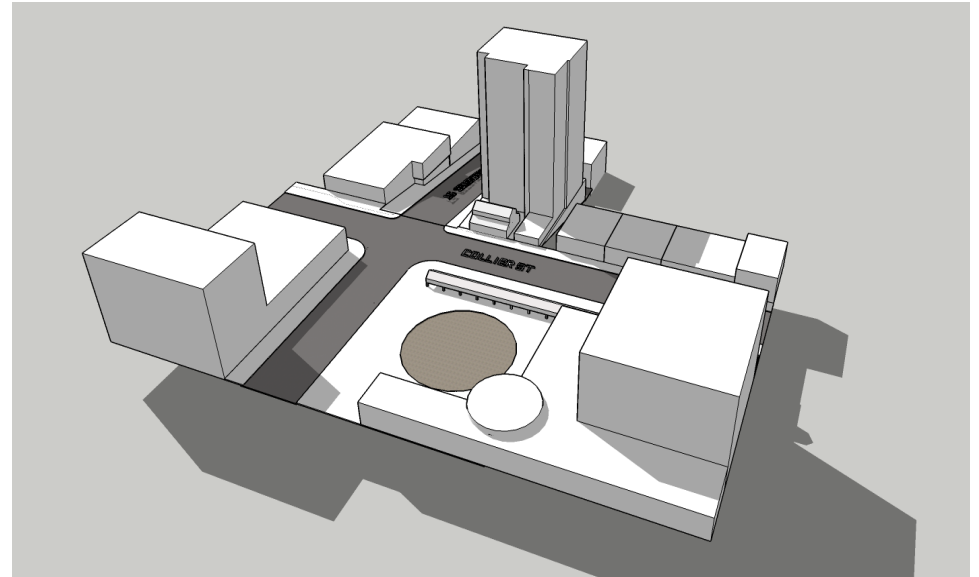


▲ Figure 5.10 - View of site looking southwest

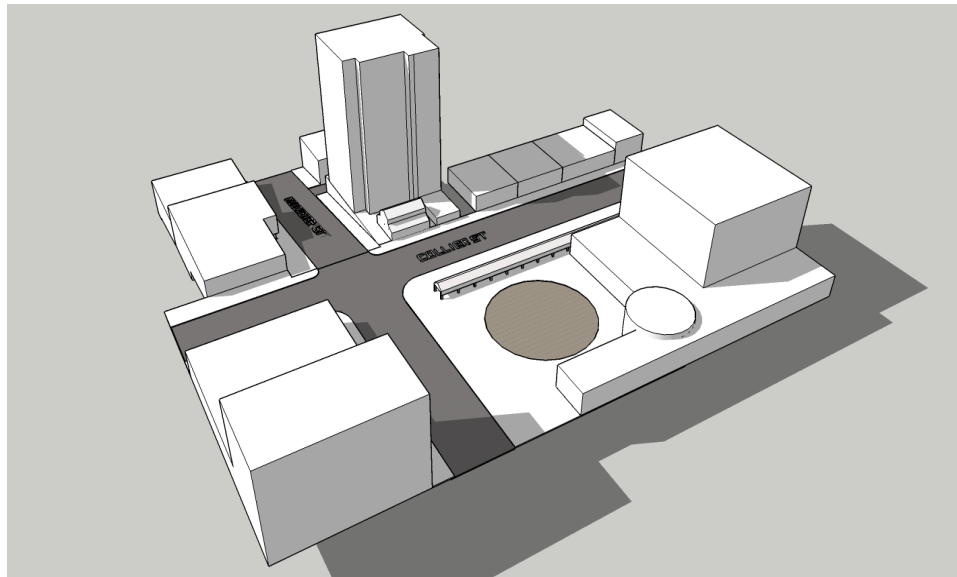
Option 2 - Relocating the Armoury



▲ Figure 5.12 - View of site looking northwest

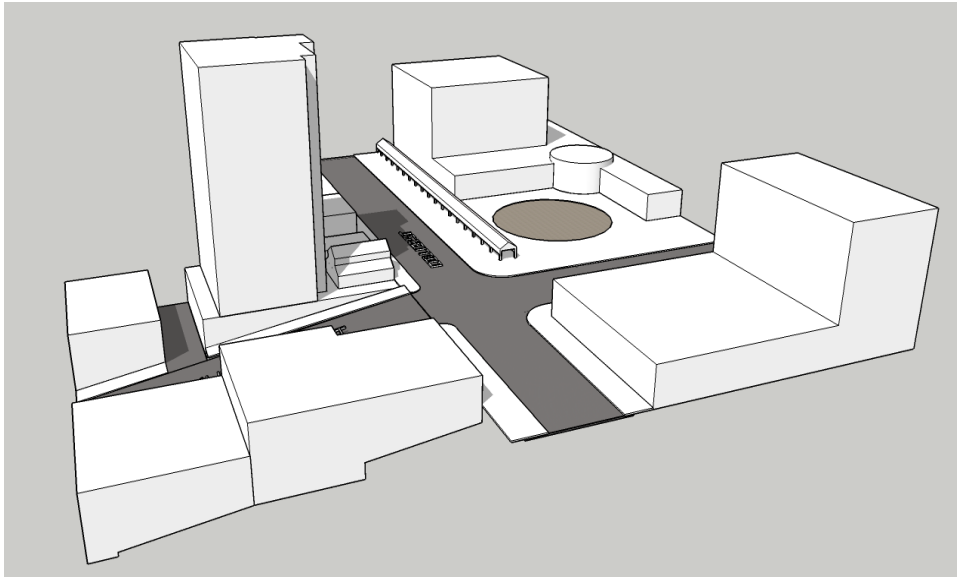


▲ Figure 5.14 - View of site looking southeast

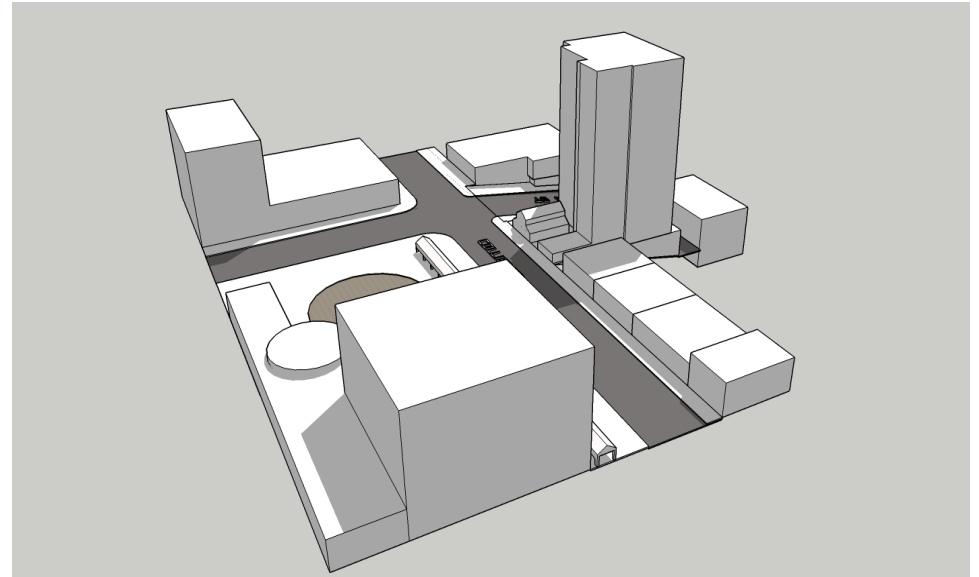


▲ Figure 5.13 - View of site looking southwest

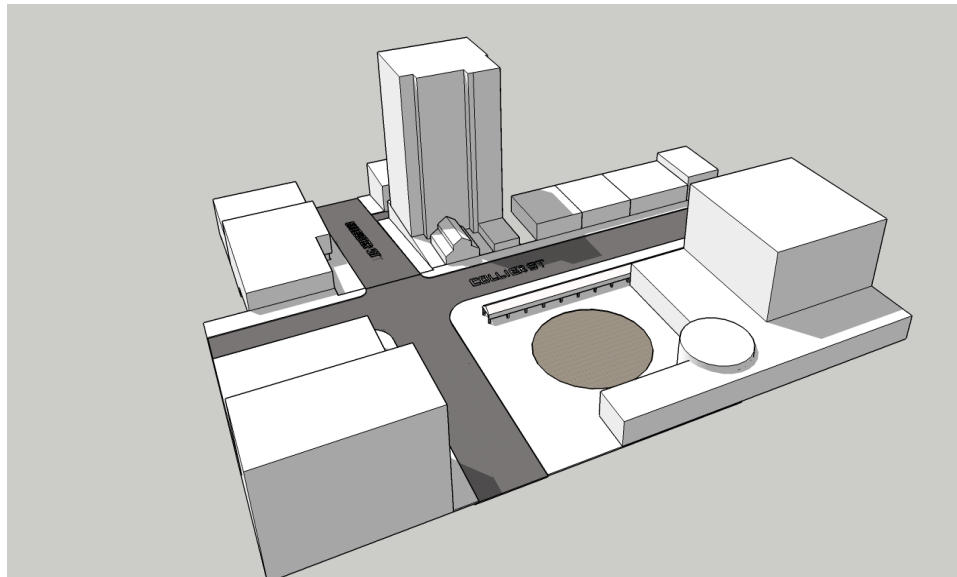
Option 3 - Relocating the Armoury



▲ Figure 5.15 - View of site looking northwest

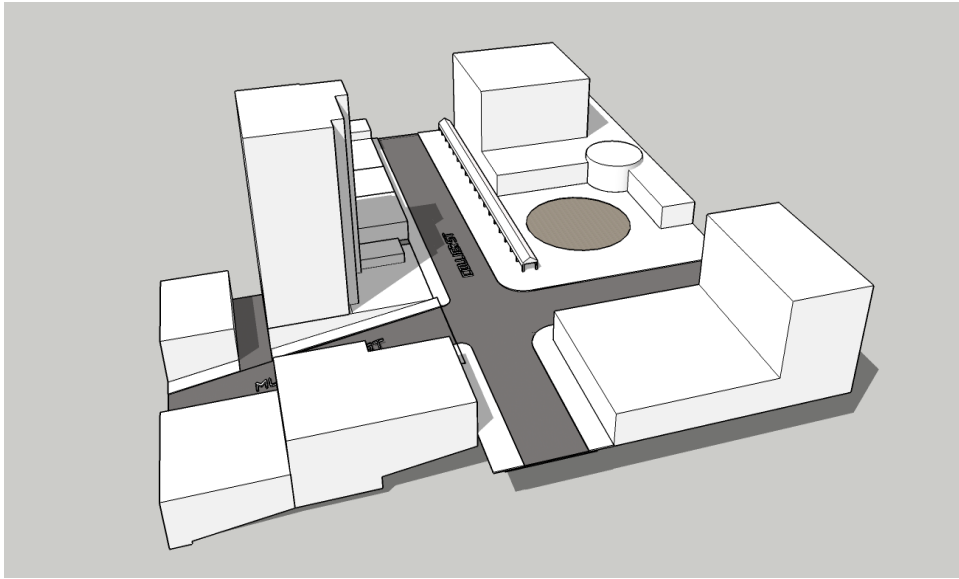


▲ Figure 5.17 - View of site looking southeast

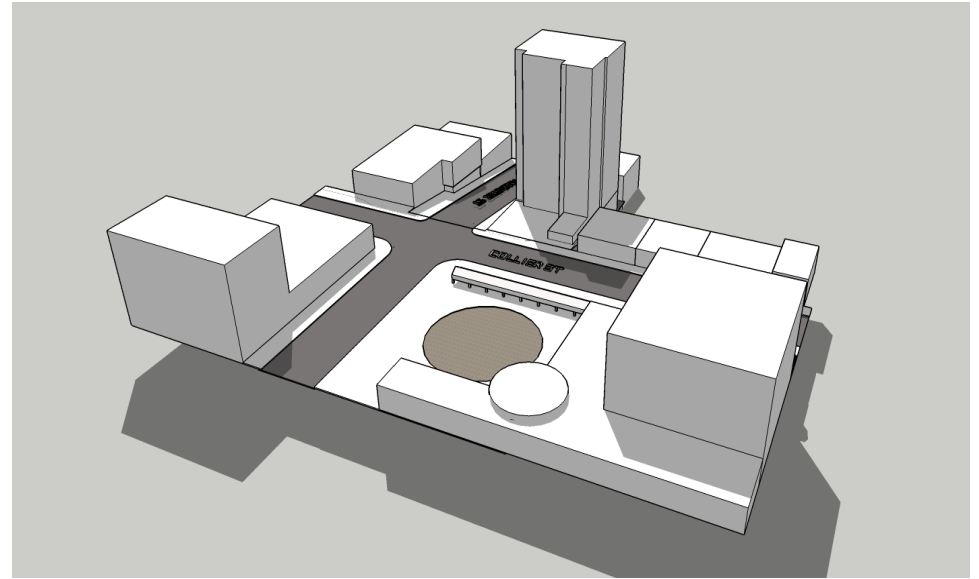


▲ Figure 5.16 - View of site looking southwest

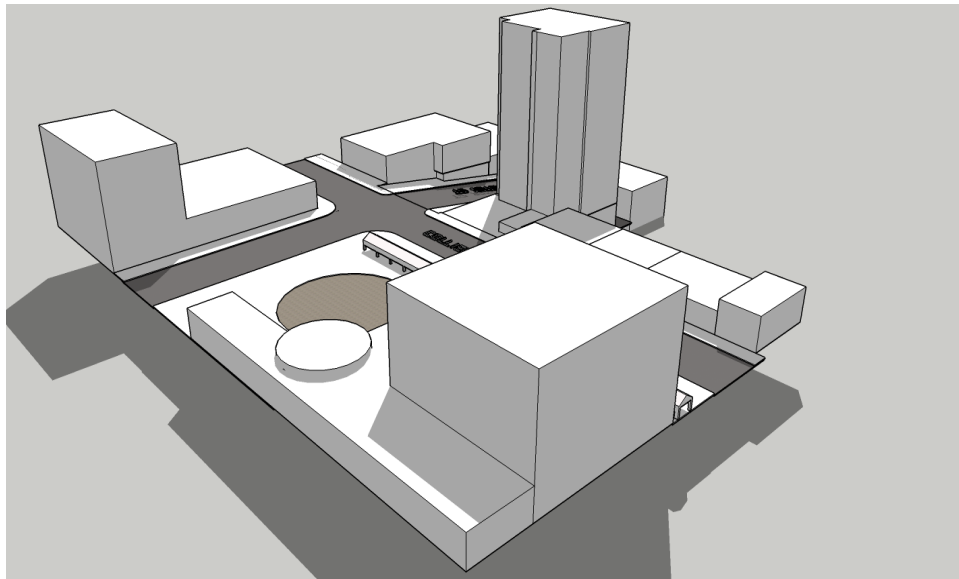
Option 4 - Relocating the Armoury Off Site



▲ Figure 5.18 - View of site looking northwest



▲ Figure 5.20 - View of site looking southeast



▲ Figure 5.19 - View of site looking southeast

6 - CONSERVATION STRATEGY

For mitigating change to the heritage property, the following mitigation measures are recommended for conservation of the heritage property and surrounding area, and constitute next steps in the process for conservation.

6.1 Site Recording

Prior to any work being completed, the property would be recorded through drawings (plans, elevations, selective details and sections), if none exist, and photographs. The drawings would identify the heritage attributes.

Photographs would be completed to record the interior and exterior condition of the building prior to construction starting. The photographs would be provided as a set of TIFF images (stable) at high density permitting reproduction of large images. These would be bound into a submittal book and include a CD which would also include electronic files of the drawings. Similar photographs would be prepared at the conclusion of the restoration work.

6.2 Archaeological Assessment

Consideration towards an archaeological assessment of the Armoury and previous Fire Hall site would be recommended. A previous archaeological assessment was completed at the base of the Armoury's crawlspace access during the major restoration project. Artifacts were found at that time.

6.3 Plaque

At the original location of the Armoury a commemorative plaque should be erected, as either a freestanding or wall-mounted plaque, to describe the Armoury's historical significance.

6.4 Illustrated Panels

Illustrated panels will be installed at an appropriate location to commemorate the original location of the Armoury building, and Market Square and direct pedestrians to the new Armoury location.

6.5 Art Installation

The re-conceptualizing of the Fire Fighters' Memorial could incorporate the historical significance of the Armoury and possibly guide pedestrians to the Armoury. The artist Marlene Hilton Moore could provide direction on the opportunities.

6.6 Pedestrian Access

A pedestrian link from Mulcaster to the Armoury building is recommended to strengthen the new relationship between the building and Mulcaster Street.

7 - CONCLUSION

7.1 Summary and Recommendation

Based on our assessment, Option 3 for the proposed development represents a suitable integration of a heritage property. It responds to the City's plans and policies for intensification of the downtown while still conserving the heritage resource. The podium on the northwest portion of the property is scaled to match the heritage building's massing and continues the historical streetscape of Collier Street. Maintaining the 3-metre easement allows the heritage resource to be appreciated and engaged on all its sides.

A P P E N D I X 1

H I A & C H C P L A N G U I D E L I N E S

City of Barrie
Guide to preparing a Heritage Impact Assessment and Cultural Heritage
Conservation Plan

A Heritage Impact Assessment is a report or study prepared by a qualified specialist that an applicant shall provide upon request of the City of Barrie where certain planning applications, site alteration or building or demolition permits have the potential to impact cultural heritage resources or properties of cultural heritage interest.

A Cultural Heritage Conservation Plan is a plan or strategy which includes specific recommendations to conserve Cultural Heritage resources.

Conservation is defined as the identification, protection, use and /or management of cultural heritage and archeological resources in such a way that the re heritage values, attributes and integrity are retained.

A Cultural Heritage Conservation Plan may follow the preparation of the Heritage Impact Assessment or may be recommended as part of a Heritage Impact Assessment.

Purpose:

The purpose of a Heritage impact Assessment is to assess the impacts of proposed development on attributes or features of cultural heritage interest. The study recommends mitigation measures and options or alternative approaches to development that should apply based on consideration of a number of factors including: significance; rarity; integrity of the cultural heritage resource; structural condition; location; contextual and environmental considerations; City policy; objectives; proposed land uses; business plan of the applicant and other factors as applicable.

The City may request a Heritage Impact Assessment when buildings or structures and landscapes of Cultural heritage value or interest are proposed to be significantly altered modified or are proposed to be demolished and when such alterations or changes are proposed on lands adjacent to property, buildings structures landscapes or sites of Cultural Heritage value or interest.

A property does not have to be designated or listed on a Heritage Register to be subject to a Heritage Impact Assessment process. Any property where development is proposed adjacent to a designated or listed property that may exhibit heritage value or heritage potential will be subject to the appropriate level of heritage due diligence guided through the heritage impact assessment process.

Heritage Assessments may also be used to determine if and when demolition, relocation, salvage or other measures may be permissible. (For example where a building or structure is damaged or structurally unsound to the extent that restoration, conservation or restoration preservation is not feasible.) In such cases the heritage assessment shall provide a clear rational or justification for the course of action.

The report shall include, but is not limited to:

1. Introduction and Background
 - o Description and explanation of the proposed development
 - o Description of the location and surrounding settings and context
2. Site history and development
 - o Documentation of all standing heritage buildings structures, artifacts, noting all significant cultural heritage attributes, assess architectural integrity, rarity of the style or form, structural alterations, architectural heritage attributes and significance including builder and style of the design and history.
 - o Documents all natural and heritage contextual features found on the subject property.
 - o Documents all historical heritage attributes associated with the site, and draws conclusions about the history of the site's development as documented in pictorial, textual, oral as observed in as-found records.
3. Identifies any features of architectural, contextual or associative significance
4. Identifies any cultural heritage features
5. Appraises conditions of buildings or structures on the site
6. Outlines any proposed alterations, demolition, relocation removals, land use developments and any site alterations.
7. Provides a statement indicating how the proposed alterations, demolition, relocation, removal, land use development or other site alterations may impact and affect the existing heritage resources, attributes and other character defining elements found on the affected property or properties. (affected properties may include the subject property or adjacent property)
8. Conclusions/ Recommendations
 - o Describe an appropriate mitigation plan as applicable. The preferred mitigation measures and protocols should be clearly explained and justified.
 - o Mitigation recommendations may include
 - Alternative development approaches to enhance a significant heritage resource
 - Avoidance protocols to isolate development an
 - Architectural and urban design guidelines for buildings on adjacent and nearby lots to harmonize or integrate mass, setback and setting
 - Height density and scale limitations of adjacent and nearby properties
 - Situation of parks and storm ponds near a heritage resource
 - Allowing only compatible infill and additions
 - Preparation of a conservation, restoration or adaptive re-use plan
 - Heritage conservation easement, Heritage designation or listing of affected or nearby properties.
 - Vegetation buffer zones, tree preservation plan, site plan control or other planning tools (holding provision)
 - Securities and letter of credit
 - Interim occupancy to protect the resource
 - Relocation
 - Where retention is not possible, photographic documentation, or salvage

Who is qualified to do a Heritage Impact Assessment?

All Heritage Impact Assessments, conservation plans, adaptive re-use plans or other studies shall be prepared by a qualified professional and must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

Standards and Practices:

A Heritage Impact Assessment must be consistent with recognized professional standards and best practices in the field of heritage consulting.

Heritage Impact Assessments shall be completed to the satisfaction of the Director of Planning of the City of Barrie, and when not completed to the satisfaction of the Director of Planning shall be subject to revision and re-submission critique by peer review or similar process to determine if the report meets recognized standards and practices.

APPENDIX TO GUIDE TO HERITAGE ASSESSMENTS
Policy Context

1. **Provincial Policy Statement 2005**
 - 2.6 **Cultural Heritage and Archaeology**
 - 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
 - 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigation Measures and /or alternative development approaches may be required in order to conserve the heritage attributes or the protected heritage property affected by adjacent development or site alteration.

The PPS defines conserved as follows:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

2. **City of Barrie Official Plan**

3.4 **Cultural Heritage Conservation**

3.4.1

Goals

- (a) To encourage the conservation of the City's cultural heritage resources including, but not limited to, buildings, structures, areas, districts, open spaces, and landscapes, *artefacts* of historical and/or architectural significance and to co-ordinate these conservation efforts with development and redevelopment initiatives. **(Mod D (y)(i))**
- (b) To promote an understanding of, and appreciation for, the original settlement of the area and the historic development of the City.
- (c) To encourage and foster public awareness of, and participation in, the conservation, restoration and utilization of cultural heritage resources.
- (d) To control the demolition, destruction, and inappropriate alteration or use of cultural heritage resources.
- (e) *To implement the vision and recommendations put forth in the City's Cultural Master Plan. (Mod D (y)(ii))*

3.4.2 Policies

3.4.2.1 General Policies

- (a) Development permitted by the land use policies and designations of this Plan should have regard for cultural heritage resources and shall, wherever feasible, incorporate these resources into any development plans.
- (b) All new development in older established areas of historic, architectural or landscape value, shall be encouraged to be in keeping with the overall character of these areas.
- (c) Development and site alteration on lands adjacent to protected heritage properties and those included in the inventory referred to in Section 3.4.2.2 (c) of this Plan may be permitted where the proposed development and site alteration has been evaluated and it has been demonstrated that the cultural heritage attributes of the protected heritage property will be conserved.
- (d) Proposed development and site alteration permitted in accordance with subsection (c) above shall be encouraged to be in keeping with the immediate physical context and streetscape by being generally of the same height, width, massing and orientation as adjacent buildings, being of similar setback, of like or compatible materials, and using similarly proportioned windows, doors and roof shapes in order to maintain a sense of visual continuity and compatible building design.
- (e) The City shall encourage measures which enhance public appreciation of interesting buildings, structures, streetscapes, open spaces or landscapes of historic, architectural, archaeological or scenic value.
- (f) The City may restore, rehabilitate, enhance and maintain heritage resources owned by the municipality in fulfillment of the cultural heritage goals and policies of this Plan.
- (g) The City will require the assessment and conservation of significant archaeological resources *and areas of archaeological potential* which may be impacted by development, in co-operation with the Ministry of Culture and other government or private agencies. The City shall ensure the following:
- i) *All archaeological assessments are to be carried out by licensed archaeologists and triggered by the City, with all the assessments meeting Ministry of Culture standards and guidelines.*
 - ii) *Significant land based or marine archaeological resources may be conserved by removal, documentation or by preservation on site to ensure conservation of heritage integrity.*
 - iii) *Planning tools such as zoning by-laws, heritage designations, and easements shall be considered as ways of conserving significant archaeological resources on site.*
 - iv) *Cemeteries and unmarked burial sites are identified, assessed and conserved if land development is located on or adjacent to these sites. The provisions of*

the Cemeteries Act, Heritage Act and relevant regulations apply if such sites are impacted.

v) *The appropriate Métis and First Nation communities are notified should aboriginal archaeological resources or burial places be discovered through archaeological assessment. (Mod D (z))*

(h) The City may require as a condition of approval of development including a consent, minor variance, subdivision or site plan, the issuance of a building permit, change of use or partial demolition of a heritage building or structure, that the proponent enter into agreements to preserve and/or permit to be designated pursuant to the Ontario Heritage Act, the building or structure through other legal instruments as may be noted in this Plan.

(i) In areas considered for intensification, the City shall encourage the conservation or preservation of any cultural heritage resource which may be affected by such intensification *with the use of conservation plans and heritage-related urban design guidelines. (Mod D (aa))*

(j) The City may:

- i. consider amendments to the Zoning By-law that will enable the conservation of a heritage resource.
- ii. designate properties to be of cultural or heritage value or interest under the Ontario Heritage Act or its successor.

(k) The City will give particular consideration to all development proposals at strategic locations throughout the City Centre.

(l) *The City may require heritage impact assessments for built heritage and cultural heritage landscape resources which may be impacted by development.*

(m) *The City may inventory cultural heritage resources in the municipality through the designation by by-law and/or listing of individual heritage properties, conservation districts and landscapes, and archaeological sites on a municipal register, which can be considered when making planning decisions.*

(n) *For development applications located on or within close proximity to a shoreline or the waterfront, the City may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artefacts from the contents of boats, old piers, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and/or waterfront developments.*

(o) *The City shall ensure conservation of known significant cultural heritage resources prior to any undertaking of municipal public works and municipally owned properties, such as roads and infrastructure projects carried under the Municipal Class*

Environmental Assessment (EA) process. The City may require heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting identified significant heritage resources. (Mod D (bb))

3.4.2.2 Heritage Designations

- (a) The *Ontario Heritage Act* or any successor legislation will be utilized to conserve, protect and enhance the heritage resources of the City of Barrie which may include the designation of individual properties and/or the designation of a group or groups of properties as Heritage Conservation Districts.
- (b) Prior to the designation of a Heritage Conservation District, the City will prepare and adopt a Heritage Conservation District Plan in accordance with the guidelines established by the Ministry of Culture.
- (c) The City may appoint a committee to prepare, publish and maintain an inventory of heritage resources based on established evaluation criteria; undertake public awareness programs; and advise Council with respect to the implementation of the provisions of this section. Council shall not give notice of its intention to designate a property or to repeal a by-law designating a property or part thereof, without first having consulted this committee.
- (d) This committee shall act in a review and advisory capacity during the planning process to assist in the accomplishment of heritage conservation goals.
- (e) The City may utilize any government programs available to assist in the implementation of heritage conservation policies and may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the *Ontario Heritage Act* for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the City may prescribe.

A P P E N D I X 2

D E S I G N A T I O N D E S C R I P T I O N

Additional Property Identifier(s) and/or Other Information

Bill No: 188

BY-LAW NUMBER 95-157

A by-law to designate the property known municipally as 36 Mulcaster Street, in the City of Barrie, County of Simcoe, as being of architectural and historical value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the City of Barrie has caused to be served on the owners of the lands and premises known municipally as 36 Mulcaster Street, Barrie, and upon Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** there is designated as being of architectural and historical value or interest as set out in Schedule "B" attached, the real property known municipally as 36 Mulcaster Street, Barrie, Ontario, more particularly described on Schedule "A" attached hereto.
2. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described on Schedule "A", in the proper land registry office.
3. **THAT** the Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a first and second time the 10th day of July 1995.

READ a third time and finally passed this 10th day of July 1995.

THE CORPORATION OF THE CITY OF BARRIE

"Janice R. Laking"

MAYOR - Janice R. Laking

~~John R. Gaudet~~ "E. Johann Charlebois"

DEPUTY CLERK ~~John R. Gaudet~~ E. Johann Charlebois

Accepted July 10, 1995
July 14, 1995

E. Johann Charlebois

FOR OFFICIAL USE ONLY

Additional Property Identifier(s) and/or Other Information

SCHEDULE "B"

REASONS FOR DESIGNATION

36 Mulcaster Street

HISTORICAL BACKGROUND:

The building known municipally as 36 Mulcaster Street, was built in 1888-89 by the councils of Barrie and Simcoe County and the federal Public Works/Militia Department. It provided the volunteer militia of the 35th Battalion (Simcoe Foresters) with a drill shed, battalion headquarters and armory to replace the structure at Queens Park destroyed by fire in 1886. It was in continuous use for military purposes through 1914 when the larger facility was built in Queens Park. The Mulcaster building became an auxiliary drill shed and a rehearsal hall for the 35th regiment band. After the first war, it was occupied by the Barrie Board of Works. About 1948, the Board relocated and the facility became a Farmers' Market.

ARCHITECTURAL SIGNIFICANCE:

Although the building exhibits Classical Revival styling, it was more a standard-issue design dictated by the need for interior space for group assembly and the storage of arms, uniforms and equipment. This is reflected in the plan of a storey and a half centre section with right and left single storey wings. The purpose of this designation is to protect the existing original elements, and to allow for the re-creation, where possible, in actual or in impression, the original exterior and interior appearance. A photograph dated 1897 contained in a Heritage Barrie research report should be the guide to the original appearance. The original design, massing and interior and exterior architectural elements as well as the following existing elements are considered part of this designation: form and massing; wood soffit mouldings; the roof cladding was wood shingles, replaced by 1907 with metal; chimneys, now removed or reduced; red brick south facade; centre door opening on east facade (the transom may exist on the interior only); parapet walls of the east facade;

Windows:

Windows are flat openings with segmental voussoirs in buff brick; large scale windows on the east and west facades were/are 6 x 6 double hung wood frames and sash with wood lugsills and buff brick voussoirs; the second storey pair of windows on the east had an identifying plaque transom inscribed "35th BATT. SIMCOE FORESTERS" (the windows and possibly the transom survive on the interior only); original or early glazing; interior and exterior mouldings; small scale windows on the east and west facades were/are single fixed 6 pane wood sash and frame (one was relocated to the south facade); horizontal windows on the north and south facades have one frame with three fixed wood sash, the centre section has three vertical divisions and the right and left have two vertical divisions, each with a single buff brick voussoir.

Interior:

Mouldings, tongue and groove board floors (visible in the wings); original ceiling; interior masonry walls to define the original division of space and function; stove chimneys and other original or early elements identified through further research.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, being Part of the Market Square, Plan 2, designated as Parts 1 and 2 on Reference Plan SIR-10642, in the City of Barrie, County of Simcoe.

Additional Property Identifier(s) and/or Other Information

A P P E N D I X 3
D R A W I N G S

APPENDIX 4

CVs

JOEY GIAIMO

B.Tech, M.Arch, OAA, MRAIC

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M5B 1M4 | joey@giaimo.ca | 416-573-6425

EDUCATION

- 2003 – 2006 University of British Columbia, School of Architecture and Landscape Architecture
M.Arch (Master of Architecture)
- 2000 – 2003 The Royal Architectural Institute of Canada - RAIC Syllabus
Certificate of Completion, Part One
- 1999 Ministry of Housing
Ontario Building Code, Part 3 - Classification and Construction Certificate
- 1990 – 1994 Ryerson University
B.Tech, Arch.Sci (Bachelor of Technology, Architectural Science)

PROFESSIONAL EXPERIENCE

- 2015 – Present Giaimo Toronto, Ontario
- 2007 – 2014 ERA Architects Inc. Toronto, Ontario
- 2004 – 2005 Busby Perkins + Will Vancouver, British Columbia
- 2001 – 2003 Dunlop Architects Inc. Toronto, Ontario
- 2000 – 2001 Taylor I Hazell Architects Ltd. Toronto, Ontario
- 1994 – 2000 Nadine International Inc. Mississauga, Ontario

MEMBERSHIPS, PROFESSIONAL AFFILIATIONS

- 2013 – present Humber Interior Design Program Advisory Committee Member
- 2011 – present Ontario Association of Architects Member
- 2006 – present Royal Architectural Institute of Canada Member
- 2011 – 2015 Harbourfront Centre Architecture Advisory Committee Member
- 2006 – 2009 Architectural Institute of British Columbia Member, Intern Architect
- 2000 – 2003 Ontario Association of Architects Student Associate
- 1997 – 1999 Ontario Building Officials Association Member

HONOURS, SCHOLARSHIPS, AWARDS

- 2016 North American Copper in Architecture (NACIA) Award
Hermant Building, Exterior Ornamental Category
- 2015 Lieutenant Governor's Ontario Heritage Awards
Allandale Train Station, Excellence in Conservation
- Heritage Toronto Awards
Bronze Entranceway - 21 Dundas Square, Award of Excellence
- 2012 Canadian Association of Heritage Professionals Awards
North York's Modernist Architecture Revisited
- Canadian Association of Heritage Professionals Awards
Coliseum Complex, Exhibition Place, Award of Merit
- 2010 Heritage Toronto Awards
Allstream Centre, Exhibition Place, Award of Merit
- Canadian Association of Heritage Professionals Awards
Allstream Centre, Exhibition Place, Award of Merit
- Canadian Association of Heritage Professionals Awards
Cultural Institutions in the Public Realm Study, Special Mention
- 2009 Design Exchange Awards
Vancouver Matters, Bronze Award (Visual Communication: Content Development and Editorial)
- Alcuin Society Book Design Awards
Vancouver Matters, Honourable Mention (Prose Non-Fiction Illustrated)
- 2006 Royal Architectural Institute of Canada Student Medal
For achieving the highest level of academic excellence within the graduating class
- Royal Architectural Institute of Canada Student Honour Roll
For achieving high academic standing within the graduating class
- Canadian Architect Student Award of Excellence
For thesis project, *Territorializing the Residual*
- 2005 George S. Whillans Memorial Scholarship and Trophy
For outstanding progress towards the profession of architecture and devotion to good practices in building design and construction
- 2004 Steelcase Scholarship in Architecture
For overall excellence in academic performance

SELECTED HERITAGE PROJECTS

- 2014 - 2015 Tafelmusik at Trinity-St. Paul's Centre Toronto, Ontario
Management of design and contract administration for the renovation of the lobby/narthex of a heritage building (with ERA Architects)
- Bay Adelaide Centre Toronto, Ontario
Management of design and contract administration for the relocation, panelization and restoration of heritage facades (with ERA Architects)

- 2013
- 19 and 21 Dundas Square Toronto, Ontario
Management of design and contract administration for the restoration of heritage facades and lobby (with ERAArchitects)
 - Casey House, 571 Jarvis Street Toronto, Ontario
Development of Heritage Impact Assessment; design, management and contract administration for restoration of heritage building (with ERAArchitects)
 - 120 Scollard Street Toronto, Ontario
Development of Heritage Impact Assessment; restoration and adaptive reuse of heritage buildings (with ERA Architects)
 - Tafelmusik at Trinity-St. Paul's Centre Toronto, Ontario
Management of design and contract administration for the renovation including acoustical upgrades to the performance hall/sanctuary of a heritage building (with ERAArchitects)
 - Allandale Train Station Barrie, Ontario
Management of design and contract administration for the restoration of heritage facades and lobby (with ERAArchitects)
 - Sony Centre Toronto, Ontario
Management and contract administration for restoration of heritage building (with ERAArchitects)
- 2012
- Coliseum Complex, Exhibition Place Toronto, Ontario
Management of design and contract administration for the exterior restoration of a heritage building (with ERA Architects)
- 2011
- Lang Tannery (151 Charles Street West) Kitchener, Ontario
Development of Heritage Impact Assessment; restoration and adaptive reuse of industrial heritage buildings (with ERA Architects)
 - 156 Galloway Road Scarborough, Ontario
Development of Heritage Impact Assessment; restoration and adaptive reuse of heritage building (with ERA Architects)
- 2010
- 111 Richmond Street West Toronto, Ontario
Management and contraction administration for the restoration of heritage entrance lobby (with ERAArchitects)
 - Hamilton Museum of Steam & Technology Hamilton, Ontario
Management and contract administration for restoration of heritage building (with ERAArchitects)
 - Convocation Hall (University of Toronto) Toronto, Ontario
Design management and contract administration for main lobby and corridor renovation (with ERAArchitects)
- 2009
- Allstream Centre, Exhibition Place Toronto, Ontario
Adaptive reuse of a heritage building (with ERAArchitects)
- 2008
- Cultural Institutions in the Public Realm* Toronto, Ontario
Planning document prepared for the City of Toronto analyzing opportunities for public spaces surrounding several of the city's major cultural institutions (with ERAArchitects)
 - Canadian Film Centre, Windfields Toronto, Ontario
Building maintenance and conservation of both building and surrounding property (with ERAArchitects)

SELECTED ARCHITECTURAL PROJECTS

- 2013
1 Woodbank Road Etobicoke, Ontario
Design and contract administration for an addition and renovation to an existing single family residence (with ERAArchitects)
- 2010
North York's Modernist Architecture Revisited
Sequel to 2009 reprinting (below) that includes current photographs of all buildings from original inventory plus additional notable buildings (with ERA Architects)
- 2009
North York's Modernist Architecture
Reprinting and update with new essays of former City of North York 1997 document that includes an inventory of over 200 buildings built between 1945 and 1981 (with ERA Architects)
- Cabin on the Sunshine Coast Sechelt, British Columbia
Design for an addition and renovation to an existing A-frame cabin
- Allstream Centre, Exhibition Place Toronto, Ontario
Adaptive reuse of a heritage building (with ERA Architects)
- 2007
Two Sheds Vancouver, British Columbia
Design and construction management for storage sheds in rear yard of live/work studio in east Vancouver
- Along a Local Global Axis DESIGN[ER] Call for Ideas*
Ideas submission to Architecture for Humanity to provide immediate and long term earthquake-resistant housing in Kashmir, India
- 2005
CIRS - The Centre for Interactive Research on Sustainability Vancouver, British Columbia
Design development of a research centre focusing on sustainable building technologies in addition to producing feasibility studies for phasing and budgetary options (with Busby Perkins + Will)
- Broadway SkyTrain Station Redevelopment Vancouver, British Columbia
Design report proposing options to upgrade existing train station and adjacent areas for a mixed-use development (with Busby Perkins + Will)
- 2005
UnPlug and Play Design_Build_Display Competition Vancouver, British Columbia
Collaborative effort for the design and renovation of UBC's Lasserre Building lobby
- 2004
Coastal Church Vancouver, British Columbia
Construction documents for the seismic upgrade, restoration and renovation of a heritage building (with Busby Perkins + Will)
- Telus Innovation Centre Vancouver, British Columbia
Design development (through team and user group meetings) and construction document development for a renovation in the Telus/William Farrell Building (with Busby Perkins + Will)
- Interpreting the Single Family Home* Living Smart PDX Competition Portland, Oregon
Collaborative effort proposing an alternative design strategy for the single family home
- 2003
Flooring Gallery Mississauga, Ontario
Design and construction management for a showroom, millwork and furniture
- 2001
1206 - 39 Parliament Street Toronto, Ontario
Redesign for a high-rise housing unit including design of millwork
- Humber Institute for Technology and Advanced Learning Toronto, Ontario
Measured drawings and design development for upgrade and renovation of a former psychiatric hospital (with Taylor | Hazell Architects)

ACADEMIC EXPERIENCE, SERVICES

- 2011 - present
Design Studios, Ryerson University, University of Waterloo, OCAD, Humber College
Visiting Critic for undergraduate and graduate program studios at various academic institutions
- 2011 - 2013
Design Studios, RAIC Syllabus Toronto, Ontario
Visiting Critic and Studio Mentor for The Royal Architectural Institute of Canada Syllabus Program
- 2011
Charrette, Sustainable Tourism Project Toronto, Ontario
Advisor for teams from Institute without Boundaries, School of Design at George Brown College
- 2010 - 2012
Thesis Committee, Humber Interior Design Toronto, Ontario
External Advisor for thesis projects for Interior Design program at Humber School of Applied Technology
- 2007
Thesis Committee, UBC SALA Vancouver, British Columbia
Committee Member for graduate program thesis project at the School of Architecture and Landscape Architecture
- 2006 - 2007
Design Studios, UBC SALA Vancouver, British Columbia
Visiting Critic for a number of vertical and first year introductory studios for undergraduate and graduate programs at the School of Architecture and Landscape Architecture
- 2005
RE/SORT CITY Design Charrette Vancouver, British Columbia
Developed and coordinated an interdisciplinary design charrette which involved the participation of several practitioners in the city including architects, designers and artists, and UBC students from the Department of Art History, Visual Art and Theory, ENDS, School of Architecture, and the School of Community and Regional Planning. Architect Yasutaka Yoshimura from Tokyo was invited to lecture and host the event
- 2004 – 2005
ARCHUS (UBC School of Architecture Student Society) Vancouver, British Columbia
External Representative appointment included assisting with and organizing events such as lectures, seminars, conferences and a charrette, to promote dialogue between students and the architectural profession
- 2004
Drawing MoA (Museum of Anthropology) Vancouver, British Columbia
Teaching Assistant for the UBC School of Architecture Drawing Workshop that involved preparation for site documentation and providing critique of student work
- Constructing Vancouver* Vancouver, British Columbia
Teaching Assistant for the UBC School of Architecture Introductory Workshop that involved critiquing students' work and leading groups throughout the city for data collection
- 2002 – 2003
The Royal Architectural Institute of Canada - RAIC Syllabus Toronto, Ontario
Toronto Chapter Student Executive appointment included organizing lectures, building tours and coordinating final studio presentations

PUBLISHED WRITING, EXHIBITIONS, CONFERENCES, LECTURES

- 2015
St. Lawrence Neighbourhood Canadian Architect
Article published in June 2015 issue
- 2014
Exposition Installation Toronto, Ontario
Installation for "TBD" Exhibition, Museum of Contemporary Canadian Art (MOCCA)
- Ryerson University, RSID Toronto, Ontario
Lecture: *Context Itself*
- 2012
APT Bulletin, Volume XLIII, Number 2-3
Article: *Append and Tweak: An Approach for Preserving the Evolving Suburban Landscape*
- 2011
Association for Preservation Technology - *Heritage on the Edge* Victoria, British Columbia
Paper: *Preserving the Suburbs: The Neighborhood*
- 2011
International Seminar on Urban Form - *Urban Morphology and the Post-Carbon City* Montréal, Quebec
Paper: *Preserving the Suburbs: A Value-Based Management Approach*

- 2010 *People per Hectare* Installation Toronto, Ontario
Installation for "Community Centred" Exhibition, Architecture Gallery at Harbourfront Centre (with ERA Architects)
- 2009 Heritage Canada Foundation Conference Toronto, Ontario
Paper: *Reconsidering the Recent Past: Adaptability of modern buildings to current and future needs*
- 2008 *Found Toronto* Installation Toronto, Ontario
Installation for "Building on History" Exhibition, Architecture Gallery at Harbourfront Centre (with ERA Architects)
- 2008 *Vancouver Matters* (published by BlueImprint)
Co-editor and contributor for a publication on Vancouver's that offers a critical examination of the city's built form
- 2007 *Draping Vancouver* on site 17
Article commenting on the proliferation of residential point towers in the downtown and how one undergoing remediation presents an interesting variant within the cityscape
- 2006 *Breaking Ground: Shifting City Spaces* on I site review 16
Instigated by street closures for infrastructural construction activity, this article proposes the insertion of GlowSticks into a downtown Vancouver block
- FluxSPACE* Vancouver Art Gallery Vancouver, British Columbia
Installation for FUSE event at gallery with SpaceAgency
- 2003 *First Cut* Contemporary Art Gallery Vancouver, British Columbia
Exhibit of student work
- 2008 *Recent Work Exhibit* OAA/RAIC Conference Toronto, Ontario
Exhibit of select student work representing Chapters of the RAIC Syllabus

PUBLICATIONS AND REVIEWS OF WORK

- 2010 "Two Sheds Are Better Than One" Canadian Architect Clare Tattersall July
Two Sheds project, Vancouver
- 2009 *Vancouver Matters* book review Canadian Architect Leslie Jen September
- 2006 "Student Award of Excellence" Canadian Architect December
Thesis project, *Territorializing the Residual*
- 2005 "Creative Establishment" Canadian Architect Ian Chodikoff February
Humber Institute for Technology and Advanced Learning, acknowledged for collaboration with architect team
- 2001 "A Concrete Example" The Toronto Star Dee Gibney 16 June
1206-39 Parliament Street, Toronto

ROBYN HUETHER Architect, OAA, MRAIC, CAHP

Education

Bachelor of Architecture, Carleton University, Ottawa, Ontario

Professional affiliations

- Ontario Association of Architects
- Canadian Association of Heritage Professionals
- Royal Architectural Institute of Canada
- Toronto Society of Architects

Awards and distinctions

Heritage awards for The Distillery District, Bloor Gladstone Library, Tip Top Lofts and The Wesley Building

Professional Experience

Robyn Huether established Robyn Huether Architect (RHA) in December 2010 as a Toronto-based architecture firm, offering boutique-style services to the GTA and surrounding area. With over 15 years of architectural experience, and more than 10 years of heritage-related experience, RHA specializes in adaptive reuse and building conservation. As a sole proprietor, she uses participatory and collaborative approaches to develop her projects, working as both the prime consultant or as part of a larger team.

2010 - Current

- **Toronto Western Hospital, Toronto.** Ongoing works to complete a brick re-cladding project on the original Art Deco building partial east façade of the main pavilion.
- **Cambridge Historic City Hall, Cambridge.** Restoration/maintenance work, condition assessments and liaising with the Property Manager to coordinate work in a phased approach to work within fiscal budgets.
- **Fire Hall Museum and Education Centre, Cambridge.** A phased project to accommodate fiscal budgets, work involved a full condition assessment of the exterior building envelope, masonry and wood restoration, the replacement of existing pre-finished metal leaves troughs and downspouts with new copper, select new windows and the rehabilitation of the front elevation. The front elevation rehabilitation involved demolishing the 1960s renovation and restoring it to the original design - a double-masonry arch with double doors.
- **Bank of Toronto, Cambridge.** Performed Contract Administration for the terracotta and wood window restoration work and helped obtain a series of heritage grants.
- **The Galt Little Theatre, Cambridge.** A phased project to accommodate fiscal budgets, work involved a full condition assessment of the exterior building envelope, and execution of masonry and stained glass window restoration.
- **Various Residential Projects in the GTA,** worked with Clients to design and build additions, and interior renovation to meet their families growing house needs.
- **Other Projects in RHA portfolio**
 - 96 Spadina, Toronto
 - Royal Ontario Museum, Toronto, Ontario
 - Block 16 Park, Richmond Hill, Ontario
 - Hespeler Town Centre, Cambridge, Ontario
 - Young Chapel, Cambridge Ontario
 - Union Station Rehabilitation, Toronto, Ontario
 - Windsor Arms Hotel, Toronto, Ontario
 - 60 Homewood Avenue, Toronto Ontario
 - 424 Yonge Street, College Park, Toronto, Ontario

EVOQ (Formerly FGMDA), Toronto, March 2011 - February 2014

On-site Project Architect

- **Union Station Revitalization Project, Toronto.** Providing on-site representation for the contract administration of the heritage restoration and rehabilitation work at the station including the coordination with the prime consultant, engineers, specialized conservators, client and construction manager, the review of on-going construction and shop drawings, and the issuing of site directives.

ERA Architects Inc., Toronto 2002 - 2009 Associate and Project Architect

Leading numerous distinguished heritage sensitive projects and involved with the management of the office. The management aspect included hiring of personnel, financial decisions, human resource challenges and general project decisions and distribution.

The following is a select number of projects executed while working at ERA.

2008 - 2009

- **Cambridge Historic City Hall, Cambridge.** Renovation and restoration of the interior. Lead architect in charge of all coordination.
- **The Lang Tannery, Kitchener.** Adaptive re-use of the existing tannery factory complex. Heritage architect responsible for all heritage consultation, reports, approvals, and specifications for various aspects of the conservation work.

2007 – 2009

- **Richmond Adelaide Block, Toronto.** Master plan including an adaptive re-use of 3 designated heritage buildings and re-design of courtyard and underground retail path system. Heritage architect responsible for heritage consultation starting with the master plan, all heritage municipal reports, site surveying and design development and construction drawings.

2006 – 2009

- **Rehabilitation of the Union Station Train Shed, Toronto.** Design of a new atrium space. In charge of heritage consultation, all municipal and federal approvals, reports and presentations, site survey in relation to heritage elements, development of specifications for restoration of various elements, tracking of documents, and review of drawings for restoration techniques.
- **Bloor Gladstone Library, Toronto.** Renovation and restoration of an existing library. Heritage architect in charge of all exterior and interior restoration work. Site surveying, contract documents and administration for restoration work.
- **550 Wellington/Crangle's Collision, Toronto.** Rebuilding of heritage structure. Heritage architect in charge of all work for the rebuild of heritage structure, which included heritage municipal approvals, design development, site surveying, construction drawings and contract documents.

2007 – 2008

- **Hamilton City Hall, Hamilton.** A \$68M renovation of the designated heritage building. Lead heritage architect in charge of all heritage municipal approvals, consultation, design development and construction documents.
- **Whitchurch-Stouffville Museum, Whitchurch-Stouffville.** Feasibility study and schematic design for new museum building within active heritage site. In charge of client consultation, program development, schematic design drawings, presentation material and feasibility report.

2004 – 2007

- **The Abbey Condominiums, Toronto.** \$6.5M adaptive re-use of designated heritage church. In charge of all design development, municipal approvals, site surveying, and construction review.

2003 – 2007

- **The Wesley Building, 299 Queen St W, Toronto.** A \$7.4M phased restoration project of the 5-storey terracotta façade. In charge of phase planning, budget, restoration drawings, specifications, site surveying, and contract administration.

2004 – 2005

- **Tip Top Lofts, Toronto.** Adaptive re-use of designated heritage factory building at Toronto waterfront. Heritage architect in charge of restoration work, including all coordination, design and construction documents and contract administration.
- **The Loretto, Toronto.** Adaptive re-use of designated heritage building. Heritage architect in charge of \$730,000 of restoration work, including design development, site surveying and municipal approvals and reports.

2003 – 2005

- **The Distillery District, Toronto.** A \$5M adaptive re-use project. Responsible for design development of circulation, design of servicing area, tenant coordination, site surveying, design development and construction documents.

Allan Rae Architects Inc., Toronto 2000 - 2003

2000 – 2003

- **44 King Street West, Scotiabank HQ, Toronto.** A \$54M M&E Upgrade of Scotiabank Headquarters. Responsible for contract documents and contract administration

Volunteer Experience

- 2014-Present** Elected volunteer member of the CAHP Board and Chair of the CAHP Membership Committee
- 2010- Present** Volunteer on The Grange Volunteer Board (AGO)

Lecturing and Publications:

2009, 2011 Guest lecturer at Ryerson University, discussed restoration, conservation and adaptive re-use

Published an article in "concrete Toronto – a guidebook to concrete architecture from the fifties to the seventies" entitled The Yonge and Eglinton Centre.