

**Historic Neighborhood Character Impact Evaluation  
19 Dundonald Street  
City of Barrie,  
Simcoe County, Ontario**

Prepared for  
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**26/09/2023  
REVISED**

## EXECUTIVE SUMMARY

Under a contract awarded in May 2021 by Innovative Planning Solutions (IPS) on behalf of John and Pat Hargreaves, Archaeological Research Associates Ltd. (ARA) carried out a Historic Neighbourhood Character Impact Evaluation (HNCIE) in advance of a proposed development at 19 Dundonald Street (henceforth subject property). The property location is approximately  $\pm 0.39$  ac in size and located in Barrie, Ontario. The property is situated on Part of Lot 24, Concession 4, Geographic Township of Vespra, Simcoe County.

The subject property is not recognized as a heritage property under the *Ontario Heritage Act*, nor is it located within a recognized historic neighbourhood as per the City of Barrie's 2018 Official Plan. The HNCIE was requested by the City of Barrie because the proposed development includes a Zoning By-Law Amendment Application. The report follows the requirements laid out in the *Historic Neighbourhood Character Impact Evaluation Terms of Reference* (TOR). There is no existing neighborhood character statement for the East End Neighbourhood. As per the HNCIE TOR, and confirmation from the City of Barrie planning staff, the area to be examined should be generally 400m radius from the subject property in all directions. Only one recognized heritage resource is found within the study area, 188 Collier Street, which is listed under Section 27 of the Ontario Heritage Act as a non-designated property. The property is not adjacent to the subject property and is approximately 160 meters away (527 feet) fronting south onto Collier Street.

The East End neighbourhood is a mix of residential, commercial and institutional properties which overall include a variety of architectural styles, building ages, uses and density. The neighbourhood includes a large green space (St. Vincent Square Park), a recreational waterfront trail along Kempenfelt Bay and a mature tree canopy found throughout the neighbourhood. The neighbourhood consists of primarily low-density residential properties, however, the density ranges from one storey bungalows to 14 storey towers when looking at the East End neighborhood study area as a whole. As a result, the study area is best understood as being comprised of areas that reflect the overall varied nature of the neighbourhood. These areas respond to the natural topography, with stable, low-density residential streets located on the higher elevations (northern portion- Section 1) and a more diverse, transitional, and higher density composition of structures, along the lower levels (along waterfront- Section 3). A small cohesive streetscape found along the north side of Blake Street contains residential housing built between the late 19<sup>th</sup> century and early 20<sup>th</sup> century (Section 2). The subject property is situated in a unique transitional space between each of these three areas with the subject property located centrally on the topographical rise.

ARA considered the subject property within the lower section (Section 3) due to the transitional nature of the property location (i.e., southern property boundary is located along the lower level at the intersection of Collier Street, Blake Street, and Dunlop Street), the absence of shared streetscape with properties to the north or east which is reinforced by the topographical changes associated with the property, as well as the lack of visible relationship with neighboring properties in other sections. The impact assessment considered the proposed development against the transitional area (Section 3), as well as the prominent characteristics of the two other areas of the neighbourhood (Section 1 & 2).

The proposed development involves the removal of all structures associated with 19 Dundonald Street and the construction of a six storey, residential condominium building with three levels of underground parking. A variety of alternative options were explored throughout previous planning exercises and were found to not be possible from a planning, health and safety and engineering approach. This HNCIE reflects an amended design.

Potential negative impacts to the neighbourhood character may result from the current proposed development including:

**Impact 1:** While unlikely, there is the potential for impacts to surrounding properties as a result of accidental damage during the construction process.

**Impact 2:** The proposed development is an alteration which is incompatible in massing, height, scale and materials relative to the stable low rise residential neighbourhoods to the north, east and west and the cohesive historic streetscape located to the south of the subject property along the north side of Blake Street.

**Impact 3:** The proposed development has the potential to impact the grade and drainage patterns which may adversely affect unknown archaeological resources.

Based on the neighbourhood characteristics outlined in the City of Barrie's HNCIE TOR the following observations were noted:

- **Lot Coverage:** The proposed building size and associated lot coverage is not in keeping with most lot coverages to the north, east and west of the subject property.
- **Building Type:** The proposed development is not in keeping with predominant building typology, detached one to two-and-a-half storey buildings, found in the neighbourhood.
- **Presence of Mature Trees, Views, natural or historical landscapes:** The proposed development includes the removal of some of the existing mature trees on the property. Additionally, the height of the proposed development has the potential to be in line with or rise above the current tree canopy and be visible from several areas of the study area and public realm.
- **Building Height or Massing:** The proposed development is not in keeping with the predominant building heights of the neighbourhood.
- **Materials and Finishes:** The introduction of contemporary materials and finishes is not in keeping with the predominantly brick material found in the neighbourhood.
- **Architectural Design and Character:** The introduction of a contemporary tower design is not in keeping with the predominantly low-density residential neighbourhood.

The following conservation/mitigation strategies will reduce but not eliminate impacts associated with the proposed development. Several mitigation measures have been addressed or are intended to be addressed by qualified professionals at the Site Plan Approval stage as noted below. If the proposed development is approved, the following mitigation measures should be considered:

- To protect the surrounding properties and associated landscapes during the construction period of the proposed development, it is recommended that the properties be considered within a Construction Management Plan. It is ARAs understanding that the requirement for a Construction Management Plan which will protect the surrounding properties and landscape will be determined during Site Plan Approval and be carried out by the developer.
- That although the proposed development is not directly located along Blake Street, there is the potential that vibrations could impact the 19<sup>th</sup> and 20<sup>th</sup> century buildings associated with the north side of Blake Street. It is recommended that any geotechnical work proposed as part of the construction phase consider the potential for vibrations associated with the properties along the north side of Blake Street. Furthermore, City of Barrie staff should determine if an additional Zone of Influence study is required or if the geotechnical work on the site during the construction phase is sufficient. It is ARAs understanding that GEI Consultants (formally Central Earth Engineering) is responsible for the geotechnical considerations related to the proposed development and that vibration monitoring will be considered within this process.

- To help mitigate the scale, height and massing associated with the proposed development it is recommended that additional design consideration be considered. Additional design considerations may include the integration of materials found in the neighbourhood (stone, brick, wood, natural colours, etc.) and architectural detailing (brick banding, window detailing, gable roof entrances, etc.) which are sympathetic to the pedestrian scale and surrounding residential buildings. Additional design option to consider reducing the visual impact of the proposed development, is to setback the upper storeys and/or consider the inclusion of a green roof. It is ARAs understanding that through the Site Plan Approval process the detailed building designs will be completed. It is recommended that during the process MCL Architects refine the design and built form to consider the recommendations noted above.
- To protect the adjacent mature tree canopy during the construction period a Tree Protection Plan and/or the protection of existing trees as part of a landscape plan is recommended. This protection should follow the recommendation of the EIS.
- To protect the existing mature tree canopy associated with the subject property it is recommended that the proposed landscaping elements depicted in the conceptual design be required and additional vegetative screening along the streetscape and property boundary be included. It is ARAs understanding that a detailed Landscape Plan will be prepared by RiverStone as part of the Site Plan Approval. It is recommended that the final plan include landscape elements and vegetative screening features.
- It is ARAs understanding that the City of Barrie confirmed that an Archaeological Assessment is not required as per the Consultation with the proponent and planning team in December 2019; however, as due diligence it should be confirmed that no Archaeological Assessment is required.

The following mitigation measure is encouraged as good practice:

- That although 19 Dundonald Street is not identified as cultural heritage resource by the City of Barrie, it does contain materials that may be worthy of salvage and reuse. Material/s salvaged from the subject property are encouraged to be incorporated into the proposed development where possible and appropriate. At minimum it is encouraged that a salvage company should be engaged to divert waste from the landfill.



## TABLE OF CONTENTS

|             |  |           |
|-------------|--|-----------|
| <b>1.0</b>  | <b>PROJECT CONTEXT</b>   | <b>1</b>  |
| <b>2.0</b>  | <b>MUNICIPAL POLICIES</b>  | <b>5</b>  |
| 2.1         | County of Simcoe Official Plan (2016)  | 5         |
| 2.2         | City of Barrie Official Plan (2018)  | 5         |
| 2.3         | Neighbourhood Heritage Character Impact Evaluation Terms of Reference                | 7         |
| 2.4         | Summary of Municipal Policies  | 8         |
| <b>3.0</b>  | <b>CONSULTATION</b>  | <b>8</b>  |
| <b>4.0</b>  | <b>FIELD SURVEY</b>  | <b>10</b> |
| <b>5.0</b>  | <b>NEIGHBOURHOOD HISTORY</b>   | <b>10</b> |
| 5.1         | City of Barrie   | 11        |
| 5.2         | Study Area   | 12        |
| <b>6.0</b>  | <b>PROPERTY DESCRIPTION - 19 DUNDONALD STREET</b>                                    | <b>21</b> |
| 6.1         | Landscape Features   | 21        |
| 6.2         | Exterior   | 21        |
| <b>7.0</b>  | <b>NEIGHBOURHOOD DESCRIPTION</b>   | <b>22</b> |
| 7.1         | Neighbourhood Character Assessment   | 25        |
| 7.1.1       | Section 1  | 25        |
| 7.1.2       | Section 2  | 26        |
| 7.1.3       | Section 3  | 27        |
| 7.1.4       | Summary  | 28        |
| <b>8.0</b>  | <b>HERITAGE ASSESSMENT</b>   | <b>32</b> |
| 8.1         | Neighbourhood Characteristics Statement  | 32        |
| <b>9.0</b>  | <b>PROPOSED DEVELOPMENT</b>  | <b>33</b> |
| 9.1         | Environmental Impact Study   | 33        |
| 9.2         | Shadow Study   | 34        |
| <b>10.0</b> | <b>ANALYSIS OF POTENTIAL IMPACTS</b>   | <b>48</b> |
| 10.1        | Impact Analysis  | 48        |
| 10.2        | Impact Analysis (HCNIE)  | 50        |
| 10.3        | Summary of Impact Assessment   | 52        |
| <b>11.0</b> | <b>ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES</b>                       | <b>53</b> |
| 11.1        | Alternatives Considered  | 53        |
| 11.1.1      | Option 1: The “Do Nothing”   | 53        |
| 11.1.2      | Option 2: Nine-Storey Condominium Building   | 54        |
| 11.1.3      | Option 3: Low Rise Townhouse Complex   | 54        |
| 11.1.4      | Option 4: Additional Reduction in Height of Proposed 6 Storey Condominium Building   | 54        |
| 11.1.5      | Summary  | 54        |
| 11.2        | Mitigative Measures  | 54        |
| 11.2.1      | Protection of Adjacent Properties within the Construction Management Plan (Impact 1) | 55        |

|             |   |           |
|-------------|---|-----------|
| 11.2.2      | Vibration Monitoring (Impact 1)   | 55        |
| 11.2.3      | Design Considerations (Impact 2, HNCIE Impact 3, 4, 6, 7)                               | 55        |
| 11.2.4      | Tree Protection Plan (Impact 2, HNCIE Impact 3)   | 56        |
| 11.2.5      | Landscaping (Impact 2, HNCIE Impact 4)  | 57        |
| 11.2.6      | Archaeological Assessment (Impact 3)  | 57        |
| 11.2.7      | Salvage of Materials (General Consideration)  | 57        |
| 11.2.8      | Reuse and Integration of Salvage Materials into Proposed design (General Consideration) | 58        |
| <b>12.0</b> | <b>IMPLEMENTATION AND MONITORING</b>  | <b>58</b> |
| <b>13.0</b> | <b>SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS</b>                               | <b>59</b> |
| <b>14.0</b> | <b>BIBLIOGRAPHY AND SOURCES</b>   | <b>62</b> |

#### LIST OF APPENDICES

|   |    |
|---|----|
| Appendix A: Neighbourhood Assessment Chart            | 65 |
| Appendix B: Neighbourhood Location Images             | 68 |
| Appendix C: Key Team Member Two-Page Curriculum Vitae | 87 |
| Appendix D: Alternative Option 2 Design Plans         | 89 |

#### LIST OF IMAGES

|   |    |
|---|----|
| Image 1: 19 Dundonald Street - Facade                                       | 69 |
| Image 2: 19 Dundonald Street – West Elevation                               | 69 |
| Image 3: 19 Dundonald Street – Rear Elevation                               | 70 |
| Image 4: 19 Dundonald Street – East Elevation                               | 70 |
| Image 5: 19 Dundonald Street – Panorama of Dundonald Street                 | 71 |
| Image 6: Theresa Street – Street view at Intersection with Dundonald Street | 71 |
| Image 7: 33 Theresa Street – Side Elevation                                 | 72 |
| Image 8: Theresa Street – Streetscape                                       | 72 |
| Image 9: Albert Street – Streetscape Panorama                               | 73 |
| Image 10: Eugenia Street – Streetscape                                      | 73 |
| Image 11: Eugenia Street – Streetscape west of Dundonald Street             | 74 |
| Image 12: Eugenia Street – Streetscape East of Dundonald Street             | 74 |
| Image 13: Duckworth Street – At intersection with Amelia Street             | 75 |
| Image 14: Amelia Street – St. Mary's Church                                 | 75 |
| Image 15: Amelia Street – St. Mary's Church                                 | 76 |
| Image 16: Amelia Street – St. Mary's Church Plaque                          | 76 |
| Image 17: Dundonald Street –Streetscape                                     | 77 |
| Image 18: Blake Street – Streetscape  | 77 |
| Image 19: 16 Blake Street – Facade  | 78 |
| Image 20: Blake Street – North side Streetscape                             | 78 |
| Image 21: Blake Street – North Side Streetscape                             | 79 |
| Image 22: Blake Street – Panorama of North side of Streetscape              | 79 |
| Image 23: St. Vincent Square Park   | 80 |
| Image 24: Kempenfelt Drive – North side of Streetscape                      | 80 |

|  |    |
|--|----|
| Image 25: Kempenfelt Drive – South side of Streetscape   | 81 |
| Image 26: Kempenfelt Drive – North side of Streetscape   | 81 |
| Image 27: Duckworth Street – South of Blake Street   | 82 |
| Image 28: Dunlop Street East – Streetscape   | 82 |
| Image 29: Collier Street – Streetscape   | 83 |
| Image 30: Collier Street – View to 33 Theresa Street   | 83 |
| Image 31: Albert Street – Streetscape  | 84 |
| Image 32: Collier Street – Streetscape South Side  | 84 |
| Image 33: Collier Street – Intersection of Blake Street and Dundonald Street                       | 85 |
| Image 34: Dundonald Street – Streetscape and view towards Blake Street                             | 85 |
| Image 35: Dundonald Street – Streetscape towards 19 Dundonald Street                               | 86 |
| Image 36: Blake Street – Intersection of Dundonald Street, Colliers Street, and Dunlop Street East | 86 |

### **LIST OF MAPS**

|   |    |
|---|----|
| Map 1: Study Area and Subject Property in City of Barrie, Regional Municipality of Simcoe | 3  |
| Map 2: Aerial Image Showing the Subject Property and Study Area                           | 4  |
| Map 3: Subject Property and Study Area on an 1871 Map                                     | 14 |
| Map 4: Subject Property and Study Area on an 1881 Map                                     | 15 |
| Map 5: Subject Property and Study Area on a 1928 Topographic Map                          | 16 |
| Map 6: Subject Property and Study Area on a 1954 Aerial Image                             | 17 |
| Map 7: Subject Property and Study Area on a 1978 Aerial Image                             | 18 |
| Map 8: Subject Property and Study Area on a 1989 Aerial Image                             | 19 |
| Map 9: Subject Property and Study Area on a 2002 Aerial Image                             | 20 |
| Map 10: Photo Location Map and Surrounding Context  | 68 |

### **LIST OF TABLES**

|  |    |
|--|----|
| Table 1: Post-Contact Settlement History                                       | 11 |
| Table 2: Impact Evaluation of Proposed Development on Study Area/Neighbourhood | 49 |
| Table 3: HNCIE Evaluation of Impact  | 50 |
| Table 4: Implementation Schedule   | 58 |

### **LIST OF FIGURES**

|   |    |
|---|----|
| Figure 1: Map of Study Area showing Periods of Development                  | 23 |
| Figure 2: Map of Study Area showing Neighbourhood Sections                  | 24 |
| Figure 3: Selected Portion of Study Area on 1907 Fire Insurance Plan        | 29 |
| Figure 4: Selected Portion of Study Area on 1907 Fire Insurance Plan        | 30 |
| Figure 5: Medium to High Rise Structures in Surrounding Area                | 31 |
| Figure 6: Proposed Development – Six Storeys                                | 36 |
| Figure 7: Proposed Development – Proposed Development Conceptual Renderings | 37 |
| Figure 8: Proposed Development – Site Plan                                  | 38 |
| Figure 9: Proposed Development – Site Plan                                  | 39 |
| Figure 10: Proposed Development – Parking Level 1 Plan                      | 40 |

---

|   |    |
|---|----|
| Figure 11: Proposed Development – Parking Level 2 Plan  | 41 |
| Figure 12: Proposed Development – Parking Level 3 Plan  | 42 |
| Figure 13: Proposed Development – Ground Floor Plan   | 43 |
| Figure 14: Proposed Development – Second Floor Plan   | 44 |
| Figure 15: Proposed Development – Typical Floor Plan (Third to Sixth Floor)                     | 45 |
| Figure 16: Proposed Development – Southeast and Northeast Elevation                             | 46 |
| Figure 17: Proposed Development – Southwest and Northwest Elevations                            | 47 |
| Figure 18: Alternative Option 2: Nine-Storey Proposed Development – Site Plan                   | 89 |
| Figure 19: Alternative Option 2: Nine-Storey Proposed Development – Site Plan                   | 90 |
| Figure 20: Alternative Option 2: Nine-Storey Proposed Development – North and East Elevation    | 91 |
| Figure 21: Alternative Option 2: Nine-Storey Proposed Development – South and West Elevations   | 92 |
| Figure 22: Alternative Option 2: Nine-Storey Proposed Development – 3D View (Conceptual Design) | 93 |
| Figure 23: Alternative Option 2: Nine-Storey Proposed Development – 3D View (Conceptual Design) | 94 |
| Figure 24: Alternative Option 2: Nine-Storey Proposed Development – 3D View (Conceptual Design) | 95 |

## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
BHR – Built Heritage Resource  
CHL – Cultural Heritage Landscape  
EIS – Environmental Impact Study  
HIA – Heritage Impact Assessment  
HNCIE – Historic Neighbourhood Character Impact Evaluation  
IPS – Innovative Planning Solutions  
MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries (now Ministry Citizenship and Multiculturalism)  
OHA – Ontario Heritage Act  
OHT – Ontario Heritage Trust  
O. Reg. – Ontario Regulation  
OP – Official Plan  
TOR – Terms of Reference

## PERSONNEL

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**Technical Writers:** A. Barnes, A. Bousfield-Bastedo  
**Editor:** K. Jonas-Galvin

Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provide in Appendix C.

## CITY OF BARRIE HNCIE REPORT REQUIREMENTS CHART

| City of Barrie Requirements   | Relevant ARA Section  |
|---|---|
| Description of Neighbourhood Characteristics                        | 4.0 Field Survey<br>5.0 Neighbourhood History<br>6.0 Property Description<br>7.0 Neighbourhood Description<br>8.0 Heritage Assessment |
| Study Area  | 1.0 Project Context<br>3.0 Consultation   |
| Evaluation of Impact  | 9.0 Proposed Development<br>10.0 Analysis of Potential Impacts  |
| Consideration of Alternatives, Mitigation Measures and Conservation | 11.0 Alternatives Development Options and Mitigation Measures<br>12.0 Implementation and Monitoring                                   |

## 1.0 PROJECT CONTEXT

Under a contract awarded in May 2021 by Innovative Planning Solutions (IPS) on behalf of John and Pat Hargreaves, Archaeological Research Associates Ltd. (ARA) carried out a Historic Neighbourhood Character Impact Evaluation (HNCIE) in advance of a proposed development at 19 Dundonald Street (henceforth subject property). The subject property is not recognized as a heritage property under the *Ontario Heritage Act*, nor is it located within a recognized historic neighbourhood as per the City of Barrie's 2018 Official Plan. The HNCIE was requested by the City of Barrie because the proposed development includes a Zoning By-Law Amendment Application.

The property location is approximately ±0.39 ac in size and located in Barrie, Ontario. The property is situated on Part of Lot 24, Concession 4, Geographic Township of Vespra, Simcoe County.

The legal description is PLAN 51R-39870 6 PT LOT 24, PTS 2,3,4. The property owner is proposing a development on the subject property, which includes the removal of the current building and the construction of a six-storey residential condominium.

The property's owner's contact information is as follows:

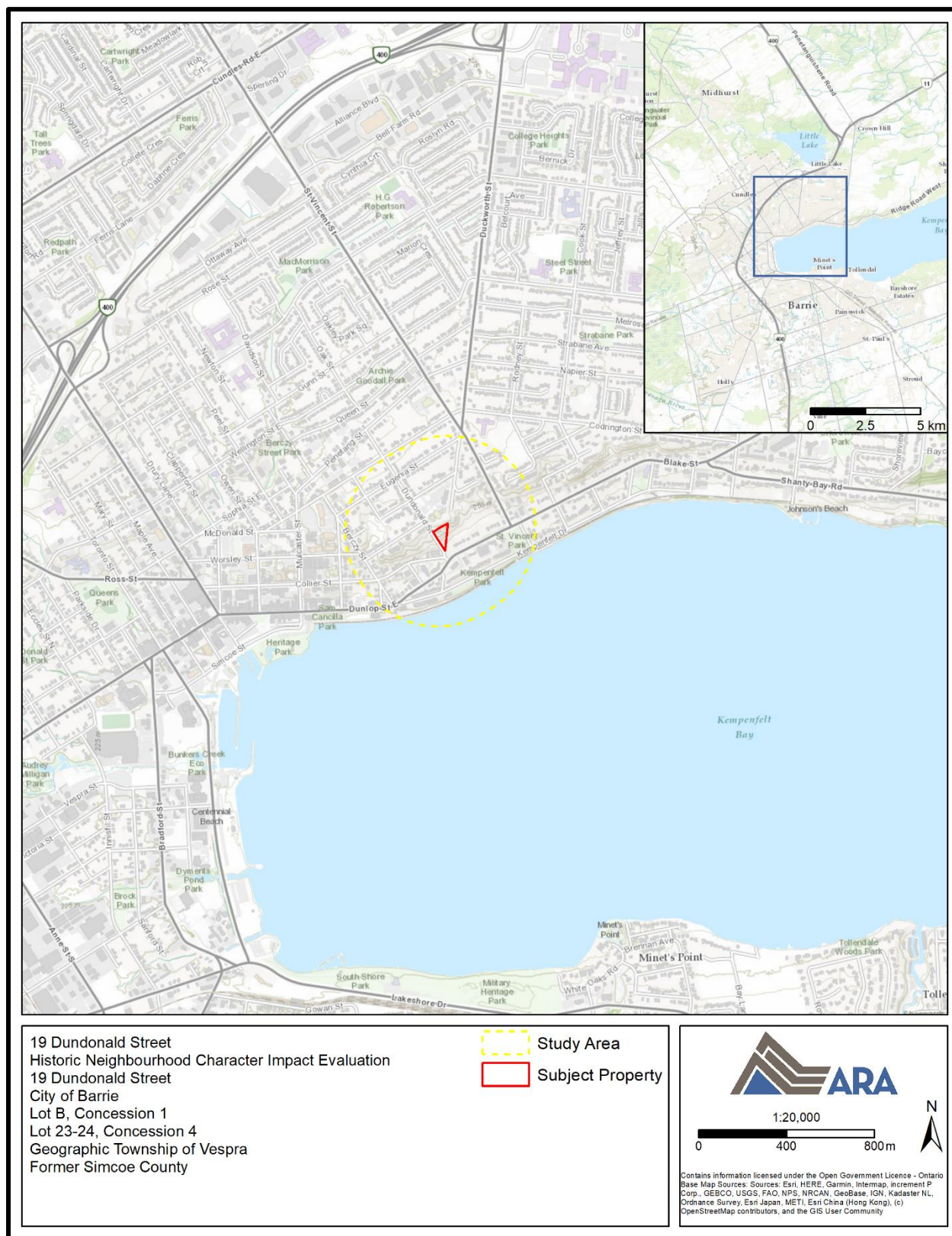
John and Pat Hargreaves  
19 Dundonald Street,  
Barrie, ON  
c/o  
James Hunter  
**Innovative Planning Solutions Consulting Inc.**

The purpose of the HNCIE is to provide an understanding of the cultural heritage value or interest (CHVI) of the East End neighbourhood in the vicinity of 19 Dundonald Street, identify any impacts of the proposed development on the neighbourhood, and provide mitigative measures. For the purposes of this HNCIE the "neighbourhood" study area has been defined by the HNCIE ToR as generally being 400m surrounding the subject property (see Map 1 and Map 2).

The following chart provides a timeline of the planning process.

| Item   | Dates and Comments  |
|--|---|
| 1. Pre-consultation Meeting Required Reports | <p><b>Date:</b> December 19, 2019, Revised January 28, 2021 (following Neighbourhood Meeting)</p> <p><b>Comments:</b> A Heritage Impact Assessment/Evaluation was indicated as being required for submission. The notes regarding this requirement are as follows:</p> <p><i>Shall demonstrate how the proposed development has regard for and integrates with surrounding heritage resources and buildings. Shall also identify what is being done to minimize impacts on and increase compatibility with surrounding properties, some of which contain historic buildings. The design of the proposed building shall compliment [complement] historic buildings in the area. The assessment shall also evaluate</i></p> |

|   |  |
|---|--|
|   | <i>potential impacts on the structural integrity of nearby historic buildings during construction, and establish a monitoring plan to ensure that said impacts are monitored throughout the duration of construction.</i>  |
| Draft HNCIE was provided by Tomasz Wierzba (City of Barrie Planner) | <b>Date:</b> February 25, 2021<br><b>Comments:</b> Responding to a request from the proponent regarding the requirements of the required Heritage Impact Assessment/Evaluation, a draft ToR was developed. It was noted that this was the first time this ToR had been applied to a development project.   |
| Email Correspondence with Tomasz Wierzba (City of Barrie Planner)   | <b>Date:</b> March 5, 2021.<br><b>Comments:</b> Several questions were asked by IPS to provide additional clarity on the Draft ToR.<br>The 400 m radius study area was deemed to be appropriate. In seeking clarification on how to capture a Description of Character given the range of buildings (1-14 storey) in the 400-meter zone City Planners noted that <i>"This part of the East End is quite varied, as you've pointed out, and the 400 m study area captures the tall buildings along Dunlop as well as both Victorian home as well as Victory homes. However, there is also a clear transition of built form along Dundonald, north of Dunlop/Blake. This transition in built form needs to be recognized as the proposed building, in my opinion, is right in the middle of that transition zone. In this sense, a 4+ story building would not appear to be an island on its own, but it would be in contrast to the ground related built form north of the property."</i> |
| Final Terms of Reference provided by City of Barrie                 | <b>Date:</b> April 23, 2021  |
| Original Submission   | <b>Date:</b> December 22, 2021. (1st ZBA).   |
| Comments from City of Barrie Re: Original Submission                | <b>Date:</b> July 26, 2022   |
| Revised Report Submission   | Based on comments on the original submission by the City of Barrie, the HNCIE was revised to reflect a revised proposed development and refined contextual understanding of the neighbourhood in relation to the subject property. Specifically, the neighbourhood description was revised from being depicted in 4 sections to 3 sections, as it was felt that the two sections shared enough neighbourhood characteristics to be considered together. While ARA feels that the subject property is in a unique transitional space and shares characteristics with each section surrounding it, the revised HNCIE expanded the analysis to consider the characteristics associated with all section in more depth.  |



**Map 1: Study Area and Subject Property in City of Barrie, Regional Municipality of Simcoe**

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Map 2: Aerial Image Showing the Subject Property and Study Area**  
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## **2.0 MUNICIPAL POLICIES**

The following section reflects the policies which were in place at the time of the original submission (December 2021).

### **2.1 County of Simcoe Official Plan (2016)**

One of the main goals of *County of Simcoe's Official Plan* is: "To protect, conserve, and enhance the County's natural and cultural heritage" (County of Simcoe 2016:5). The importance of cultural heritage in the County of Simcoe is emphasized by the numerous policies addressing cultural heritage in the *Official Plan* (OP) as approved in 2016.

Section 4.6 of the OP identifies policies related specifically to cultural heritage in the County of Simcoe. Subsection 4.6.1 provides the objective: "Significant built heritage resources, and significant cultural heritage landscapes, will be conserved" (County of Simcoe 2016:87). The County of Simcoe OP outlines multiple policies that encourage and, in some cases, direct area municipalities to appropriately manage their cultural heritage resources. Policy 4.6.2 states that the County will:

*work with local municipalities and heritage committees to create and maintain an inventory of local and significant cultural features including but not limited to:*

- a) heritage resources designated under Parts IV and V of the Ontario Heritage Act;*
- b) sites or areas having historical, archaeological, cultural, scenic, or architectural merit both on land and underwater;*
- c) cemeteries; and*
- d) other cultural heritage resources of community interest and significance* (2016:89).

Additionally, there are policies that direct the municipal actions as outlined in Policy 4.10.8 stating: "Local municipal official plans shall contain cultural heritage policies which shall include policies for the development and maintenance of registers of locally significant cultural heritage resources as outlined in Section 4.6.2 of this Plan" (County of Simcoe 2016:107). Additionally, there is a need to address developments adjacent to cultural heritage properties (i.e., "protected" properties), such that area municipalities are directed to only allow development and site alteration on adjacent lands "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" (County of Simcoe 2016:5).

### **2.2 City of Barrie Official Plan (2018)**

With respect to cultural heritage, the following goals are identified in the *City of Barrie Official Plan*:

- 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.*
- 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 (City of Barrie 2018:3-11).*

Subsections a-d in Section 3.4.2.1 on General Policies related to Cultural Heritage Conservation discusses development in relation to cultural heritage conservation:

- 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 (City of Barrie 2018:3-11).*

Further in this section, the City of Barrie OP states:

- 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 (2018:3-11).*

The subject property is not recognized under the OHA, nor is it adjacent to any property recognized in the OHA.

Section 4.8.24 of the OP defines and scopes the policies related to Defined Historic Neighbourhoods:

*The Defined Historic Neighbourhood Policy area includes a number of older low density residential neighbourhoods in and around the original settlement areas of the City. These areas display an identifiable cultural landscape and historical layering of the built form reflective of the City's past. The Urban Growth Centre is not included in the Historic Neighbourhood Defined Policy Area, as this is a key intensification area identified in the Places to Grow Growth Plan. The focus of this Defined Policy Areas City of Barrie Official Plan 4-47 Section 4.0 Land Use Policies policy area is the existing low density residential areas around the Urban Growth Centre, with the exception of Allandale, where there is some overlap with low density residential areas and the Urban Growth Centre. The low density residential*



*area within the Urban Growth Centre is identified as the “Allandale Neighbourhood” typology area in the Intensification Area Urban Design Guidelines, and for purposes of this section, is considered to be within the Historic Neighbourhood Defined Policy area.*

*The Historic Neighbourhood Defined Policy Area includes neighbourhoods identified in the Historic Neighbourhood Strategy as areas with cultural heritage character by virtue of the groupings of historic buildings and streetscapes which are recognized as valuable cultural heritage resources that merit some protection however, they have not been individually evaluated or considered appropriate for designation under the Heritage Act (City of Barrie 2018:4-46).*

Policies related to section 4.8.24 include:

- a) Areas with Cultural Heritage Character may be subject to further secondary plans, block plans or zoning by-law provisions.*
- b) Development Guidelines may be prepared for each area, with zoning provisions and detailed Urban Design Guidelines to protect heritage characteristics of the areas.*
- c) Site Plan Control may be applied to low density residential development of less than 25 units and any applicable drawings and information as may be required to assess in relation to Heritage Urban Design Guidelines may be required.*
- d) A Neighbourhood Heritage Character Impact Evaluation may be required for development, redevelopment, alteration or works proposed within a Historic Neighbourhood area (City of Barrie 2018:4-46).*

The *Historical Neighbourhood Strategy* document defines historic neighbourhoods, provide characteristics, and lays out clear policies to help guide future land use and heritage considerations. The subject property and the East End Neighbourhood, are not recognized in the *Historic Neighbourhood Strategy* and therefore not recognized as a *Historic Neighbourhood Defined Policy Area* in the 2018 *OP*.

### **2.3 Neighbourhood Heritage Character Impact Evaluation Terms of Reference**

While the subject property itself is not located within a historic neighbourhood or Barrie Historic Neighbourhood Defined Policy Area (as identified in the Barrie Official Plan (2018) which was in force at the time of submission), the surrounding residential area has been identified by City staff as having the potential to have a distinct historic character and subject to the policies in Section 6.11.1 of the *OP*:

*The City of Barrie may require the following reports or studies be prepared to the City’s satisfaction [and] The need for any or all of the studies listed from (a) to (ff) shall be determined by the City of Barrie following consultation between the City and the applicant (City of Barrie 2018:6-30).*

City Staff have determined that a Historic Neighbourhood Character Impact Evaluation (HNCIE) be prepared as part of the proposed development.

The City of Barrie defines a HNCIE as a

*...study to determine the impact of a proposed development on the character of a historic neighbourhood or a neighbourhood which exhibits characteristics of a historic neighbourhood, and to provide recommendations on how to mitigate negative impacts of a proposal on the character of historic neighbourhoods (HNCIE 2021).*

The City of Barrie HNCIE Terms of Reference (TOR) further outlines that the study area for a HNCIE will “generally be within approximately a 400-metre radius of the lands subject to the development application”. The characteristic which should be considered include:

- *Lot areas*
- *Lot configurations*
- *Lot coverages*
- *Building types*
- *Presence of mature trees, viewsapes, natural or historical landscapes*
- *Building heights and massing*
- *Setbacks for front, rear and side yards*
- *Materials and finishes*
- *Architectural design and character*
- *Plaques, monuments, or statues (HNCIE 2021).*

## **2.4 Summary of Municipal Policies**

These *OP* policies call for an analysis of historic characteristics and attributes of identified resources and landscapes, coupled with an analysis of the surrounding streetscapes to evaluate any project impacts and outline potential mitigation measures to support the conservation of the historic neighbourhood character.

## **3.0 CONSULTATION**

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation, ARA reviews relevant online sources and databases to determine if any of the properties within the study area are recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada’s online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. There are no properties within the 400-meter study area is recognized as having national significance.

Another form of recognition is the *Canadian Register of Historic Places* which contains properties recognized by federal, provincial and territorial governments. As noted above, recognition in the Register does not offer protection from alteration/destruction but these properties may have other

government designations/protectations that do offer protections. There are no properties within the 400-meter study area which are recognized on the Canadian Register of Historic Places.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MHSTCI 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. There are no properties within the study area that are commemorated with an OHT plaque, nor are any recognized as a National Historic Site (OHT 2021; Parks Canada 2021). A plaque created by the Archdiocese of Toronto marks the entrance to St. Mary’s Church, which is adjacent to the subject property. A description of this plaque is outlined in Section 7.1.1.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received.

The City of Barrie Municipal Heritage Register was consulted and only one listed property was found within the study area, 188 Collier Street. This property contains an existing single detached residential dwelling. No CHLs in or around the 400-meter study area are identified on the Municipal Heritage Register or are recognized through *Official Plan* policies.

The list of Heritage Conservation Districts was consulted. The subject property was not found to be located within a designated district (MHSTCI 2023). The list of properties designated by the MHSTCI under *Section 34.5* of the *OHA* was consulted and no properties within the 400-meter study area are not included in this list.

At project commencement, ARA communicated with the property owner and associated project planner to get an update on previous and lengthy communication with City of Barrie staff. ARA did not communicate directly with City Staff and was provided heritage related information from City Staff by IPS. IPS provided ARA with an understanding of the heritage related considerations as identified by City of Barrie Staff, and the TOR for the HNCIE. The project planner communicated to ARA that a description of the subject property is to be included, but an Ontario Regulation 9/06 evaluation is not required. The focus of the HNCIE is to evaluate the neighbourhood as a whole. Furthermore, City of Barrie Staff confirmed that the neighbourhood evaluation did not need to include an inventory of every building within 400 meters, but rather should examine the general characteristic of the neighbourhood against the proposed development.

#### **4.0 FIELD SURVEY**

The field survey component of the project involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs of the subject property and neighbourhood within 400-meters of the subject property were taken. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources.

A field survey was conducted on May 31, 2021, to photograph and document the study area and record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the historic neighborhood character evaluation process. Legal permission to enter and conduct all necessary fieldwork activities on the subject property was granted by the property owner. Exterior documentation of the subject property and surrounding neighbourhood was carried out. All images of the study area were taken from the public realm.

A secondary field visit was conducted August 27, 2023. The field visit examined the study area and streetscapes from the public realm to enhance ARAs understanding of the characteristics of the neighbourhood in relation to the subject property.

The study area was documented in a general clockwise manner (see Image 1 to Image 32). Map 10 illustrates the location and direction of each photograph taken of the exterior of the structures and surrounding context. The map and photos can be found in Appendix B.

#### **5.0 NEIGHBOURHOOD HISTORY**

The site history of the neighbourhood was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, tax assessment rolls, census records, land registry records), and published secondary sources (online and print).

The City of Barrie and Simcoe County have a long history of settlement including pre-contact and post-contact Indigenous campsites and villages. However, the cultural heritage resources are tied to the early 20<sup>th</sup> century history of Barrie. Accordingly, this historical context section spans the Euro-Canadian settlement history to present.

The arrival of the European explorers and traders at the beginning of the 17<sup>th</sup> century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 1.

**Table 1: Post-Contact Settlement History**  
(Smith 1846; Coyne 1895; Hunter 1909a–b; Lajeunesse 1960; Cumming 1970; Ellis and Ferris 1990; Surtees 1994; AO 2015)

| Historical Event               | Timeframe   | Characteristics  |
|--------------------------------|---|--|
| Early Exploration              | Early 17 <sup>th</sup> century                          | Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools   |
| Increased Contact and Conflict | Mid- to late 17 <sup>th</sup> century                   | Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701   |
| Fur Trade Development          | Early to mid-18 <sup>th</sup> century                   | Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760  |
| British Control                | Mid-18 <sup>th</sup> century                            | <i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included the surrendered lands and addressed the Mississaugas' claim to the area  |
| Loyalist Influx                | Late 18 <sup>th</sup> century                           | United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; John Collins acquires the northern part of the Toronto Carrying Place in 1785 (subject to a confirmatory surrender in the Williams Treaties of 1923); <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada   |
| County Development             | Late 18 <sup>th</sup> to early 19 <sup>th</sup> century | Became part of the expansive Kent County in 1792; Nominally became part of Simcoe County in 1798; Additional land cessions included the Penetanguishene Purchase (Treaty 5) in 1798, Lake Simcoe Purchase (Treaty 16) in 1815 and Nottawasaga Purchase (Treaty 18) in 1818; All townships surveyed by the mid-1830s; Townships ceded to Waterloo County in 1837 and York County in 1838; Simcoe County independent after the abolition of the district system in 1849  |
| Township Formation             | Early 19 <sup>th</sup> century                          | Traversed by the Nine-Mile Portage in the southwest, which was widened near the end of the War of 1812; Government storehouses erected in 1819 at either end of the portage; The majority of the western part of the township comprised the Minesing Wetlands; Vespra was first surveyed by James Chewett in 1820; Mill site established at Midhurst in 1825; Old Sunnidale Road opened in 1833; Parts of Barrie laid out in 1827 and 1833; Settlement of Barrie began mainly in the early 1830s; John Goessman completed the survey of Vespra in 1835 |
| Township Development           | Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century  | Population reached 571 by 1842; 5,277 ha had been taken up by 1846, with 697 ha under cultivation; 1 grist mill, 2 saw mills and 1 distillery in operation at that time; Minesing Road surveyed by George Lount in 1847; Traversed by the North Simcoe Railway (1878) and the Canadian Pacific Railway (1908); Barrie was the principal settlement; Other communities at Grenfel, Crown Hill, Midhurst, Dalston, Minesing, Anten Mills and Craighurst  |

## 5.1 City of Barrie

Barrie was named in honour of Sir Robert Barrie, a British naval officer who commanded a squadron during the War of 1812. The town site is located on the shore of Kempenfelt Bay in the vicinity of the southeastern terminus of the Nine-Mile portage trail known as the Old Landing Place, which led from Willow Creek down the Nottawasaga to Georgian Bay. This portage was important for the transportation of supplies during the War of 1812 and the early settlement of the



area, though was likely used well before the 18<sup>th</sup> century by First Nations (Hunter 1909b:203). Euro-Canadian settlement of the area began after the war. The first structure was a log home constructed by Sir George Head for himself and other French-Canadians who were part of the small detachment stationed with him (Hunter 1909b:203). A Government log storehouse was constructed circa 1819 and functioned as a military supply depot as well as a shelter for early pioneers. For a few years, this storehouse was protected and supplied by an armed schooner on Lake Simcoe until it was abandoned and subsequently used as a dwelling occupied by David Edgar circa 1828.

A small community had begun to form and in response the Government constructed wooden shanties along Dunlop Street for early settlers (Hunter 1909b:204). In 1833, town lots were officially surveyed by Hawkins, and by 1837, approximately three dozen settlers had established themselves in the area. Alexander Walker, a farmer from Scotland, was one of the first settlers, followed by Carney, Bingham, Sanford, McWatt and Pass. By 1846, all the town lots within the old survey were owned by private landowners, while only a few lots within the new survey were occupied (Smith 1846:9). The Ontario, Simcoe & Huron Union Railway was constructed in 1853, which became the Northern Railway in 1858 and was extended to Barrie in 1865. The railway connected Barrie with Toronto and allowed for the transportation of people, agricultural goods and natural resources. Barrie was incorporated as a city in 1959.

## 5.2 Study Area

In an attempt to reconstruct the historic land use of the study area, ARA examined two historical maps documenting past residents, structures (e.g., homes, businesses and public buildings) and features during the 19<sup>th</sup> century, one topographic map from the early 20<sup>th</sup> century and four aerial images. Specifically, the following resources were consulted:

- The *Barrie* inset from J. Hogg's *Hogg's Map of the County of Simcoe* (1871) (OHCMP 2021);
- The *Town of Barrie and Village of Allandale* inset and *Vespra* from H. Belden & Co.'s *Illustrated Atlas of the Dominion of Canada: Simcoe Supplement* (1881) (McGill University 2001);
- A topographic map from 1928 (OCUL 2019); and
- Aerial images from 1954, 1978, 1989 and 2002 (Simcoe County 2021; University of Toronto 2021).

By 1871 the Town of Barrie was well established along the west and north shore of Kempenfelt Bay of Lake Simcoe. A map of from 1871 indicates that the location of the subject property and study area within the east part of Barrie, where streets had been previously laid. At this time, the subject property was situated between Harriet and Melinda (later Dundonald) Street and Duckworth Street (see Map 3). Duckworth Street extended north-easterly from the Bay, intersecting with Louisa, Charlotte, Blake, Collingwood, Harriet and Melinda, Pellew, St. Vincent and Kempenfelt Streets. The study area is located to the east of the downtown core of Barrie and west of Nelson Square. St. Vincent Square is located within the study area between Blake Street and Kempenfelt Bay. No structures are depicted within the subject property on this map.

A map from 1881 depicts the intensified settlement in Barrie north and eastward from Kempenfelt Bay (see Map 4). The subject property is situated just below a marked rise in the land to the north, opposite the lands of W.O. O'Brien which were bounded by Ann Eliza Street to the north, Harriet and Melinda Street to the west and Duckworth Street to the east. Lands within the study area west, east and south of the subject property had all been subdivided for settlement by this time.

What appears to be undeveloped lands are located within the north part of the study area east of Harriet and Melinda Street and are attributed to W.O. O'Brien and W.D. Ardagh. A [Presbyterian] Cemetery is indicated as being located on Lot 1, 4<sup>th</sup> Range from the Bay between St. Vincent and Rodney Streets and north of Pellew Street. No structures are depicted within the subject property on this map.

A topographic map from 1928 shows structures within the study area as well as a structure on the subject property (see Map 5). Just north of the subject property and east of Dundonald Street two structures are depicted which may indicate the location of a farmhouse and barn. By this time, Duckworth Street was closed between Amelia Street and Blake Streets and Blake Street functioned as a main thoroughfare. Structures are depicted throughout the study area, including development along the east side of Dundonald Street. Some time around 1909, Harriet and Melinda Street was renamed Dundonald Street in honour of Admiral Cochrane, Earl of Dundonald (Northern Advance 1909:1). The rise in topography indicated on the 1881 map is better defined on this 1928 map, with various topographical changes noted north of Blake Street rather than an abrupt ridge.

An aerial image from 1954 indicates that the study area was well developed by this time. Few parcels within the study area do not appear to be developed, namely a parcel east of St. Vincent Street and south of Codrington Street. While Duckworth Street had been previously closed between Blake and Amelia Streets, the route of the roadway remains visible on the landscape (see Map 6).

By 1978, development in Barrie had extended northward from the Bay. The new St. Mary's Catholic Church, constructed in 1968 to replace the previous church on Mulcaster Street, was constructed on the land south of Amelia Street and east of Dundonald Street (Arksey and McGrath 2000). This new church is located on the property immediately north of the subject property; however, the buildings are separated by a large, wooded area (see Map 7). Lands within the block bounded by Dundonald Street to the west, Amelia Street to the north, St. Vincent Street to the east and Blake Street to the south remained heavily treed at this time, likely owing to the topography that made it less desirable for residential development.

The 400 Highway had been constructed by this time and traversed east–west along the northern extent of the City of Barrie. An aerial image from 1989 suggests that little change had occurred within the study area since 1978. The subject property is not visible through the tree canopy, and St. Mary's church is visible south of Amelia Street (see Map 8). Development of the City of Barrie extended northerly beyond the 400 Highway by this time. Aerial imagery from 2002 depicts an established neighbourhood in the vicinity of the study area (see Map 9). The subject property remained hidden in the trees at this time, with only a pool visible from the aerial imagery. St. Mary's Church property had added a large parking lot and rectangular building east of the church which today functions as St. Mary's Seniors Residence.

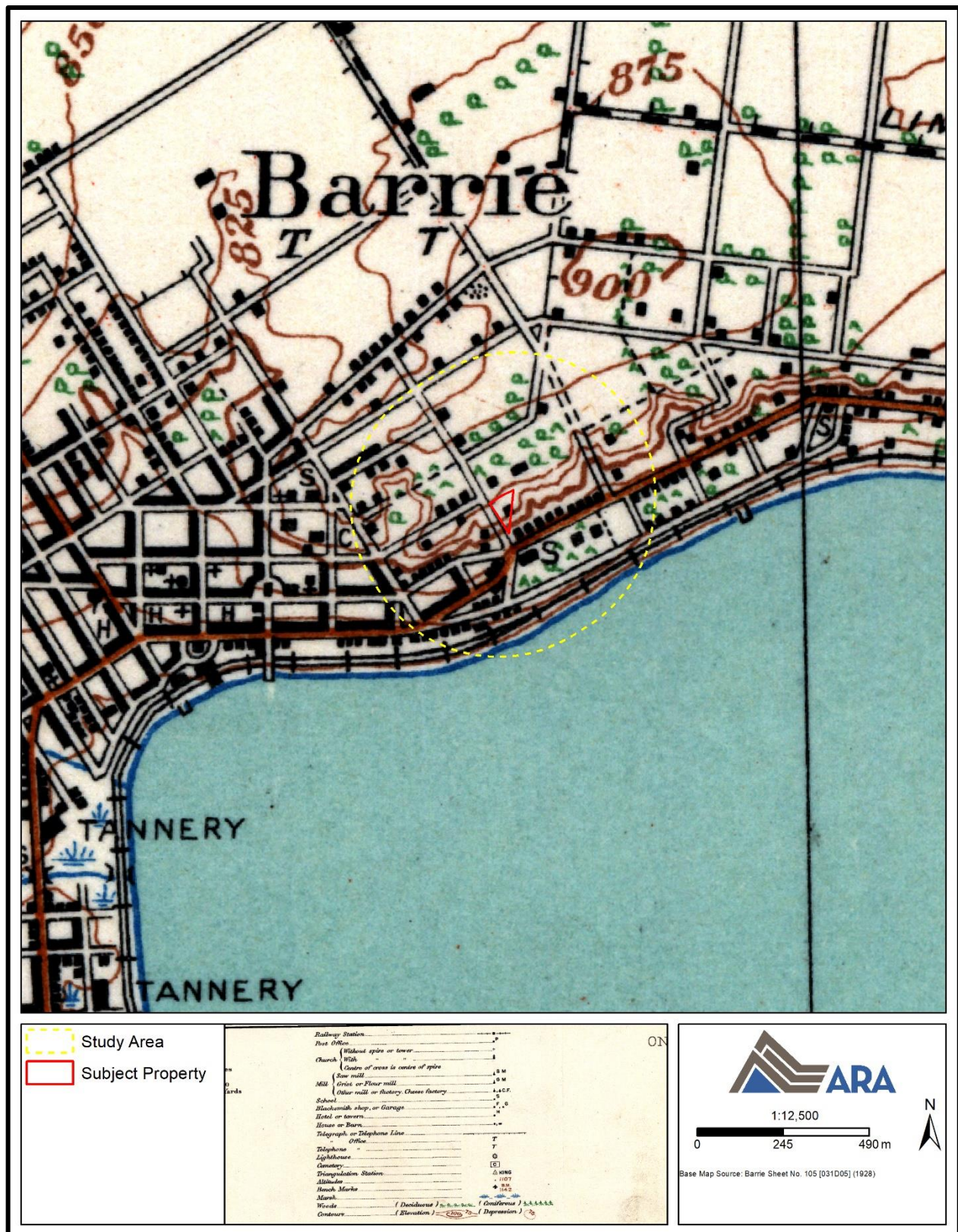






**Map 4: Subject Property and Study Area on an 1881 Map**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; McGill 2001)

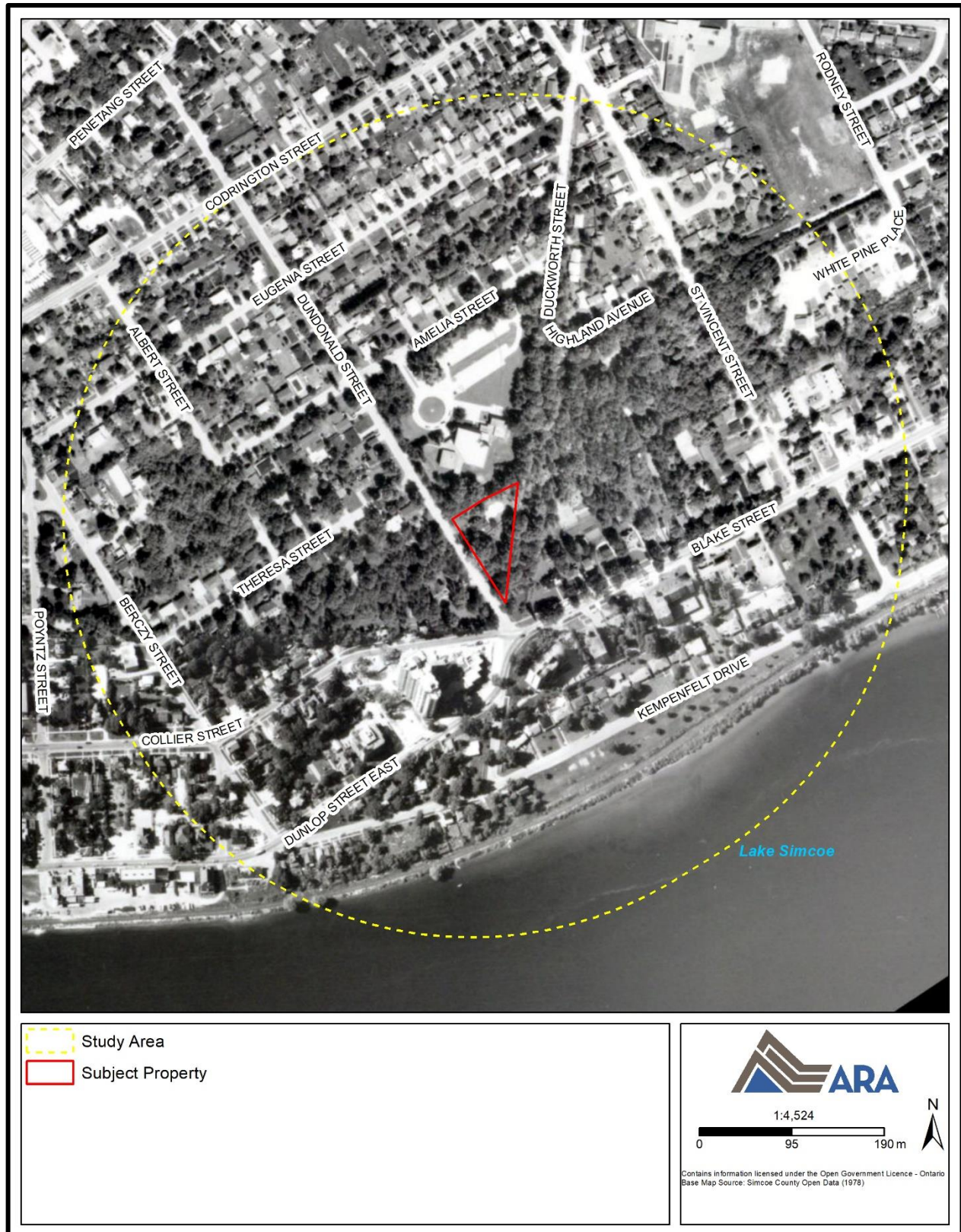






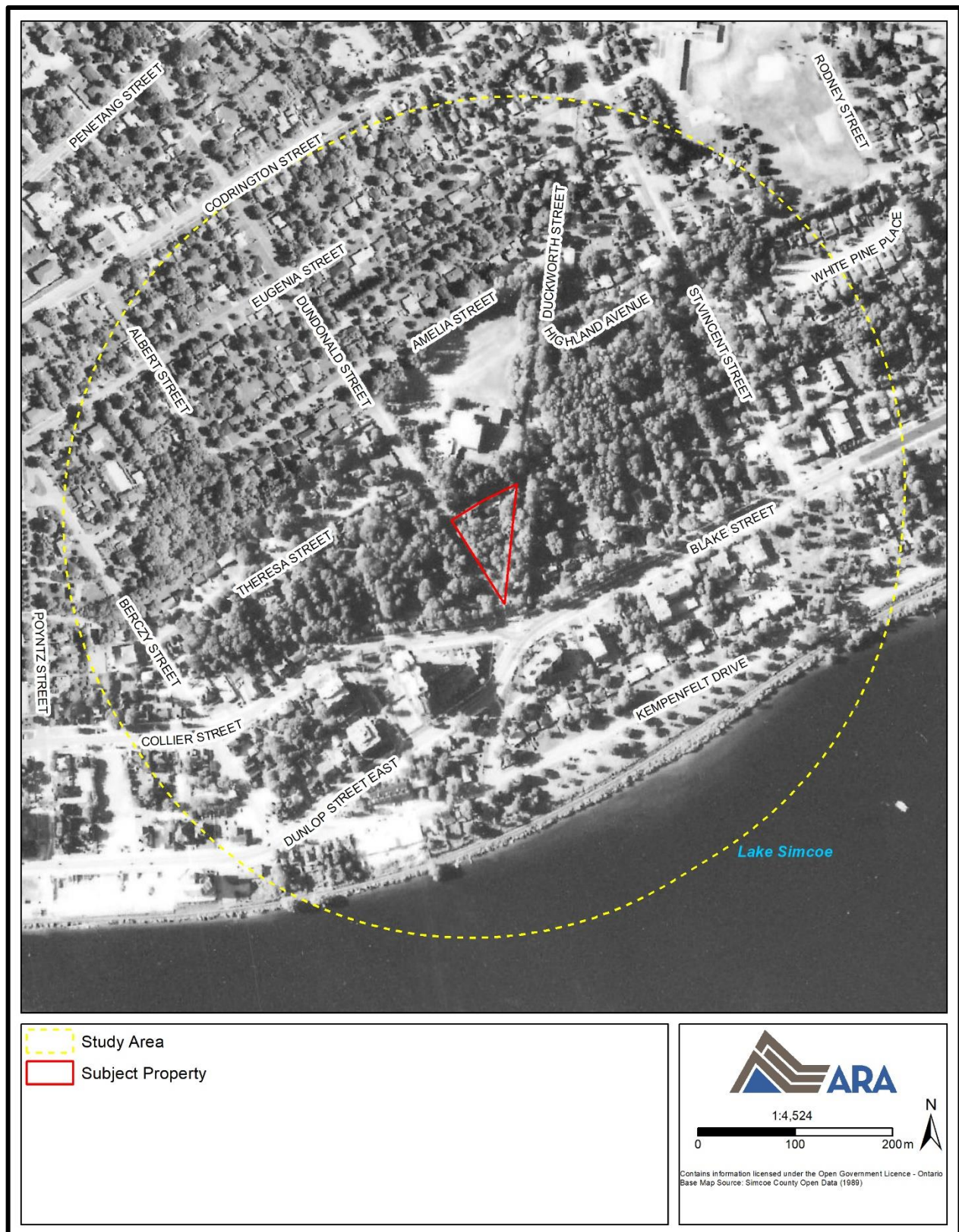






**Map 7: Subject Property and Study Area on a 1978 Aerial Image**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Simcoe County 1978)





**Map 8: Subject Property and Study Area on a 1989 Aerial Image**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Simcoe County 1989)





**Map 9: Subject Property and Study Area on a 2002 Aerial Image**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Simcoe County 2002)

## **6.0 PROPERTY DESCRIPTION - 19 DUNDONALD STREET**

The subject property is located at 19 Dundonald Street on a triangular shaped lot. The property contains a two-and-a-half storey brick residential structure on a leveled area on the northern half of the property and is bounded by Dundonald Street to the west, the St. Mary's Parish grounds to the north, and a treed unused road allowance to the east and south. The entrance to the property is from the west off Dundonald Street, however the residential structure's façade faces south.

### **6.1 Landscape Features**

The topography of the northern portion of the property, has been leveled, creating a fairly flat property landscape. South of this leveled section, the property steeply slopes to the south. The roadway and adjacent properties are significantly sloped in a southerly direction. Mature trees frame the property to the north, east and south. A ravine is located to the immediate south-east of the subject property and is owned by the City as an unused road allowance. The property also contains various shrubs and plantings (see Image 5). A pool in the rear yard is enclosed by a chain link fence.

### **6.2 Exterior**

The residential structure is constructed of red brick masonry laid in a common bond pattern. The house has a bellcast hip roof and deep recessed eaves. The entrance to the property is from the west off Dundonald however the façade faces south has a central formal entrance and an asymmetrical arrangement of windows (see Image 1). A two-storey protruding bay window is located on the western side of the façade. An arched portico supported by two Roman Doric columns and two pilasters, also in the Roman Doric order, frame the formal entryway that is accessed by a stepped stone pathway. The formal entryway door is flanked by sidelights and a large arched transom window above the entryway with what appears to be wood casements. With the exception of a large picture window located on the eastern side of the façade, the windows on the ground and second storey all appear to be wooden windows in wooden casements. There are five windows in the shed style attic dormer which also appear to be set in wood casements. Two interior chimneys with beveled brick details are located on the east and west roof line ridges and are visible from the north, east, and west elevations.

The west elevation faces Dundonald Street and has four windows of varying sizes in what appear to be wooden casements (see Image 2). It appears that two window openings on the west elevation were adjusted or resized at some point; the row of three windows on the ground floor is topped with a flat arch with a single soldier brick course whereas other ground floor windows have a slightly segmented brick arch with alternating soldier/header courses. A second storey window has been resized, a change in mortar and brick colour reveals the approximate size of the former window. A prominent attached garage addition and entry door with a side gable roof is accessed on the north side of the east west elevation.

The rear (north) elevation has three dormers with shed rooflines (see Image 3). There are five sash windows along the second storey. The ground floor has four sash windows, topped with segmental brick arches with alternating soldier/header courses. One window on the ground floor intersects with the roofline of the garage addition. A basement window well is visible with a segmented brick arch matching the ground level window arches.

The south elevation has a dormer with a shed roof (see Image 4). Protruding two storey bay windows are located on the second and ground floor on the northern side of the east elevation. A

covered balcony on the second floor is accessed through a sliding glass door on the second floor that faces south. A recessed second storey window looks out onto the balcony. A covered patio with the same dimensions is located on the ground floor and is accessed by a sliding door that faces south. A recessed window opening looks out to the covered patio space.

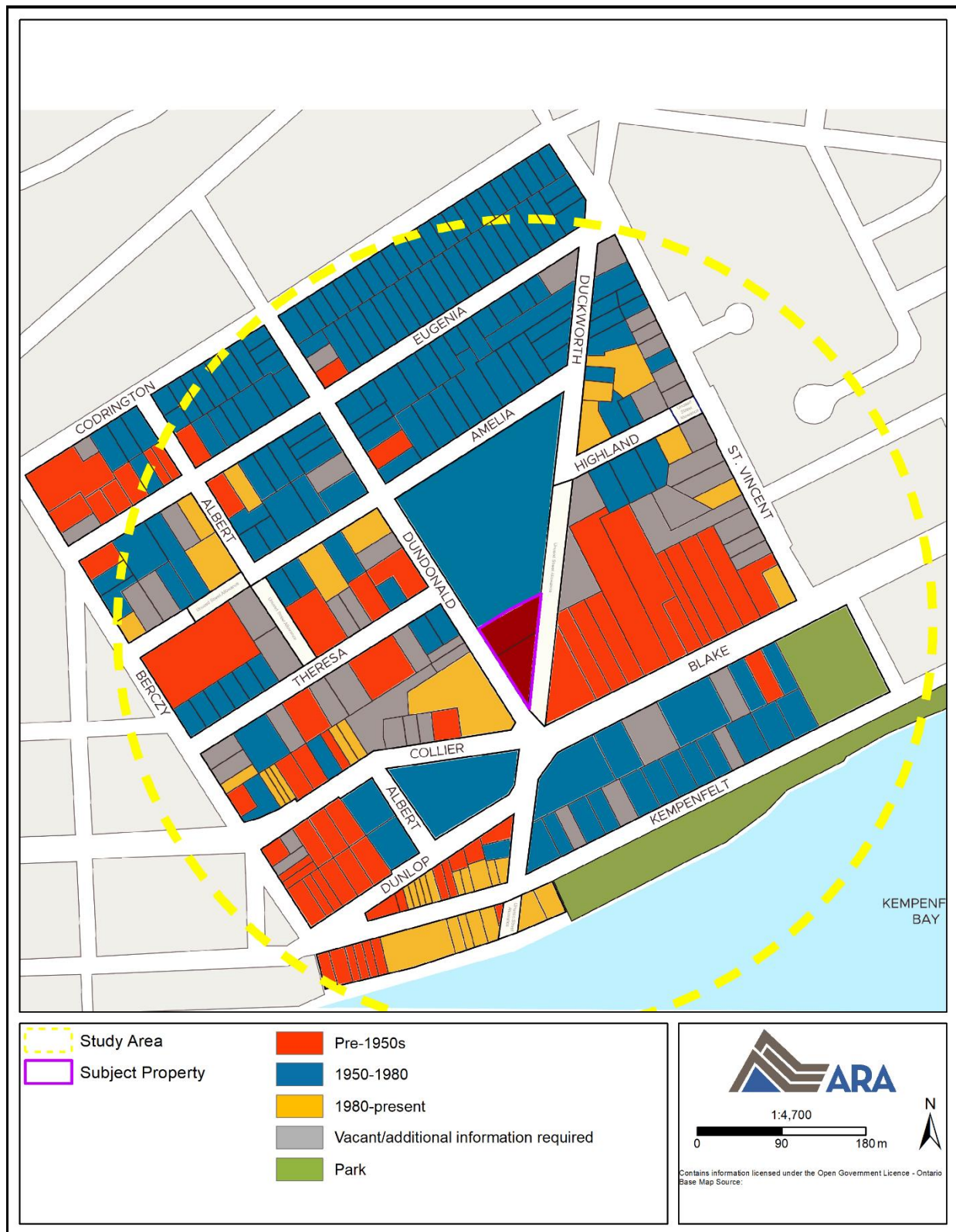
## **7.0 NEIGHBOURHOOD DESCRIPTION**

19 Dundonald Street is located on the eastern boundary of Ward 2 within the East End neighbourhood in Barrie. This neighbourhood extends between Wards 1 and 2 with the unused road allowance to the east and south of the subject property delineating the boundary between the wards. It is ARA's understanding that there is no existing neighborhood character statement for the East End Neighbourhood. As per the HNCIE TOR, and confirmation from the City of Barrie planning staff, the area to be examined should be generally 400m radius from the subject property. For this report, the neighbourhood is generally bounded by Eugenia Street to the North, St. Vincent Street to the east, Kempenfelt Drive to the South and Berczy Street to the West. The field survey and historical research also considered the same 400-meter radius area.

In the original HNCIE, the study area was described in four sections with boundaries influenced by the cohesive nature of streetscapes, development period, and their location on either the upper or lower sections of the neighbourhoods' elevations. In the original HNCIE, the subject property was examined more closely in relation to the transitional natured lower section of the neighbourhood in part because the southern property boundary edge begins at the lower elevation (specifically at the intersection with Collier Street, Blake Street, and Dunlop Street expanding north in a triangular fashion). Additionally, the location of the structure centrally on the rise in elevation in conjunction with the isolation of the property as the only one on which fronts onto this section of Dundonald are in keeping with a transitional area. Feedback from City of Barrie Planning staff indicated that this approach did not allow for a comprehensive examination of impacts of the proposed development as it relates to the dominant characteristics associated with the neighbourhood in the upper section or the neighbourhood as a whole. In consideration of the feedback from staff, this revised HNCIE reflects an expansion of the boundary of Section 1 (which now includes all the streets associated with the upper elevation) and will consider the impact of the proposed development against all three sections of the study area.

The East End neighbourhood includes a diverse mix of residential, commercial and institutional properties, which vary in height, massing, architectural style, and setback. The neighbourhood is also reflective of various time periods of development (see Figure 1). To understand the variation within the neighbourhood as a whole, ARA, organized the study area in sections which exhibit similar characteristics based on the development period and natural topography of the neighbourhood (see Figure 2). An examination of each of the three sections helps to provide an overall understanding of the East End neighbourhood characteristics and informs the Neighbourhood Characteristics Statement (see Section 8.1). Figure 1 highlights the three sections, and each section is described in Section 7.1. Furthermore, a detailed assessment of each streetscape, generated during the field survey, was used to help inform an understanding of the neighbourhood and is found in Appendix A.





**Figure 1: Map of Study Area showing Periods of Development  
(ARA 2021)**





Figure 2: Map of Study Area showing Neighbourhood Sections  
(ARA 2023)

## **7.1 Neighbourhood Character Assessment**

### **7.1.1 Section 1**

This section of the study area is generally bounded by Codrington Street to the north, St. Vincent Street to the east, the south side of Highland Street, Collier Street and Dunlop Street to the south and Berczy Street to the west (see Figure 2). While there are varying building typologies, this section is best described as a stable, low density residential neighbourhood comprised of one to two-and-a-half storey single family homes. Dundonald Street is located along the east side and rises from Collier Street. Dundonald is the only streetscape which does not contain any sidewalks or curbs.

Lot area and configurations in this section vary in width and depth but generally follow a rectangular plan. Lot coverage generally follows a centrally placed building with front, side and/or rear yards. Setbacks vary between narrow to large, however, they are relatively consistent along individual streets, creating cohesive streetscapes throughout the section. A mature tree canopy is present throughout this section, with two larger and well-established forested areas: the first located north of Theresa Street, south of Eugenia Street and between Amelia Street, and the second located just east of the subject property between Dundonald and St. Vincent Street in an unopened road allowance for Duckworth Street.

While the area is characterized as a stable, low-density residential neighbourhood, this section contains a mix of architectural styles from various periods of development (see Image 6 to Image 11). The first period of development in this section is characterized by large residential homes built in the late 19<sup>th</sup> to early 20<sup>th</sup> century. Often constructed or clad in brick, these residences typically range in height from one-and-a-half to two-and-a-half storeys. The extant residence on the subject property is emblematic and in keeping with this wave of development. A portion of the study area is included in the 1907 Fire Insurance Plan (FIP) for Barrie. Many of the brick residences depicted in this FIP are extant today (see Figure 3 and Figure 4). The second period of development in this section occurred in the mid-20<sup>th</sup> century. The architectural character of this wave predominantly reflects 1950s-1980s suburban family housing in the style of bungalow/split level houses that are one-and-a-half to two storeys with a medium setback. Full streetscapes that display this wave of development are located in this section, particularly to the northeast of the subject property. However, many residences constructed in this time also infilled the neighbourhood, interspersed between the existing older residences. The third period of development in this section considers residences constructed post-1980 to the current day, which are selectively interspersed throughout streets. These three periods of development have resulted in varying streetscapes with residential homes from all three periods placed alongside each other. Because of this, there is not a distinct cohesive and uniform character in architectural style or material use in this section, however, the low-density residential use of the area is consistent across all three periods of development, with buildings typically between one-and-a-half to two-and-a-half storeys with a predominant brick materials finish.

Despite the primarily low-density residential character, this section also includes some institutional and commercial uses, some of which are housed within former residences. A large parcel adjacent to the subject property contains St. Mary's Church (built in 1969) and a four-storey residential structure used as St. Mary's Senior Residence (built after 1989). St. Mary's Church and the neighbouring apartments is the largest lot in the section and the Church is only institutional property within the study area (see Image 14 and Image 15). St. Mary's Church contains a large surface parking area and is surrounded by a heavy tree canopy which provide a strong visual buffer from Amelia Street or Dundonald Street. Within the St. Mary's property there

is a statue (at the centre of roundabout) and a plaque placed at the entrance to the property off Amelia Street (see Image 16). The plaque was created by the Roman Catholic Archdiocese of Toronto and reads:

*By the 1830s, visiting priests from Toronto, Penetanguishene and later Newmarket were saying mass in the private homes of the growing number of Catholics in Barrie, and the surrounding townships. The great influx of Irish immigrants following the 1847 potato famine led to the building of the first catholic church in Barrie in 1850 and to its establishment as a parish in 1855 under its first Pastor, Rev. John Francis Jamot. Shortly afterwards the first Catholic school was opened in Barrie in 1857 the sisters of St. Joseph came from Toronto to teach and engage in many charitable activities. In 1861, Barrie became the seat of the Deanery of Simcoe and for many years its Priests served other Catholic communities in central Simcoe County. In 1872 he second Catholic church, a brick and stone edifice was built on Mulcaster Street in Downtown Barrie to replace the original heavy timber frame structure. In 1969 worship began in the present St. Mary's Church which was erected on this new location, the former site of the Monastery of the Redemptoristine nuns. This plaque was blessed and dedicated on Pentecost Sunday, May 25, 1980, the 125<sup>th</sup> anniversary of the founding of the Parish, by his eminence, G. Emmett Cardinal Carter, Archbishop of Toronto.*

Topographically this section is located on the higher elevation rising from Dundonald Street and Berzy Street. This elevation, although often impeded by the mature tree canopy, has the potential to provide significant views to Kempenfelt Bay from Berczy, Dundonald and St. Vincent Street.

There are no properties recognized under the OHA in Section 1.

The subject property is located with a transition zone between all three sections and does not share a frontage with any other buildings. The property shares characteristics of this section which reflect a low-density residential character with consistent, building type, building heights, building materials and the presence of mature tree canopy found throughout the section.

### **7.1.2 Section 2**

This section is comprised of residential buildings located along the north side of Blake Street. It represents a cohesive and legible historical streetscape with large rectangular lots, which vary in depth, which are rhythmically spaced along the streetscape (see Image 19 to Image 22). This section contains single family residential homes built between the late 19<sup>th</sup> century and early 20<sup>th</sup> century ranging between one-and-a-half to two-and-a-half storeys, and constructed with brick, stone and what appears to be a stucco cladding (see Image 18 to Image 22 Figure 1). These residences date back to the first period of development as outlined in Section 1 (see Section 7.1.1), however they have been identified as an individual section due to their location and frontage along Blake Street and their grouping and readability as a historic streetscape.

Residences have a consistent, large set back and back onto a treed steep ridge. The property located at 42 Blake Street, is an exception and is placed close to the street edge. The residences along Blake Street are in keeping with early historical mapping and among the first period of development in the study area. A variety of historic architectural styles exist on the street, including variations of the Ontario Cottage, Edwardian, and Queen Anne architectural style. Mature trees line the street, and a consistent large, grassed, boulevard is found between the

sidewalk and the road. No significant views were identified in this section. Aside from a plaque located on the façade of 42 Blake Street identifying it as a historical home, no plaques, monuments or statues were observed in this section.

This section along the north side of Blake Street is representative of a cohesive, readable, historical streetscape built in various architectural styles during the 19<sup>th</sup> and 20<sup>th</sup> century.

There are no recognized properties under the *OHA* in this section.

While the subject property shares characteristics with this section in building type, height, and materials for example, it is not part of the rhythmic and cohesive streetscape as it does not share the same street frontage, setback, or a direct visual link with the streetscape.

### **7.1.3 Section 3**

This section is located along the southern edge of the study area and is bounded by Collier Street and Blake Street to the north (with a section of Dunlop Street East), St. Vincent Square to the east, Kempenfelt Bay to the south and Berczy Street to the west (see Image 34 to Image 36)

This section contains the largest variety of housing types and designs which include late 20<sup>th</sup> century apartment buildings placed alongside large early to mid 19<sup>th</sup> century/early 20<sup>th</sup> century single family homes, mid-20<sup>th</sup> century/contemporary single-family homes and mid-century and contemporary condominium units, creating a significant massing range between 1 ½ - 14 storeys (see Image 24 to Image 28 and Figure 5). St. Vincent Park and Kempenfelt Park are noted green spaces and the Barrie North Shore Trail, located south of Kempenfelt Drive is a significant landscape that shapes the streetscape and is lined with trees (see Image 23 and Image 25). However, the variety of characteristics within this section is evident on the further western portion of Kempenfelt Drive that contains several late 19<sup>th</sup> century/early 20<sup>th</sup> century cottages that have little to no setbacks and no tree canopy (see Image 26).

Collier Street and Dunlop Street East are both varied streetscapes containing commercial businesses, single family homes, multi-family buildings, and mid-to-high density apartment buildings (see Image 28 to Image 33). This massing of this street varies between one-and-a-half storeys to 15 storeys. Housing ages vary, with some historical brick residences potentially dating back to the late 19<sup>th</sup>/early 20<sup>th</sup> century, 1970s apartment design, and contemporary construction all within a close proximity.

No statues, plaques or monuments were observed within this zone. One potential view from 33 Theresa Street (located in Section 1) down to the Kempenfelt Bay was noted as a potential significant view, however, access to 33 Theresa Street would be needed to confirm the view extent and direction (see Image 30).

One property, 188 Collier Street, is recognized under Section 27 (listed) of the *OHA*. The property is not adjacent to the subject property and is approximately 160 meters away (527 feet) fronting south onto Collier Street.

Overall, this section is representative of an area of transition within the study area. It represents the transition from the mixed use of the downtown core and high density located along the waterfront and lower levels to the stable low density residential areas of the upper elevation. ARA considered the subject property within this section due to the transitional nature of the property location (i.e., southern property boundary is located at the intersection of Collier Street, Blake

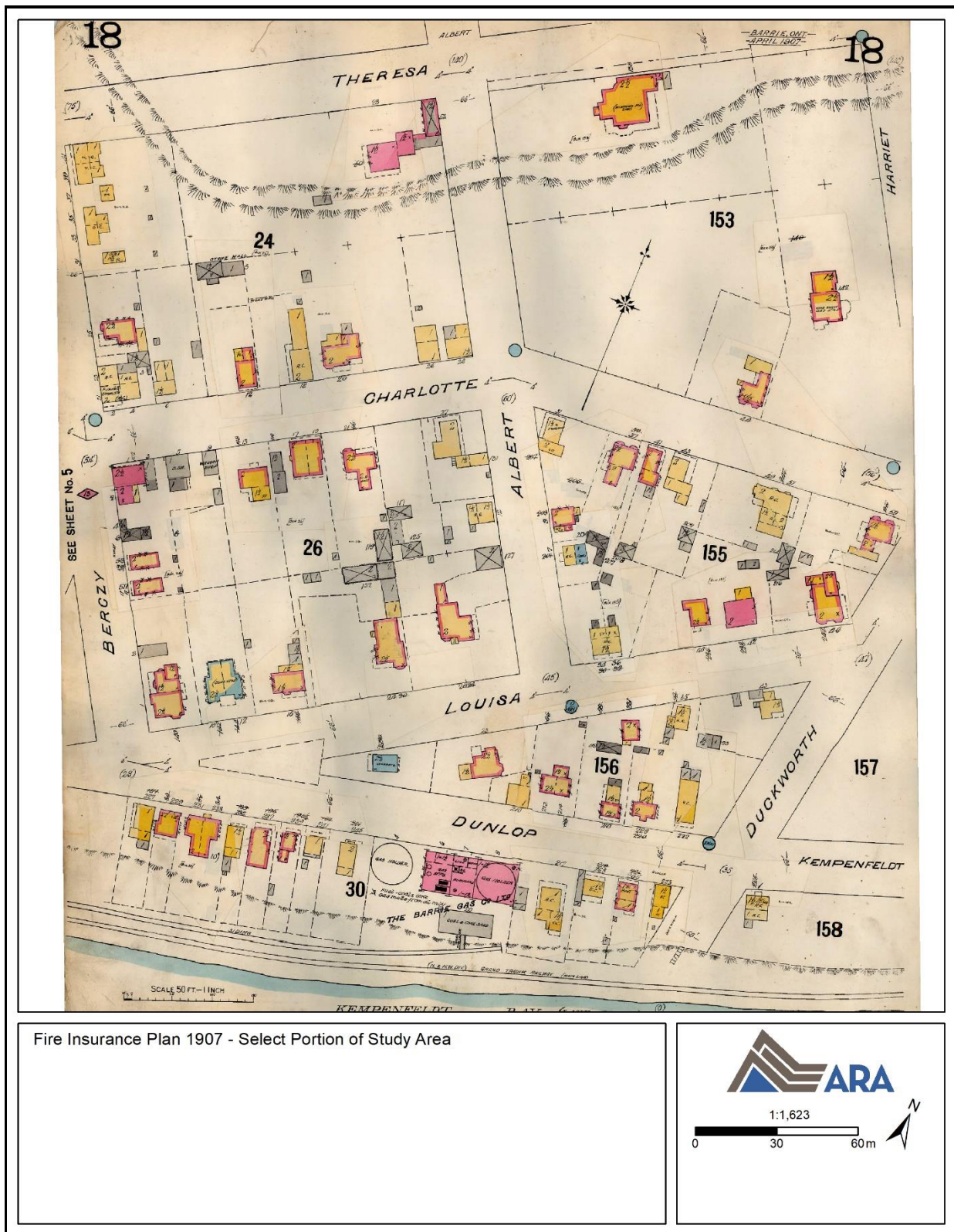


Street, and Dunlop Street), the absence of shared streetscape with properties in Section 1 or 2 which is reinforced by the topographical changes associated with the property, as well as the lack of visible relationship with neighboring properties in other sections.

#### **7.1.4 Summary**

The subject property is located with a transition zone and shares characteristics between all three sections. The subject property does not share a street frontage with any other properties along this block of Dundonald and the triangular nature of the subject property and the location, in the center of the topographical rise, reinforces the transitional nature between the lower sections (Section 2 and Section 3) and the upper portion of the neighbourhood (Section 1). The subject property shares characteristics with Section 1 and Section 2 which reflect a low-density residential character with consistent set back, building type, building heights, building materials and the presence of mature tree canopy. The subject property does not share frontage or visual connection with the cohesive streetscapes associated with these sections. The subject property shares characteristics with Section 3 which reflects the transitional nature between upper and lower sections and is consistent with the irregular and variable nature of the streetscapes (i.e., variety of lot sizes, building types and materials, building heights) found in the section.

Comments from City of Barrie planning staff noted that the dominant neighbourhood characteristics in each section should be explored in more detail against the proposed development in order consider the neighbourhood as a whole. The remainder of the report will consider each section against the proposed development.



**Figure 3: Selected Portion of Study Area on 1907 Fire Insurance Plan**  
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2022)

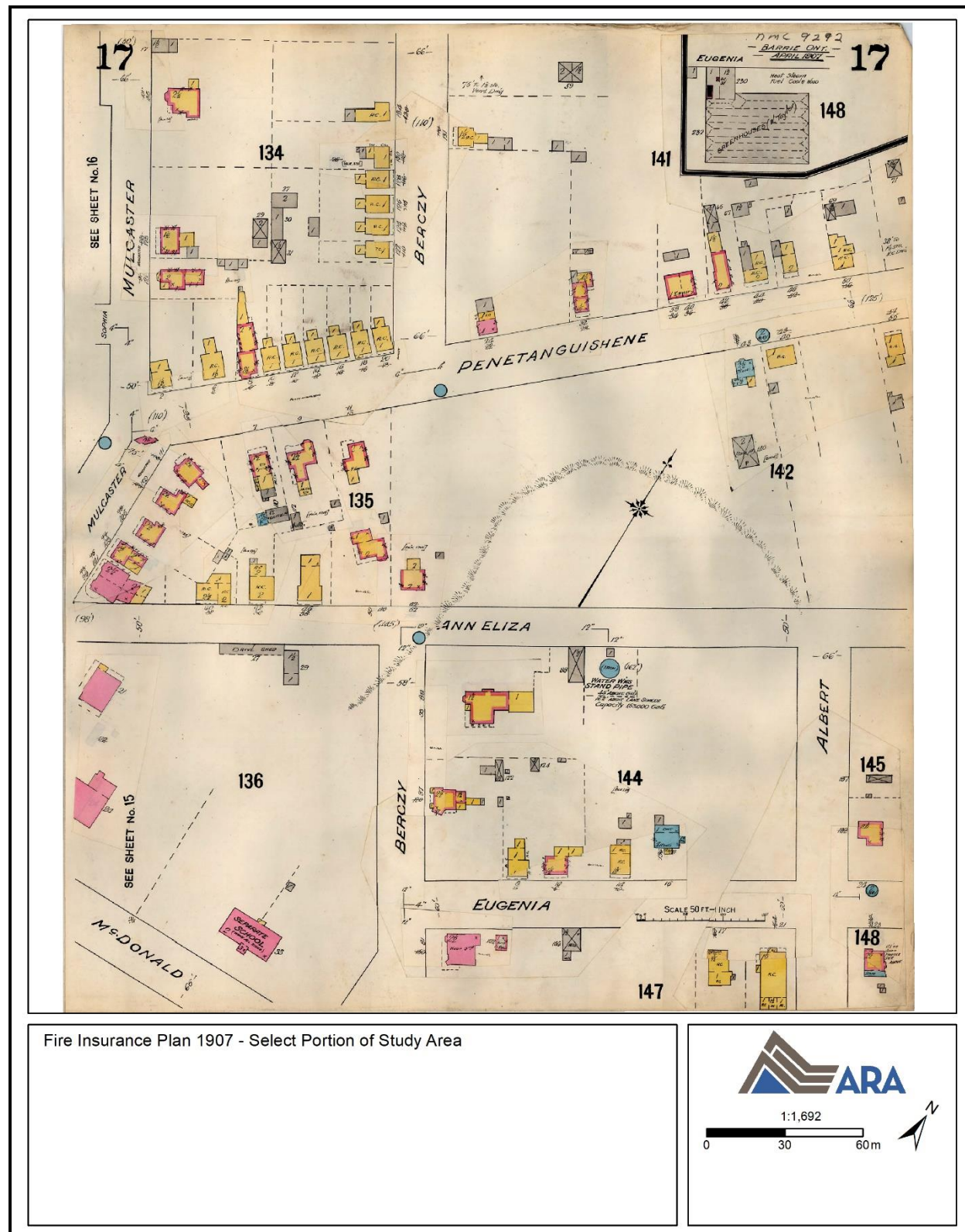






Figure 5: Medium to High Rise Structures in Surrounding Area  
(IPS 2020)

## 8.0 HERITAGE ASSESSMENT

The historic neighbourhood character evaluation considers the general characteristics of the study area including lot areas and configurations, building types, trees, landscapes and views, building heights and massing, setbacks, building materials and design, and any monuments or plaques. The evaluation was limited to what was visible from the public realm.

### 8.1 Neighbourhood Characteristics Statement

The East End neighbourhood is a mix of residential, commercial and institutional properties which overall include a variety of architectural styles, building ages, uses and density. One recognized heritage resource is found within the study area, 188 Collier Street, which is listed under Section 27 of the Ontario Heritage Act. The neighbourhood includes a large green space (St. Vincent Square Park), a recreational waterfront trail along Kempenfelt Bay and a mature tree canopy found throughout the neighbourhood. The neighbourhood is primarily low-density residential properties, however, the density ranges from one storey bungalows to 14 storey towers when looking at the East End neighborhood study area as a whole. As a result, the study area is best understood as being comprised of sections that reflect the overall varied nature of the neighbourhood. These areas respond to the natural topography, with stable, low-density residential streets located on the higher elevations (northern portion) and a more diverse, transitional composition of structures, along the lower levels (along waterfront).

The stable, low-density residential streets located along the top of the rise in land contain a mix of architectural styles from various periods of development. Housing ages vary, with some prominent brick residences dating back to the late 19<sup>th</sup>/early 20<sup>th</sup> century, mid to late 20<sup>th</sup> century construction and contemporary construction. As you move east through the study area, the architectural character predominantly reflects 1950s-1980s suburban family housing in the style of bungalow/split level houses that are one-and-a-half to two stories with a medium setback. This section contains quiet residential streetscapes which are framed by regularly spaced lots and a mature tree canopy. Intermittent views to Kempenfelt Bay are visible in this section along north-south roadways.

The north side of Blake Street between Dundonald Street and St. Vincent Street is a distinct section of its own within the study area. This section contains a cohesive historic streetscape composed of single-family residential housing built between the late 19<sup>th</sup> century and early 20<sup>th</sup> century. Residences along this section range between one-and-a-half to two-and-a-half storeys, have a consistent, large set back and back onto a treed steep ridge. The property at 42 Blake Street, is an exception and is placed close to the street edge. A variety of architectural styles from the 19<sup>th</sup> and 20<sup>th</sup> century are represented and mature trees line the street.

The southern boundary of the East End neighbourhood is best understood as a transitional space. While the area does include low-density single-family homes of varying ages and architectural styles, the streetscapes in this section are characterized by the numerous medium to high density buildings that reflect the changes in density as one travels west towards the downtown core. Arterial connections that connect with the downtown core also travel through this section. This section maintains a strong relationship to Kempenfelt Bay, with the Barrie North Shore Trail and Kempenfelt Park running through this section. As this section contains several eras of development from 19<sup>th</sup> century to the 21<sup>st</sup> century alongside a wide range in size, architectural style, and uses, the area is best characterized as a transitional portion of the East End neighbourhood.

## 9.0 PROPOSED DEVELOPMENT

The following section describes the proposed development and is based solely on information (i.e., Site plan) provided to ARA by IPS.

The proposed development involves the removal of all structures associated with 19 Dundonald Street and the construction of a six storey, residential condominium building with three levels of underground parking (see Figure 6). 19 Dundonald Street is currently zoned '*Residential Single Detached Dwelling Second Density (R2)*' in Comprehensive Zoning By-law 2009-141.4. The property occupies 99.0 metres of frontage along Dundonald Street and contains an area of 3,880 m<sup>2</sup> (0.38 ha. / 0.96 ac.). 19 Dundonald Street currently contains a single detached dwelling and accessory uses, and the remaining portion of the property is vacant with vegetation and scattered tree cover. To facilitate the proposed development, a Zoning By-law Amendment is requested to rezone 19 Dundonald Street to '*Residential Apartment Dwelling First Density - 3 with Special Provisions (RA1-3) (SP-XXX)*'.

The proposed development is to be centrally placed on the subject property and will seek to respond to the existing topography and slope (see Figure 6 and Figure 7). A three-and-a-half metre set back with front yard is proposed along Dundonald Street. Two vehicular access points are proposed, with a paved drop off area located to the north of the proposed building and a paved driveway entrance located to the south of the proposed building (see Figure 8 and Figure 9). The southern driveway leads to a three-level underground parking garage (see Figure 10 – Figure 12). There is no surface parking proposed.

An outdoor amenity area with permeable pavers is proposed to the east of the proposed building. The existing retaining wall located along the northern edge of the property is proposed to remain in situ and will frame the amenity area along with a new retaining wall. A stairwell providing access to the underground parking is located between the proposed building and the outdoor amenity space. A three-meter landscape buffer is proposed for the southeastern boundary of the property that runs adjacent to the unopened road allowance.

The ground floor interior includes an amenity space, offices and lobby (see Figure 13). Private balconies for each unit are placed on all elevations, with larger balcony spaces located on the second floor of the southeast elevation (see Figure 13 – Figure 15). The conceptual design contains a variety of materials including, composite board (variety of shades of grey and white), composite board (made to resemble wood) glass, textured concrete and rusticated stone (see Figure 7). The final materials have not been determined at this stage.

The proposed development is oriented in line with Dundonald Street with the southwest elevation fronting towards the roadway. The main entrance is proposed on the southwest elevation and is framed by a rounded canopy located above the first storey and wraps around the building. The proposed development will be the only property fronting Dundonald Street between Collier Street and Albert Street.

An Environmental Impact Study and a Shadow Study were completed as part of this project and provide additional understanding for the proposed development.

### 9.1 Environmental Impact Study

An Environmental Impact Study (EIS) was completed in 2014, 2019, and 2022 to evaluate the conceptual site plan. The 2022 EIS included observations regarding the woodlands associated

with the property in regard to the original proposed nine-storey residential condominium building. An addendum was created in June 2023 to review the current proposed development. The addendum notes that Roots Environmental “reviewed the revised site plan (June 8, 2023). The revisions do not change the conclusions of the March 11, 2022, SEIS” (Roots Environmental, 2023:3).

The 2022 EIS observation regarding woodlands include:

*The proposed development will remove approximately 0.24ha of woodland cover from the subject property. Removal of part of this area was previously approved for development in 2014.*

*This will result in a 4.9% reduction in size of the larger woodland feature (and Level 3 Natural Heritage Resource), which extends to the north, east and west of the subject property as shown on Figure 4: Woodland Removal. Approximately 4.66 ha of woodland cover associated with this feature will be retained in the landscape, which will continue to meet criteria for size (>0.5 – 4ha) and significance under the City of Barrie Official Plan. Connectivity will be maintained in an east-west direction within woodlands north of the subject property, which contains similar structure (mature deciduous forest) to that on the subject property.*

*In discussions with the owners of the property and project team, it is the intent to retain as many trees as possible subject to site design. We recommend that native tree species, to include hard maple and red oaks, be planted in landscaping areas and along the edges of the property to assist in compensation for loss of trees on site.*

*A Tree Inventory/Assessment and Preservation Plan/Removal Plan (Riverstone Environmental Solutions Inc. 2021) was completed for the subject property and abutting properties. This report outlines requirements for protection and or removal of boundary trees. Only 3 boundary trees will be removed for development. Protection measures are provided in the Plan for to ensure no impacts to remaining trees on adjacent lands, including a landscaped buffer around the boundary of the subject lands. As development of the subject properties will retain sufficient woodland area on adjacent lands to continue to meet size requirements for significance as a Level 1 resource in the City of Barrie Official Plan, tree protection measures will occur per the Tree Inventory/Assessment and Preservation Plan/Removal Plan, and additional plantings will be completed on site, no negative impacts are anticipated (Roots Environmental 2022:12).*

## **9.2 Shadow Study**

A shadow study was prepared by IPS in August 2023. The Shadow study included the following summary:

*This shadow analysis has been prepared in accordance with the City of Barrie Terms of Reference for Shadow/Shading Study (October 2018) in support of the Zoning By-law Amendment for the lands located at 19 Dundonald Street in the City of Barrie.*



*The analysis demonstrates the shadows cast by the proposed development throughout the year on the lands adjacent to the subject property by the proposed residential tower.*

*The analysis has been conducted using a 3D Sketchup model which has been geolocated to Latitude: 44.392655N Longitude: 79.677418W. The model has accounted for topographic features through a combination of survey data for the subject property and 2m contour lines for the surrounding context (contour data taken from County of Simcoe Online Mapping). Daylight savings time has been accounted for for the months of April, June and September.*

*The analysis concludes that there is minimal and acceptable incremental shadow impact on the surrounding land uses throughout the year (IPS 2023:2)*



**Figure 6: Proposed Development – Six Storeys**  
(MCL Architects 2023)



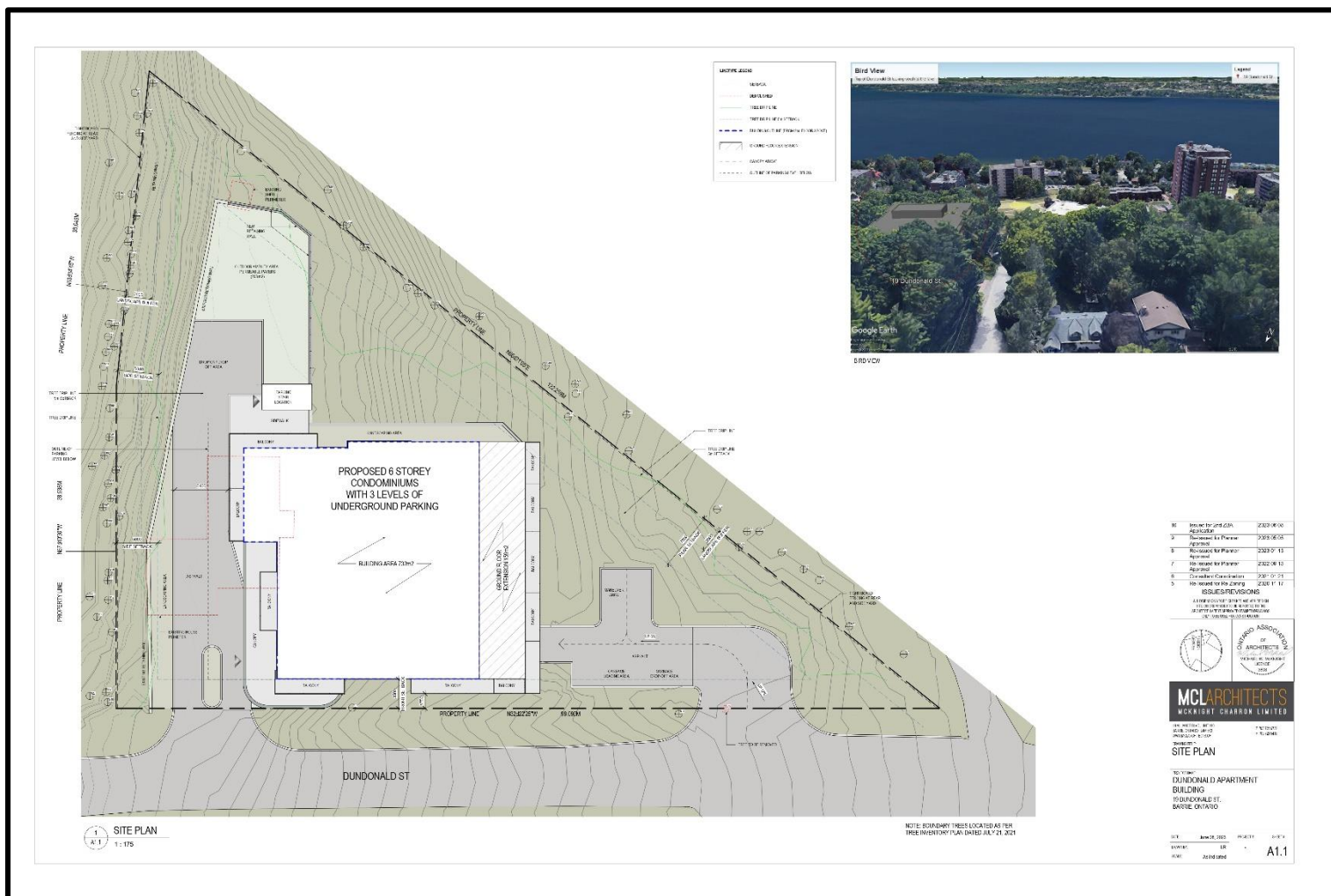


Figure 8: Proposed Development – Site Plan  
(MCL Architects 2023)







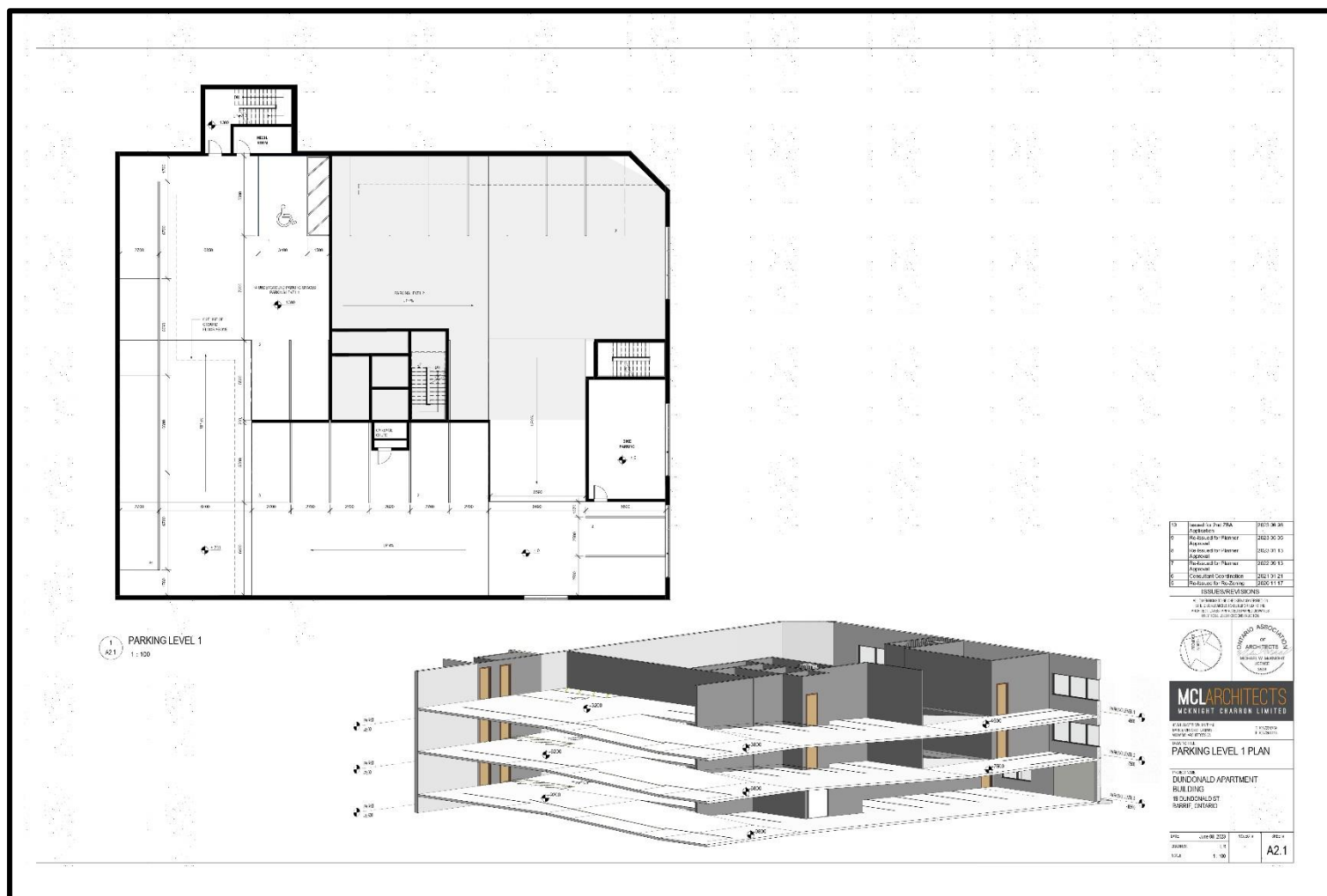


Figure 10: Proposed Development – Parking Level 1 Plan  
(MCL Architects 2023)

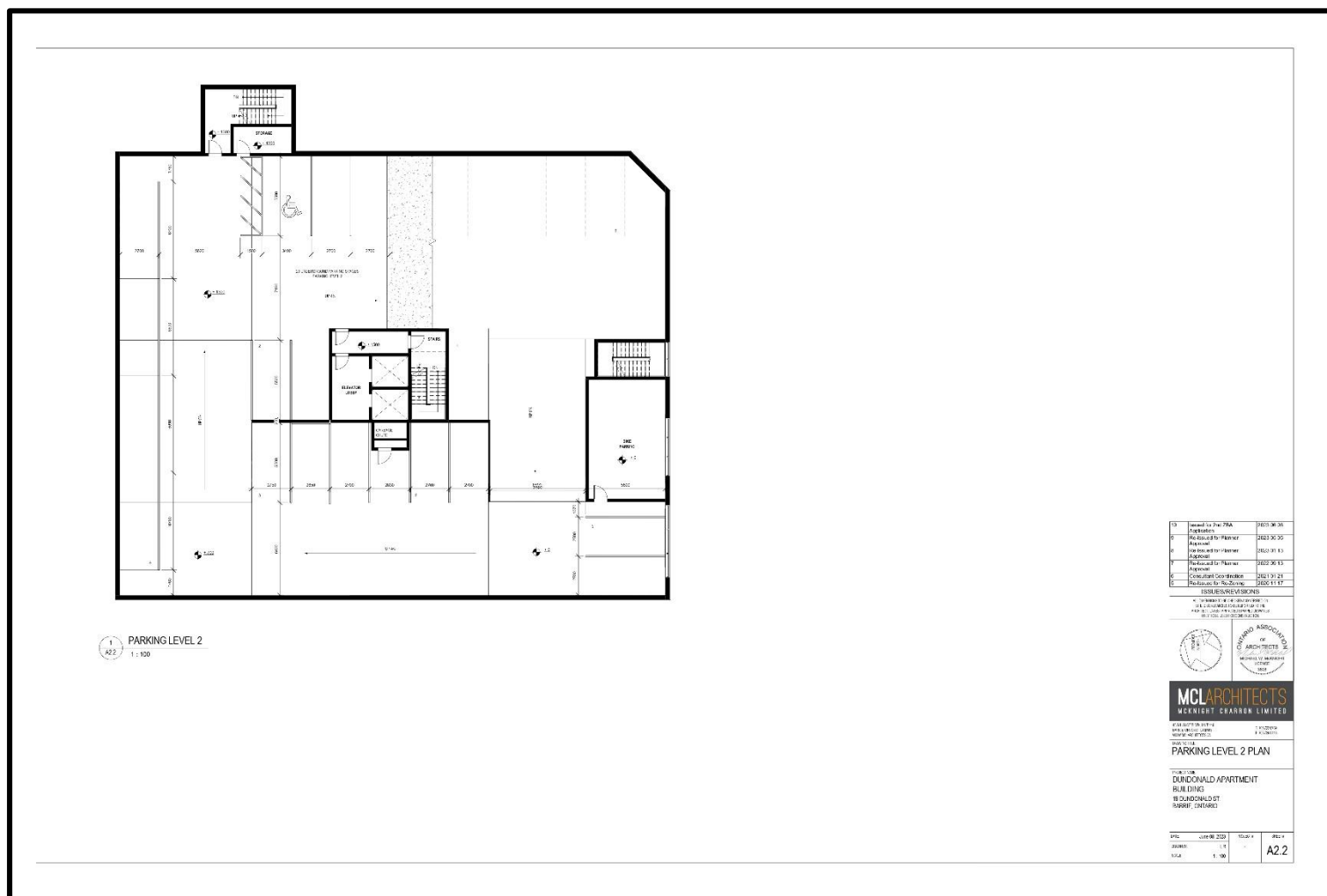


Figure 11: Proposed Development – Parking Level 2 Plan  
(MCL Architects 2023)



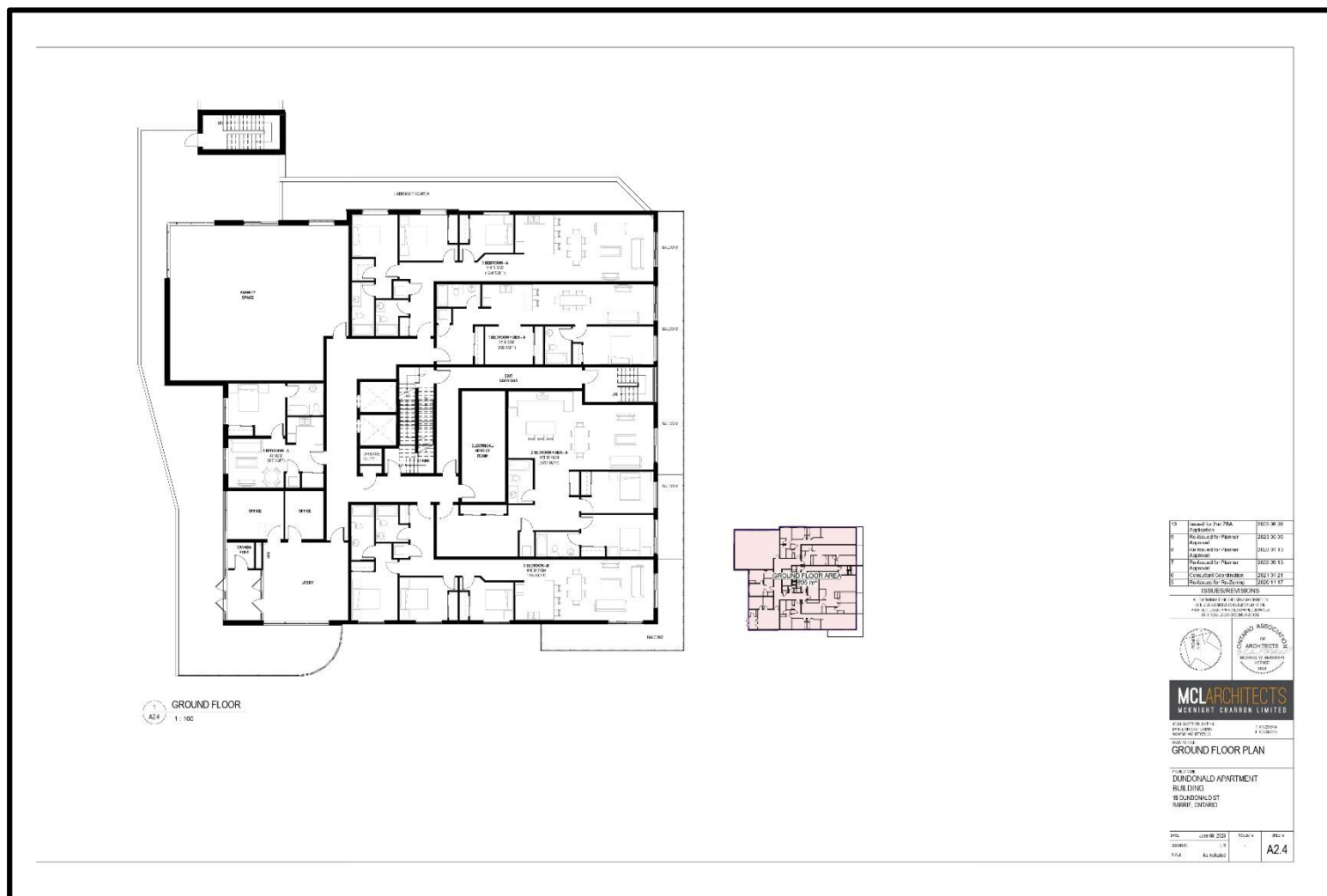


Figure 13: Proposed Development – Ground Floor Plan  
(MCL Architects 2023)

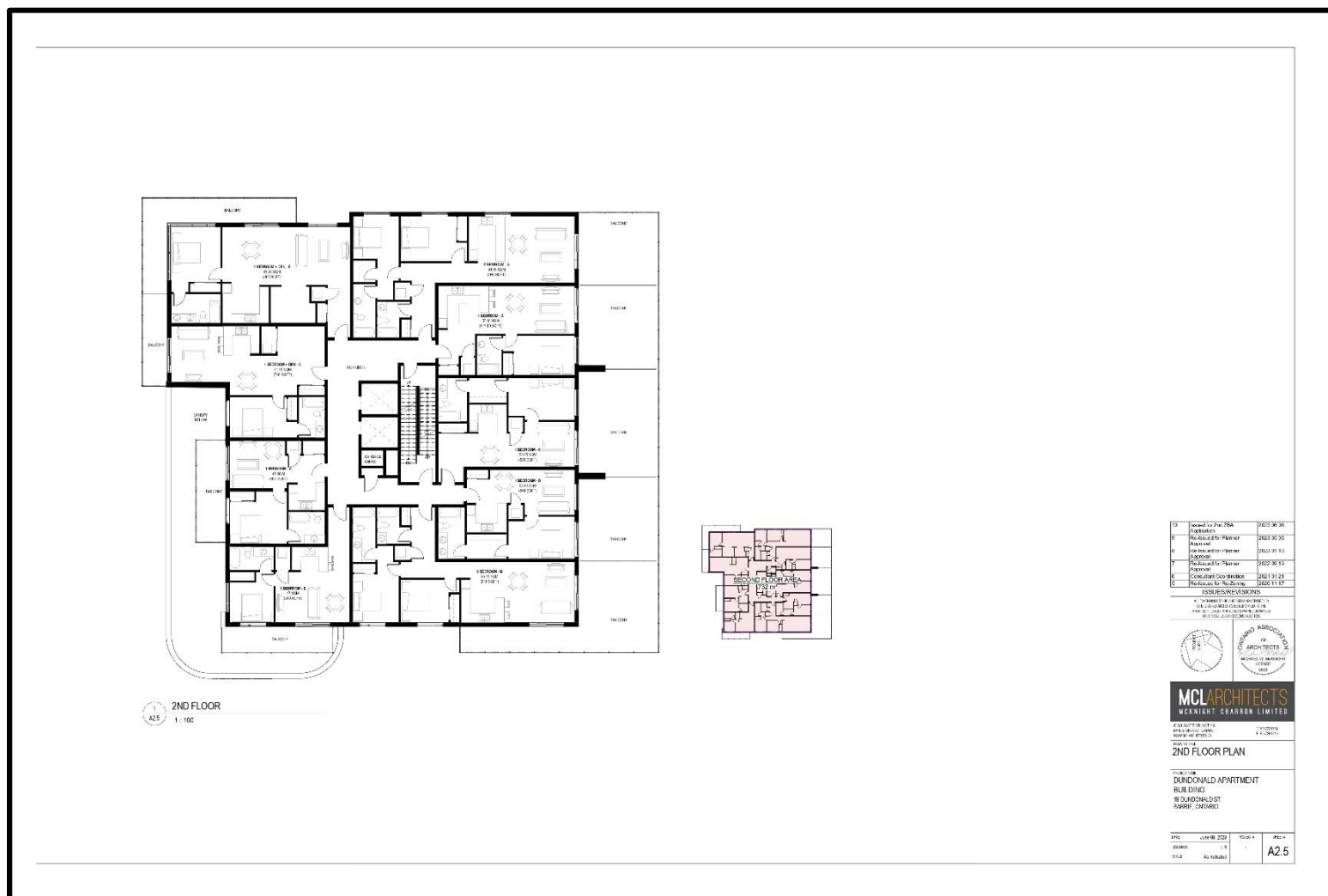


Figure 14: Proposed Development – Second Floor Plan  
(MCL Architects 2023)



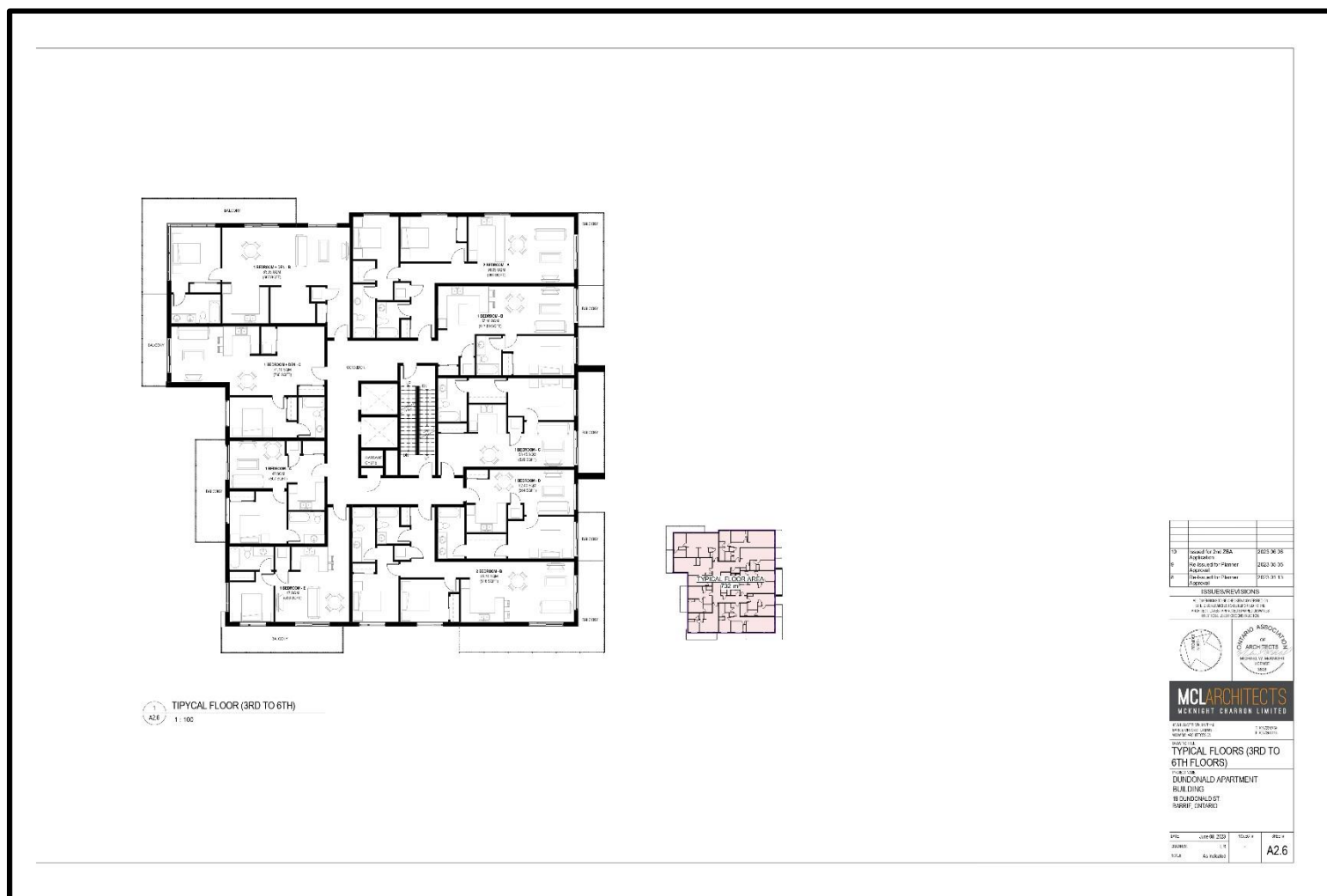


Figure 15: Proposed Development – Typical Floor Plan (Third to Sixth Floor)  
(MCL Architects 2023)

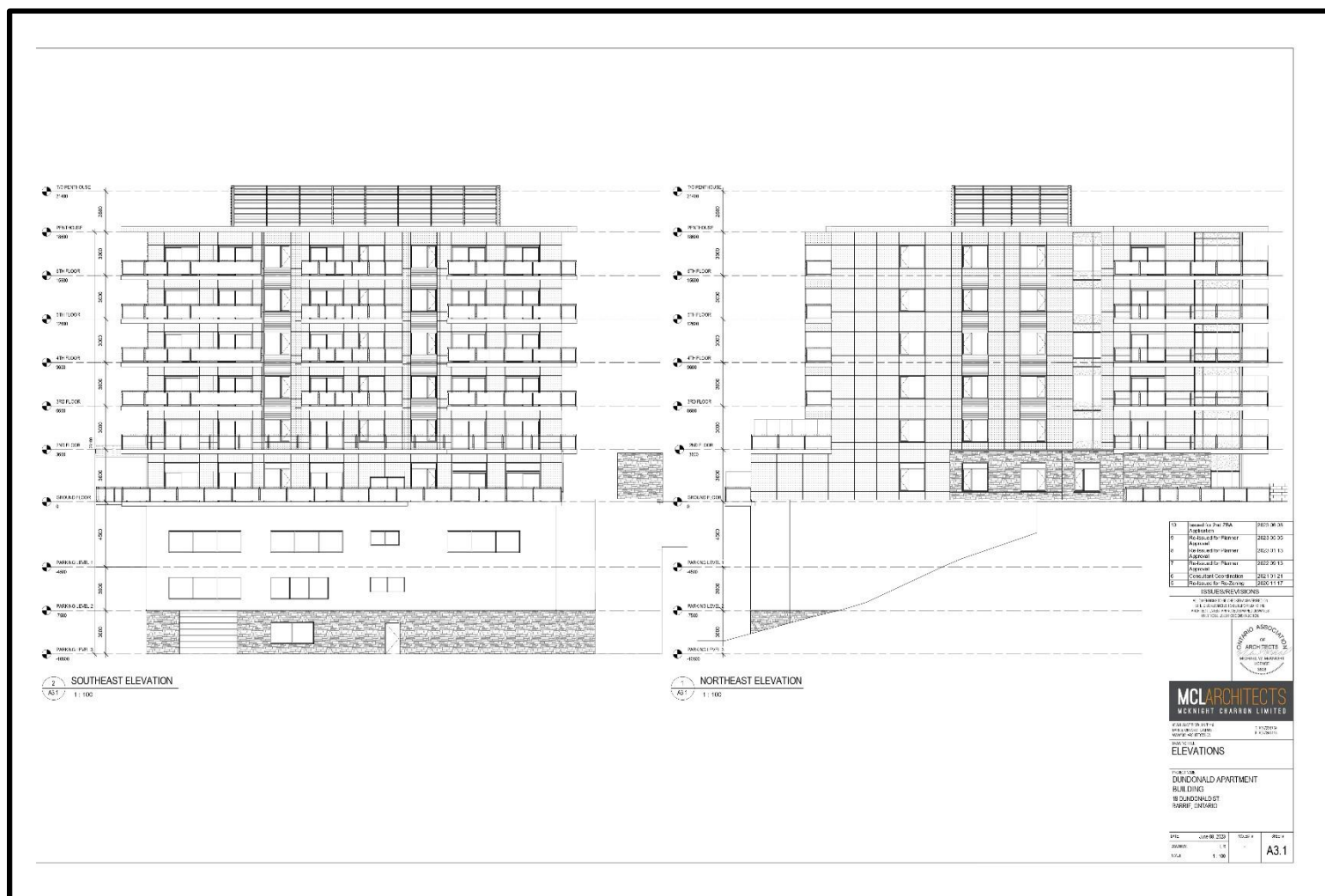


Figure 16: Proposed Development – Southeast and Northeast Elevation  
(MCL Architects 2023)

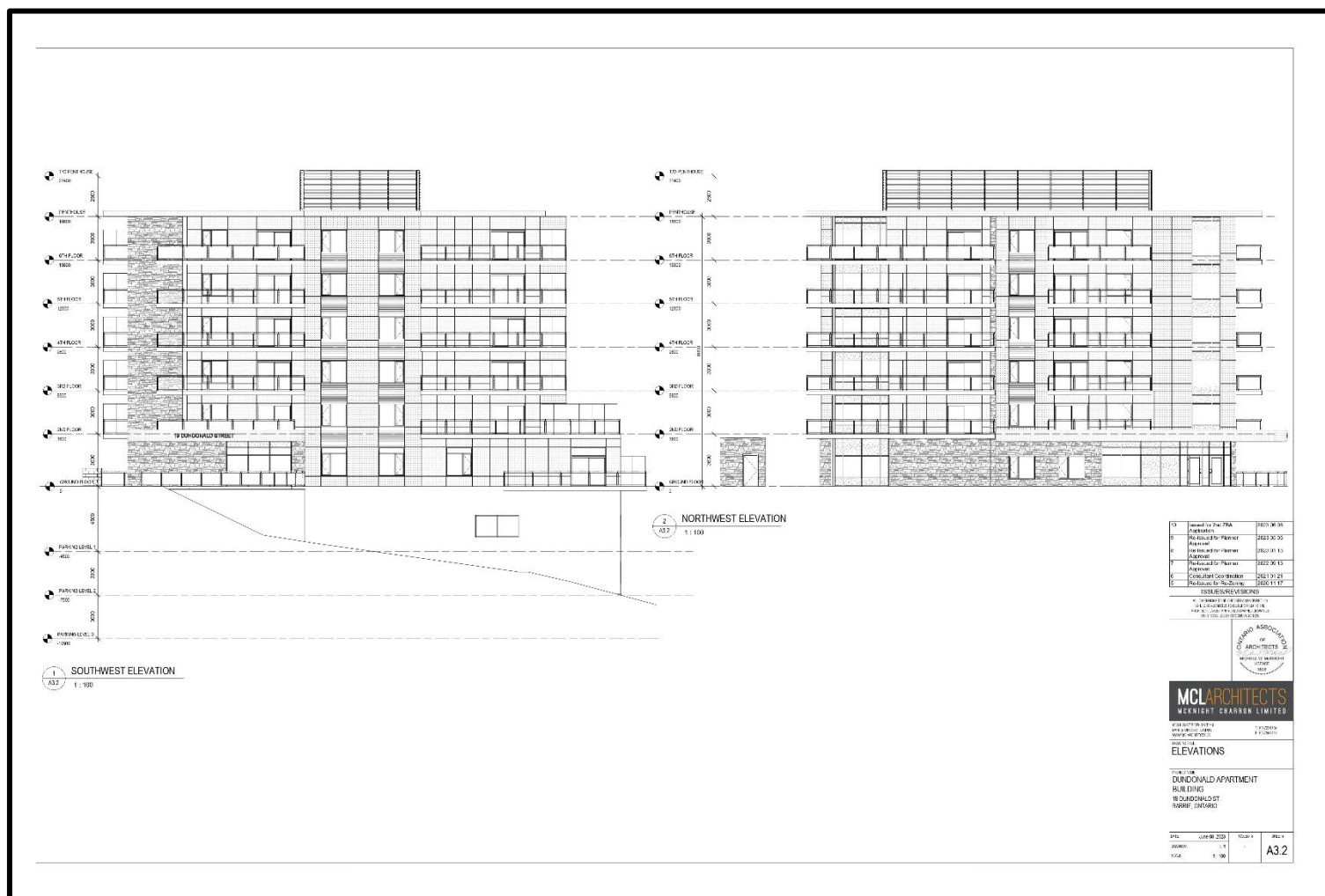


Figure 17: Proposed Development – Southwest and Northwest Elevations  
(MCL Architects 2023)

## 10.0 ANALYSIS OF POTENTIAL IMPACTS

The following analysis considers an examination of impacts as defined by *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* and HCNIE TOR. This section has been included to provide a discussion on any impacts as it relates to the proposed development and the historic character of the surrounding neighbourhood and not the existing structure specifically.

The original HCNIE impact analysis was undertaken from the position that the property was primarily transitional in nature and as such best aligned with Section 3. With input from City staff, an expanded impact analysis of the neighbourhood characteristic found throughout the study area, with particular attention to the overall lower density residential section to the north and east, was examined (Sections 1 and 2). This expanded examination was used to inform alternatives and/or mitigation measures. Additionally, as part of this expanded analysis, specific and detailed consideration of each Neighbourhood Characteristics outlined in the TOR has been provided.

### 10.1 Impact Analysis

The *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006a:3) provides a list of potential negative impacts to consider when evaluating any proposed development. Impacts can be classified as either direct or indirect. Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to initial project staging, excavation/levelling operations, construction of access roads and alterations or repairs over the life of the project.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings and their building materials, scale, massing and orientation; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

While the impacts included in Table 2 are typically used to evaluate impacts to properties designated under Part IV of the *Ontario Heritage Act*, it has been included to provide an understanding of potential impacts to the neighbourhood characteristic within the study area, as required in the HCNIE TOR.



**Table 2: Impact Evaluation of Proposed Development on Study Area/Neighbourhood**  
(Adapted from MHSTCI 2006b:3)

| Type of Negative Impact   | Applicable?<br>(Y/N) | Comments  |
|---|----------------------|---|
| Destruction of any, or part of any, significant heritage attributes.  | Y                    | The subject property is not recognized under the <i>Ontario Heritage Act</i> . As such no heritage attributes with the subject property and the existing building were considered.<br><br>While unlikely due to the proximity away, there is the potential for impacts to surrounding properties as a result of accidental damage during the construction process. For instance, accidental impacts may happen as the result of movement of construction equipment and/or continued exposure of surrounding properties to vibrations caused during the construction phase |
| Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource. | Y                    | The proposed development is an alteration which is in contrast in massing, height, scale and materials relative to the stable low rise residential neighbourhoods to the north, east and west and the cohesive historic streetscape located to the south of the subject property along the north side of Blake Street.  |
| Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.  | N                    | A shadow study was completed in 2023. for a six-storey building- on the subject property. This report concluded that the proposed development will create minimal and acceptable incremental shadow impact.   |
| Isolation of a heritage attribute from its surrounding environment, context or significant relationship.  | N                    | The proposed development will not isolate any heritage attributes/neighbourhood attributes from the surrounding context. It does not break up a cohesive streetscape.   |
| Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.   | N                    | No significant views were identified as part of the Neighbourhood Character Statement. One view was identified as a potentially significant view; however, it would not be impacted by the proposed development. The proposed development will not obstruct any significant views or vistas.  |
| A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.  | N                    | The proposed development is currently zoned for residential use. The proposed development seeks an increase in density, however it will remain residential in use.  |
| Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.  | Y                    | An Archaeological assessment was not identified by the City of Barrie as a requirement. The proposed development involves the creation of a six-storey multi-unit residential building, with underground parking. This has the potential to impact the grade, and drainage patterns which may adversely affect unknown archaeological resources. It should be confirmed by City staff that no Archaeological assessment is required.  |

## 10.2 Impact Analysis (HCNIE)

The 400-meter study area contains a wide variety of building types, materials, and building which range in height from one storey to 14 storeys. When such a wide range exists, an impact analysis in relation to neighbouring properties and/or streetscape can often be applied. The subject property does not have adjacent neighbouring properties nor is it part of a streetscape that allow for such analysis. As such, the original HNCIE applied a more focused analysis which examined the characteristic of the section to which it was felt the building was most aligned with (Section 3). However, based on comments from the City of Barrie, an expanded impact assessment which examines the proposed development against the dominant characteristics found in Section 1 and 2 specifically is provided below.

The TOR for an HNCIE, provided by the City of Barrie, outlines ten neighbourhood characteristics to consider in an evaluation of impact for a proposed development. Table 3 provides an overview of the impact of the proposed development against these characteristics.

**Table 3: HNCIE Evaluation of Impact**  
(Adapted from City of Barrie's HNCIE TOR 2021)

| HNCIE Neighbourhood Characteristics | Impacted (Y/N) | Primarily Characteristics from Section 1 & 2   | Comments  |
|-------------------------------------|----------------|--|---|
| Lot area                            | N              | Lot area and configurations in these sections vary in width and depth but are generally rectangular in layout.   | The lot area of the subject property will remain unchanged.   |
| Lot configuration                   | N              | Lot area and configurations in these sections vary in width and depth but are generally rectangular in layout.   | The current lot configuration of the subject property is triangular, reflecting the unopened road allowance running diagonally to the south of the subject property. The proposed development does not seek to adjust the existing lot configuration. Access to the property will remain via Dundonald Street.  |
| Lot coverage                        | Y              | Lot coverage generally follows a centrally placed building with front, side and/or rear yards.   | The area of the proposed six storey condominium is 732 metres squared and has a larger footprint than the existing two-storey brick building on the subject property. The proposed building size and associated lot coverage is out of keeping with most lot coverages to the north, east and west of the subject property (Section 1 & 2). The proposed development's lot coverage is in keeping with the higher density buildings located to the south and southwest of the subject property (Section 3). |
| Building types                      | Y              | While there are varying building typologies, these sections are best described as a stable, low density residential neighbourhood comprised of detached one to two-and-a-half storey single family residences. | Overall, the predominant building type in the study area is one to two-and-a-half storey detached residential homes with ground-oriented access. The proposed development is not in keeping with this building typology and is a change from a single-family residence building to a multi-unit residential condominium.<br><br>The proposed development is in keeping with contemporary buildings and towers located south of the property towards Kempenfelt Bay (Section 3).                             |

| HNCIE Neighbourhood Characteristics                               | Impacted (Y/N) | Primarily Characteristics from Section 1 & 2   | Comments   |
|---|----------------|--|--|
| Presence of mature trees, views, natural or historical landscapes | Y              | <p>A mature tree canopy is present throughout these sections, with two larger and well-established forested areas: the first located north of Theresa Street, south of Eugenia Street and between Amelia Street, and the second located just east of the subject property between Dundonald and St. Vincent Street in an unopened road allowance for Duckworth Street.</p> <p>No views were identified in these sections.</p>                                  | <p>The proposed development includes the removal of some of the existing mature trees on the property. The mature tree canopy found throughout the study area (all three sections) was identified as a neighbourhood characteristic. The location of the subject property and the height of the proposed development has the potential to be in line with or rise above the current tree canopy and the potential to be visible from several areas of the study area and public realm.</p> <p>There are no current views associated within the property that will be impacted.</p> |
| Building heights or massing                                       | Y              | These sections contain predominantly one to two-and-a-half storey buildings.   | <p>The height and massing of the proposed development is not in keeping with the predominantly low-scale residential neighbourhood, which is primarily located to the north and east of the property (Section 1) and the cohesive historic streetscape identified along the north side of Blake Street (Section 2).</p> <p>The height of the proposed development is in keeping with existing towers located south and southwest of the property towards Kempenfelt Bay (Section 3).</p>   |
| Setbacks for front, rear, and side yards                          | N              | Setbacks vary between narrow to large, however, they are relatively consistent along individual streets, creating cohesive streetscapes throughout these sections.   | Setbacks are defined and reinforced in relation to neighboring properties and streetscapes. The subject property is the only property fronting along this section of Dundonald and in isolation does not make up a cohesive streetscape. Therefore, this section of Dundonald Street does not have a defined setback.  |
| Materials and finishes  | Y              | <p>Due to the three periods of development noted in these sections, there is not a distinct cohesive and uniform character in architectural style or material use in these sections, however the predominant material type is brick.</p> <p>The late 19th to early 20th century buildings were often constructed or clad in brick, while the mid 20<sup>th</sup> century and post 1980 were often constructed with a mix of vinyl or stone/brick cladding.</p> | The proposed development's materials and finishes, while not finalized, are reflective of contemporary materials. Although the surrounding area is comprised of a variety of materials and finishes, including contemporary materials, the introduction of a contemporary materials and finishes is not in keeping with the predominantly brick material type found in the neighbourhood as a whole.   |

| HNCIE Neighbourhood Characteristics | Impacted (Y/N) | Primarily Characteristics from Section 1 & 2   | Comments  |
|-------------------------------------|----------------|--|---|
| Architectural design and character  | Y              | <p>This section contains a mix of architectural styles from generally three periods of development: buildings from late 19th to early 20<sup>th</sup>, buildings from mid-20th century, and buildings from post 1980.</p> <p>While the area is characterized as a stable, low-density residential neighbourhood, this section contains a mix of architectural styles from various periods of development</p> | <p>The proposed architectural design is representative of contemporary tower building styles. Although the surrounding area is comprised of a variety of architectural styles of varying ages, the introduction of a contemporary tower design is not in keeping with the predominantly low-density residential character (Section 1 &amp; 2)</p> <p>The design and character of the proposed development is in keeping with existing towers located south and southwest of the property towards Kempenfelt Bay (Section 3)</p> |
| Plaques, monuments and statues      | N              | There is a plaque placed at the entrance to the property off Amelia Street   | One plaque was identified on the adjacent property at St. Mary's Church. The proposed development will not impact any access to, views of or understanding of the details of this plaque.   |

### 10.3 Summary of Impact Assessment

Based on the analysis guided by the *InfoSheet #5* the following impacts associated with the historic East End neighbourhood character have been identified.

**Impact 1:** While unlikely, there is the potential for impacts to surrounding properties as a result of accidental damage during the construction process.

**Impact 2:** The proposed development is an alteration which is incompatible in massing, height, scale and materials relative to the stable low rise residential neighbourhoods to the north, east and west and the cohesive historic streetscape located to the south of the subject property along the north side of Blake Street.

**Impact 3:** The proposed development has the potential to impact the grade and drainage patterns which may adversely affect unknown archaeological resources.

Based on the neighbourhood characteristics outlined in the City of Barrie's TOR for HNCIE reports, six qualities associated with the neighbourhood character will be impacted by the proposed development.

**HNCIE Impact 1 - Lot Coverage:** The proposed building size and associated lot coverage is not in keeping with most lot coverages to the north, east and west of the subject property.

**HNCIE Impact 2 - Building Type:** The proposed development is not in keeping with predominant building typology, detached one to two-and-a-half storey buildings, found in the neighbourhood.

**HNCIE Impact 3- Presence of Mature Trees, Viewscapes, natural or historical landscapes:** The proposed development includes the removal of some of the existing mature trees on the property. Additionally, the height of the proposed development has the potential to be in line with or rise above the current tree canopy and be visible from several areas of the study area and public realm.

**HNCIE Impact 4 - Building Height or Massing:** The proposed development is not in keeping with the predominant building heights of the neighbourhood.



**HNCIE Impact 5 - Materials and Finishes:** The introduction of contemporary materials and finishes is not in keeping with the predominantly brick material found in the neighbourhood.

**HNCIE Impact 6 - Architectural Design and Character:** The introduction of a contemporary tower design is not in keeping with the predominantly low-density residential neighbourhood.

## **11.0 ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES**

### **11.1 Alternatives Considered**

#### **11.1.1 Option 1: The “Do Nothing”**

This option is an alternative development approach whereby the proposed development does not proceed. The subject property would remain a single-family residential lot and presumably the existing buildings and vegetation would be retained. This option is feasible, however there are additional policy and planning considerations. As discussed with the applicant and Planner, the following were noted in support of developing the lands:

- *Bill 23, the More Homes Built Faster Act, received Royal Assent on November 28, 2022. The Act amends the Ontario Heritage Act (OHA) and its regulations to reduce red tape and remove barriers that are slowing down housing construction. The collective goal is to create new housing options and push for housing availability.*
- *The Planning Act supports the creation of a full range of housing options, including more attainable options.*
- *The Provincial Policy Statement (PPS) encourages an appropriate range and mix of housing options and densities, to meet the projected needs of current and future residents. All forms of residential intensification is supported, with emphasis placed on redevelopment to utilize lands and services available.*
- *The City of Barrie is designated by the Provincial Growth Plan for the Greater Golden Horseshoe as the principal ‘Primary Settlement Area’ in the Simcoe Sub-Area, where the projected population and residential growth is to be accommodated through ambitious levels of development. To achieve more complete communities, a shift is directed to create a more urban city with higher densities, a more compact urban form, vibrant public realm, and a mix of land uses to create sustainable communities. In addition, there is a push for a wider range of housing options and an increased range of unit types. Collectively, the increase of densities and new housing through intensification and redevelopment creates more resourceful, sustainable, and economical developments that can be efficiently serviced by existing infrastructure, and where growth improves the range of opportunities for people to live, work, and play in their communities.*
- *The City of Barrie has grown significantly in recent years. A goal of the City is to create opportunities for younger generations to stay, grow and learn. In order to provide housing for a growing and diverse population, a variety of housing types are required, including high-density uses (such as condominiums) to provide more attainable housing options.*

- *The City of Barrie requires new housing units to accommodate for the ambitious growth targets. Accommodating such units on underutilized lands is a priority.* (IPS 2023)

### **11.1.2 Option 2: Nine-Storey Condominium Building**

An initial development proposal for the subject property included a nine-storey, 67-unit condominium building fronting onto Dundonald Street. The proposed development had two levels of underground parking, with two access points off Dundonald Street (see Figure 18 to Figure 24). Upon receiving comments from the City, the initial proposed design was revised, and the height of the building reduced to six storeys.

### **11.1.3 Option 3: Low Rise Townhouse Complex**

Consideration was given to the development of a low-rise townhouse complex. Early planning exercises considered the creation of a multi-unit townhouse complex on the site, however, according to IPS, this was not a feasible option to pursue. IPS notes that the existing site grades and the slope of the property as a whole would not support such a built forms and provide access.

### **11.1.4 Option 4: Additional Reduction in Height of Proposed 6 Storey Condominium Building**

In consultation with IPS a further reduction in height and/or density from the proposed development is not being considered or explored.

### **11.1.5 Summary**

From a heritage perspective, Option 1 has the least amount of impact to neighbourhood. The clients' preferred alternative is the proposed development (see Section 9.0) and no additional alternatives are being considered. As such mitigation measures as it relates to the proposed development have been included for consideration.

## **11.2 Mitigative Measures**

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended.

*InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b:4) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource including, but not limited to:

- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions; and
- Buffer zones, site plan control, and other planning mechanisms.

The assessment of impacts outlined in Section 10.0, detail the impacts related to the proposed development at 19 Dundonald Street against the East End neighbourhood characteristics. The following measures are recommended to assist in reducing, not eliminating, the potential impacts of the proposed development. Several impacts to the neighbourhood characteristics can not be

mitigated and overall, the proposed building design is in contrast the historic character of the neighbourhood.

Each mitigation measure has been provided in brackets for reference.

### **11.2.1 Protection of Adjacent Properties within the Construction Management Plan (Impact 1)**

To protect the surrounding properties and associated landscapes during the construction period of the proposed development, the properties should be considered within the Construction Management Plan (CMP). Temporary construction fencing should be erected as a buffer between the development area and adjacent landscape elements. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to adjacent buildings as a result of construction activities, movement of earth due to grading, or associated equipment. The CMP should also include a communication protocol that details who needs to be informed who should be contacted if there are any issues. The CMP should include a plan for potential physical impact (i.e., a plan if there is any damage resulting from machinery). The CMP protocol should address the possibility of physical impacts and will outline who to contact if an impact occurs and that proper repairs would be required to return the landscape to its previous condition.

It is ARAs understanding that the requirement for a Construction Management Plan which will protect the surrounding properties and landscape will be determined during Site Plan Approval and be carried out by the developer.

### **11.2.2 Vibration Monitoring (Impact 1)**

Construction activities associated with the current proposed development may have the potential to create vibrations that could impact the 19<sup>th</sup> and 20<sup>th</sup> century buildings located along Blake Street. Typically, anything outside of a 50-meter zone does not have to be considered for vibrations. With respect to vibrations, the Zone of Influence (ZOI) is considered the area of land which is within or adjacent to a construction site and in this case may include 16-22 Blake Street. A ZOI study identifies buildings which may require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the City of Toronto By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition, with respect to regulations of vibrations from construction activity provides an example of a detailed vibration assessment method and criteria. Typically, a ZOI study is carried out after site plan approval and construction methods and equipment is known and prior to the construction phase. Potential vibrations can also be considered within a geotechnical report. To mitigate any potential impacts caused by vibrations, it is recommended that City of Barrie staff determine if a ZOI study is required, or if the geotechnical report proposed during the construction phase is sufficient.

It is ARAs understanding that GEI Consultants (formally Central Earth Engineering) is responsible for the geotechnical considerations related to the proposed development and that vibration monitoring will be considered within this process.

### **11.2.3 Design Considerations (Impact 2, HNCIE Impact 3, 4, 6, 7)**

The current proposed development is an alteration which is different in scale, massing and height relative to the surrounding stable residential neighbourhood and historic character of the north side of Blake Street. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006c:4) lists several specific methods of minimizing or avoiding a negative impact on a cultural

heritage resource. Some of the methods to minimize negative impacts on the neighbourhood characteristic, primarily the mature tree canopy and stable low rise residential areas may include reduction in height, integrating design elements through massing, materials, and adding buffer zones. In consultation with IPS project manager a further reduction in height and/or density is not being considered or explored. The remainder of this section outlines design related mitigative measures which may help soften, but not eliminate, the impact of the height and massing of the proposed development.

Mitigative measure to soften, but not eliminate, the change in massing and height transition should include the use of sympathetic materials which work to blend in with the neighbourhood. Design consideration should be applied to lower levels to create architectural articulations which are more sympathetic to the pedestrian scale and surrounding residential buildings. This may be achieved through the integration of materials found in the neighbourhood (stone, brick, wood, natural colours, etc.) and architectural detailing (brick banding, window detailing, gable roof entrances, etc.). The inclusion of refined architectural design is recommended as the conceptual design is finalized.

A potential design option to consider reducing the visual impact of the proposed development, is to setback the upper storeys to decrease or soften the visual impact between the proposed building and surrounding neighbourhood. Furthermore, the proposed height has the potential to be in line with or rise above the current tree canopy and be visible from several areas of the study area and public realm. The inclusion of a green roof in the proposed design may assist in softening/reducing the visual impact.

It is ARAs understanding that through the Site Plan Approval process the detailed building designs will be completed. This process will allow MCL Architects to refine the design and built form to consider the recommendations noted above.

#### **11.2.4 Tree Protection Plan (Impact 2, HNCIE Impact 3)**

The proposed development will result in a loss of trees and therefore a portion of the mature tree canopy, a characteristic of the neighbourhood to protect the trees which run adjacent to the proposed development boundary, it is recommended that a Tree Protection Plan be developed and/or tree protection considered as part of a landscape plan. The goal of a Tree Protection Plan is to ensure that neighboring trees be protected, through fencing or other means, during the construction phase. Furthermore, the plan should include all recommendations from the 2022 EIS. This includes but is not limited to:

- *That native tree species, to include hard maple and red oaks, be planted to assist in compensation for loss of trees on site;*
- *Protection measures are provided in the Preservation Plan/Removal Plan completed in 2021 be followed;*
- *To compensate for the loss of potential roosting trees, it is recommended that two bat boxes be installed along the edges of the property abutting the remaining treeline. To avoid any direct harm to bats potentially using these roosting trees, it is recommended that there be no removal of trees during the active season of April 1 – October 31st. (Roots 2022:12-13).*

In addition to the EIS completed by Roots Environmental, it is ARAs understanding that Roots Environment and Riverstone have also completed a Tree Inventory/Assessment and



Preservation/Removal Plan as well as a Tree Inventory, Canopy Survey and Assessment. These assessments have been completed for the Zoning By-Law Amendment submission.

### **11.2.5 Landscaping (Impact 2, HNCIE Impact 4)**

The proposed development would result in the loss of a portion of the existing tree canopy on the subject property. It is recommended that the proposed landscaping elements depicted in the conceptual design be required and additional vegetative screening along the streetscape be included. Additional vegetative screens will help soften, but not eliminate, the impact of the proposed height and contemporary design/materials. Furthermore, a natural landscape buffer is already established by way of the existing easement/historic buffer original associated with Duckworth Street, additional vegetative buffered surrounding the proposed development is recommended and may help reduce noise and views into the properties along Blake Street.

The proposed development already includes a large buffer area between adjacent properties (St. Mary's Church and Blake Street) due to their orientation and lot placement. The inclusion of additional vegetative buffer zones, as depicted in the conceptual drawings as outlined above, will work to further soften the transition.

It is ARAs understanding that a detailed Landscape Plan will be prepared by RiverStone as part of the Site Plan Approval

### **11.2.6 Archaeological Assessment (Impact 3)**

The proposed development involves the creation of underground parking. This has the potential to impact the grade, and drainage patterns which may adversely affect unknown archaeological resources. An archaeological assessment was not identified by the City of Barrie as a requirement; however, it should be confirmed that no archaeological assessment is required.

It is ARAs understanding that the City of Barrie confirmed that an Archaeological Assessment is not required as per the Consultation with the proponent and planning team in December 2019.

### **11.2.7 Salvage of Materials (General Consideration)**

Although 19 Dundonald Street is not identified or recognized as a heritage resource under the Ontario Heritage Act, it is a well-built structure and does contain historic materials that may be worthy of salvage and reuse.

The purpose of salvaging building materials is considered good practice and the salvage of interior and exterior materials should be encouraged as part of the proposed development. The materials listed below provide an example of materials which may be worthy of salvage or reuse:

- Brick;
- Windows and doors;
- Pillars;
- Any interior features with historical, architectural or cultural value, including metal hardware (i.e., return air vents), light fixtures and/or outlet plates, wood floorboards, wood baseboards, decorative wood trim, wood staircase newel post/balusters/hand railing and any well-preserved wood over 3/4" thick; and
- Any appliances.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained;
  - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to “House Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: [www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/](http://www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/)
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

### 11.2.8 Reuse and Integration of Salvage Materials into Proposed design (General Consideration)

Conservation best practices recommended that material be salvaged from the subject property (see section 11.2.7) and incorporated into the proposed development. Salvaged materials, such as bricks, stone, wood planks, floorboards, etc., can be reintegrated into the proposed development potentially in the form of landscaped features, planters, signage, garbage enclosures, patio features, pavilions/shade structures or lobby features. The salvage and reuse of materials may help to create a visual tie between the proposed development and the neighbourhood.

No mitigation options, to eliminate or soften impacts, are available for the following HNCIE Impacts as they relate to proposed development:

- **HNCIE Impact 1 - Lot Coverage:** The proposed building size and associated lot coverage not in keeping with most lot coverages to the north, east and west of the subject property.
- **HNCIE Impact 2 - Building Type:** The proposed development is not in keeping with predominant building typology, detached one to two-and-a-half storey buildings, found in the surrounding neighbourhood.

## 12.0 IMPLEMENTATION AND MONITORING

Table 4 outlines the recommended conservation/mitigative/avoidance measures to consider as the development is undertaken.

**Table 4: Implementation Schedule**

| Construction Phase      | Mitigation Measures   | Site Plan | Construction Management Plan |
|-------------------------|---|-----------|------------------------------|
| <b>Pre-Construction</b> | Protection Plan for adjacent properties developed   |           | ✓                            |
|                         | Vibrations should be identified through a ZOI study   | ✓         | ✓                            |
|                         | Tree projection plan developed  | ✓         |                              |
|                         | Design considerations   | ✓         |                              |
| <b>Construction</b>     | Implement vegetative screening between subject property, adjacent properties and streetscape. Shade tolerant species should be considered in the southwest buffer area. | ✓         |                              |

### 13.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

Through research and the field survey an understanding of the neighbourhood character of the study area was determined.

Based on the analysis guided by the *InfoSheet #5* the following impacts associated with the proposed development have been identified:

**Impact 1:** While unlikely, there is the potential for impacts to surrounding properties as a result of accidental damage during the construction process.

**Impact 2:** The proposed development is an alteration which is incompatible in massing, height, scale and materials relative to the stable low rise residential neighbourhoods to the north, east and west and the cohesive historic streetscape located to the south of the subject property along the north side of Blake Street.

**Impact 3:** The proposed development has the potential to impact the grade and drainage patterns which may adversely affect unknown archaeological resources.

Based on the neighbourhood characteristics outlined in the City of Barrie's TOR for HNCIE reports, seven qualities associated with the neighbourhood character will be impacted by the proposed development.

**HNCIE Impact 1 - Lot Coverage:** The proposed building size and associated lot coverage is not in keeping with most lot coverages to the north, east and west of the subject property.

**HNCIE Impact 2 - Building Type:** The proposed development is not in keeping with predominant building typology, detached one to two-and-a-half storey buildings, found in the neighbourhood.

**HNCIE Impact 3- Presence of Mature Trees, Viewscapes, natural or historical landscapes:** The proposed development includes the removal of some of the existing mature trees on the property. Additionally, the height of the proposed development has the potential to be in line with or rise above the current tree canopy and be visible from several areas of the study area and public realm.

**HNCIE Impact 4 - Building Height or Massing:** The proposed development is not in keeping with the predominant building heights of the neighbourhood.

**HNCIE Impact 6 - Materials and Finishes:** The introduction of contemporary materials and finishes is not in keeping with the predominantly brick material found in the neighbourhood.

**HNCIE Impact 7 - Architectural Design and Character:** The introduction of a contemporary tower design is not in keeping with the predominantly low-density residential neighbourhood.

Alternative options were explored by the property owner through previous planning exercises. The proposed development is a six-storey residential condominium and a further reduction in height, scale and massing are not being explored further by the proponent. The proposed development is not in keeping with several neighbourhood characteristics, and no mitigation measures can be suggested which would eliminate or softened the impact in relation to the current proposed development. This includes:

No mitigation options, to eliminate or soften impacts, are available for the following HNCIE Impacts as they relate to proposed development:

- **HNCIE Impact 1 - Lot Coverage:** The proposed building size and associated lot coverage not in keeping with most lot coverages to the north, east and west of the subject property.
- **HNCIE Impact 2 - Building Type:** The proposed development is not in keeping with predominant building typology, detached one to two-and-a-half storey buildings, found in the surrounding neighbourhood.

The following conservation/mitigation strategies will reduce but not eliminate impacts associated with the proposed development. Several mitigation measures have been addressed or are intended to be addressed by qualified professionals at the Site Plan Approval stage as noted below. If the proposed development is approved, the following mitigation measures should be considered:

- To protect the surrounding properties and associated landscapes during the construction period of the proposed development, it is recommended that the properties be considered within a Construction Management Plan. It is ARAs understanding that the requirement for a Construction Management Plan which will protect the surrounding properties and landscape will be determined during Site Plan Approval and be carried out by the developer.
- That although the proposed development is not directly located along Blake Street, there is the potential that vibrations could impact the 19<sup>th</sup> and 20<sup>th</sup> century buildings associated with the north side of Blake Street. It is recommended that any geotechnical work proposed as part of the construction phase consider the potential for vibrations associated with the properties along the north side of Blake Street. Furthermore, City of Barrie staff should determine if an additional Zone of Influence study is required or if the geotechnical work on the site during the construction phase is sufficient. It is ARAs understanding that GEI Consultants (formally Central Earth Engineering) is responsible for the geotechnical considerations related to the proposed development and that vibration monitoring will be considered within this process.
- To help mitigate the scale, height and massing associated with the proposed development it is recommended that additional design consideration be considered. Additional design considerations may include the integration of materials found in the neighbourhood (stone, brick, wood, natural colours, etc.) and architectural detailing (brick banding, window detailing, gable roof entrances, etc.) which are sympathetic to the pedestrian scale and surrounding residential buildings. Additional design option to consider reducing the visual impact of the proposed development, is to setback the upper storeys and/or consider the inclusion of a green roof. It is ARAs understanding that through the Site Plan Approval process the detailed building designs will be completed. It is recommended that during the process MCL Architects refine the design and built form to consider the recommendations noted above.
- To protect the adjacent mature tree canopy during the construction period a Tree Protection Plan and/or the protection of existing trees as part of a landscape plan is recommended. This protection should follow the recommendation of the EIS.
- To protect the existing mature tree canopy associated with the subject property it is recommended that the proposed landscaping elements depicted in the conceptual design be required and additional vegetative screening along the streetscape and property boundary be included. It is ARAs understanding that a detailed Landscape Plan will be prepared by RiverStone as part of the Site Plan Approval. It is recommended that the final plan include landscape elements and vegetative screening features.
- It is ARAs understanding that the City of Barrie confirmed that an Archaeological Assessment is not required as per the Consultation with the proponent and planning team



in December 2019; however, as due diligence it should be confirmed that no Archaeological Assessment is required.

The following mitigation measure is encouraged as good practice:

- That although 19 Dundonald Street is not identified as cultural heritage resource by the City of Barrie, it does contain materials that may be worthy of salvage and reuse. Material/s salvaged from the subject property are encouraged to be incorporated into the proposed development where possible and appropriate. At minimum it is encouraged that a salvage company should be engaged to divert waste from the landfill.

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### Appendix A: Neighbourhood Assessment Chart

| Section | Typology   | Streets included  | Properties of Note   | Characteristics  |
|---------|--|---|--|--|
| 1       | Stable residential and Institutional (Place of worship) Residential (Long Term Care) | Dundonald Street (west side)<br>Theresa Street<br>Berczy Street (east side)<br>Albert Street<br>Eugenia Street<br>Amelia Street (west of Dundonald) | Cluster of 20 <sup>th</sup> century farmhouse-like structures at 10/12/28/29/30 Eugenia Street.<br><br>33 and 40 Theresa Street<br><br>52 Dundonald Street<br><br>St. Mary's Roman Catholic Church (built in 1969) | <p>The west side of Dundonald Street is low-density with predominantly bungalow/split level residences between one-and-a-half to two-storeys with a medium set back. An exception to this is 52 Dundonald, located at the corner of Theresa and Dundonald is representative of a late 19<sup>th</sup> century early 20<sup>th</sup> century Ontario farmhouse. There is a steep slope to the southern end of the street.</p> <p>Theresa Street is an established, low density residential street that slopes downhill east to west. The homes on the south side are built into a steep ridge that slopes to Collier. There are a handful of mature trees lining the street, primarily on the northern side. The steep ridge to the south has many mature trees that contribute to the character of the street. The lots are a variety of sizes with frontages ranging in size and buildings are a variety of ages. Most buildings have a medium to large setback. Two notable houses on the Street, 33 Theresa Street and 40 Theresa Street, were built in the late 19<sup>th</sup> century.</p> <p>Berczy Street slopes in a north-south direction. The majority of the east side of the street is composted residential lots with a small number operating businesses out of former residential structures. The building height and massing ranges from one to two-and-a-half storeys. The residences vary in age and type with some large to two-and-a-half storey brick Victorian homes alongside postwar housing, 1960/70s split level/bungalows and even further contemporary housing designs. Medium to large setbacks are present. Many of the properties that line the streetscape front or face the adjoining roadways. Sidewalks are present on a portion of the east side of the street.</p> <p>Albert Street is a quiet residential streetscape with a thick tree canopy on the west side that leads into a ravine. The houses range in massing from one to two storeys in a mid-century or contemporary architectural style.</p> <p>Eugenie is a low-density street with generally one-and-a-half to two storey single family residences. The lots are rectilinear in shape with consistent setback. The structures range in age with a scattering of presumed late 19<sup>th</sup> century residences but the predominant architecture character is 1960s/70s bungalow/split level style with a handful of contemporary residences. Portions of the north side of Eugenie have sidewalks.</p> <p>Amelia Street is a quiet residential street with houses ranging in massing between one to two storeys. The residences have a consistent medium set back on either side of the road. There is no sidewalk located on the street. A small trail exists that the western end of the street that leads through the ravine to Theresa Street.</p> <p>St. Vincent is a higher-traffic residential road running north-south with sidewalks present on either side of the street. The street slopes upward from the south to the north, and the steep tree covered ridge creates a prominent tree canopy. Except for the three-storey walk-up apartment buildings located at the corner of St. Vincent and Blake, the streets building massing is one to two storeys, with a combination of housing styles from the mid twentieth century (Post war, bungalow). The tree canopy is less prominent on the northern portion of the street.</p> <p>Duckworth Street is a short, quiet residential street running in a northeast-southwest direction. The houses are typically one-and-a-half storeys and constructed in the mid to late 20<sup>th</sup> century. Residences have a consistent small-to medium setback along the street.</p> |

| Section | Typology   | Streets included   | Properties of Note   | Characteristics  |
|---------|--|--|--|--|
|         |  |  |  | <p>Highland Street is an unassumed, quiet, residential dead-end street. The roadway is gravel with portions being one lane wide. The houses are typically one-and-a-half storeys and constructed in the mid to late 20<sup>th</sup> century. There is a prominent tree canopy with trees of varying ages.</p> <p>Amelia Street south has a large tree lined area with St. Mary's Church behind it. The property is a large irregular shaped lot with large surface area parking. The area next to the subject property is buffered by a large, wooded area.</p> <p>An additional lot associated with the Church contains a four storey Seniors Residence of newer construction. Mature tree coverage surrounding the main structure and all borders of the property.</p>   |
| 2       | 19 <sup>th</sup> to 20 <sup>th</sup> century streetscape | Blake Street (north side)  | 42 Blake Street, Historic Plaque                                   | The north side of Blake Street is an established streetscape with large rectangular lots with single family residential homes ranging between one-and-a-half to two-and-a-half storeys. Residences have a consistent, large set back and back onto a treed steep ridge. 42 Blake Street is an exception and is placed close to the street edge. A variety of architectural styles from the 20 <sup>th</sup> century exist on the street. Mature trees line the street.   |
| 3       | Transitional   | <p>St. Vincent Square/Park<br/>Kempfenfelt Drive<br/>Duckworth Street<br/>Dunlop Street East<br/>Blake Street (south side)</p> <p>Dunlop Street<br/>Kempfenfelt Street<br/>Duckworth Street<br/>Albert Street<br/>Berczy Street<br/>Collier Street</p> | 32/34 Kempfenfelt – not recognized but may be brick clad in vinyl. | <p>St. Vincent Square borders St. Vincent Park, a St. Vincent Park is within a block of land bounded by Kempfenfelt Drive, St. Vincent Square and Blake Street. The Park has a number of mature cedar trees throughout. The Park also contains a covered searing area and bathrooms.</p> <p>Kempfenfelt Drive runs parallel to the shoreline of Kempfenfelt Bay. There is a combination of single-family one-and-a-half to two storey residential homes with large setbacks and three storey walk-up apartment units. Residences are predominantly constructed in and are of designs from the mid to late 20<sup>th</sup> century and 21<sup>st</sup> century. A handful of cottage like historic homes dot the streetscape on the western half of the study area on Kempfenfelt.</p> <p>Duckworth Street (south side of Blake Street) is a short quiet residential street that has one lot facing the road. The residence is one storey and of contemporary construction. There is a sidewalk on the east side of Duckworth and minimal tree canopy.</p> <p>The short section of Dunlop Street in this area runs east-west and has high density residential units on either side (eight storeys to the south and 12 to the north). Building materials are primarily stucco and brick. There is minimal tree cover and sidewalks on both sides.</p> <p>The south streetscape of Blake Street is predominantly walk-up apartment units, ranging between three and four storeys. There are few remaining single-family residences on this side of the street, with development applications in process to construct more apartment units. There is a consistent setback along the street and minimal tree cover. A sidewalk runs the entire length of the street in this area.</p> <p>This section of Dunlop Street contains a variety of housing types and designs: Late 20<sup>th</sup> century apartment buildings are placed alongside large early to mid 19<sup>th</sup> century/early 20<sup>th</sup> century single family homes (that may have converted to rental units) and contemporary three storey condominium units, creating a massing range between two – five storeys. There is a fairly consistent setback with little no to tree canopy in this portion. Portion of an arterial road.</p> |

| Section | Typology | Streets included | Properties of Note | Characteristics  |
|---------|----------|------------------|--------------------|--|
|         |          |                  |                    | <p>Kempfenfelt Street contains two, large three to four storey condominium buildings on either side of the street. The western portion of Kempfenfelt in this study area contains several late 19<sup>th</sup> century/early 20<sup>th</sup> century cottages. There is little to no setbacks and no tree canopy.</p> <p>Albert Street runs north-south and has mid to high density apartment buildings on either side. Ranging between five and 15 storeys. There is minimal tree canopy with a sidewalk located on the eastern side.</p> <p>Berczy Street slopes in a north-south direction. The majority of the east side of the street is composed residential lots with a small number of businesses operating out of former residential structures. The building height and massing ranges from one to two-and-a-half storeys. The residences vary in age and type with some large two-and-a-half storey brick Victorian homes alongside postwar housing, 1960/70s split level/bungalows and even further contemporary housing designs. Medium to large setbacks are present. Many of the properties that line the streetscape front or face the adjoining roadways. Sidewalks are present on a portion of the east side of the street.</p> <p>Collier Street is a varied streetscape containing single family homes, multi family buildings, and mid to high density apartment buildings. This massing of this street varies between one-and-a-half storeys to 15 storeys. Prominent tree cover in rear of lots on northern side. Housing ages vary, with some historical brick residences potentially dating back to the late 19<sup>th</sup>/early 20<sup>th</sup> century, 1970s apartment design and contemporary construction.</p> |

## Appendix B: Neighbourhood Location Images



**Map 10: Photo Location Map and Surrounding Context**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Image 1: 19 Dundonald Street - Facade**  
(Photo taken May 31, 2021; Facing Northwest)



**Image 2: 19 Dundonald Street – West Elevation**  
(Photo taken May 31, 2021; Facing East)





**Image 3: 19 Dundonald Street – Rear Elevation**  
(Photo taken May 31, 2021; Facing Southeast)



**Image 4: 19 Dundonald Street – East Elevation**  
(Photo taken May 31, 2021; Facing West)





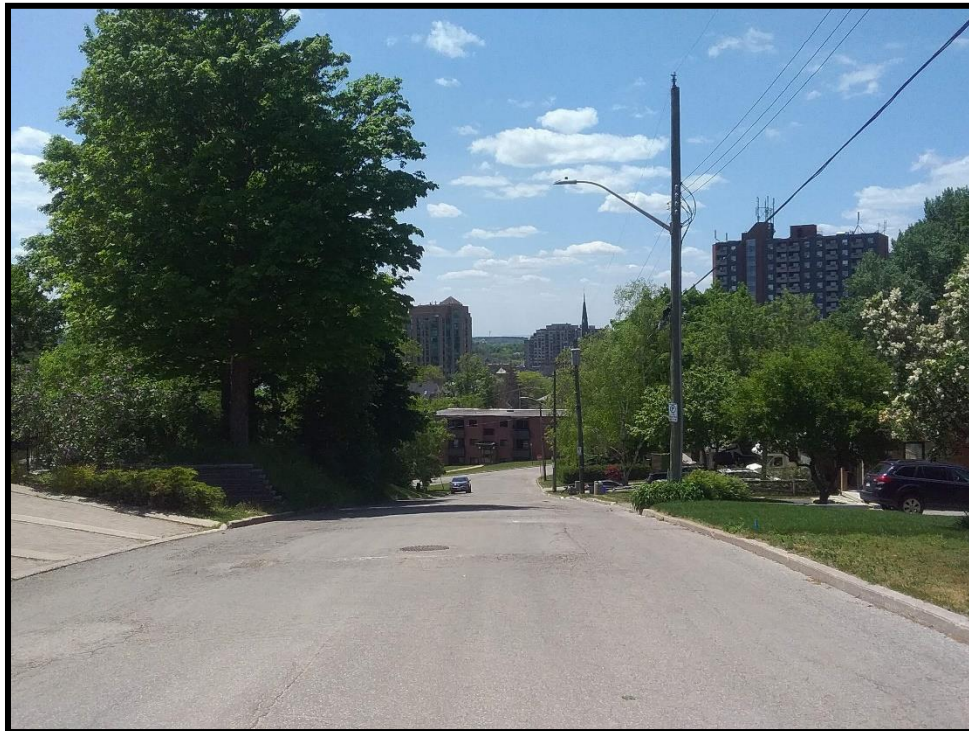
**Image 5: 19 Dundonald Street – Panorama of Dundonald Street**  
(Photo taken May 31, 2021; Panorama North to South)



**Image 6: Theresa Street – Street view at Intersection with Dundonald Street**  
(Photo taken May 31, 2021; Facing West)



**Image 7: 33 Theresa Street – Side Elevation**  
(Photo taken May 31, 2021; Facing Southeast)



**Image 8: Theresa Street – Streetscape**  
(Photo taken May 31, 2021; Facing West)





**Image 9: Albert Street – Streetscape Panorama**  
(Photo taken May 31, 2021; Panorama North to East)



**Image 10: Eugenia Street – Streetscape**  
(Photo taken May 31, 2021; Facing East)





**Image 11: Eugenia Street – Streetscape west of Dundonald Street**  
(Photo taken May 31, 2021; Facing East)



**Image 12: Eugenia Street – Streetscape East of Dundonald Street**  
(Photo taken May 31, 2021; Facing West)





**Image 13: Duckworth Street – At intersection with Amelia Street**  
(Photo taken May 31, 2021; Facing North)

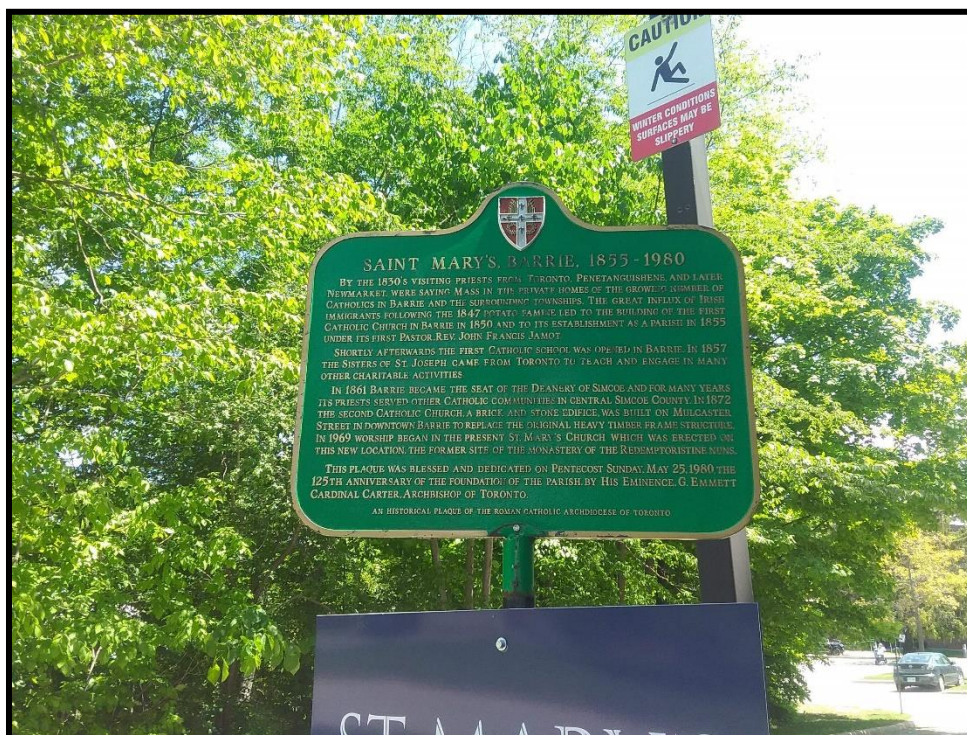


**Image 14: Amelia Street – St. Mary's Church**  
(Photo taken May 31, 2021; Facing South)





**Image 15: Amelia Street – St. Mary's Church**  
(Photo taken May 31, 2021; Facing East)



**Image 16: Amelia Street – St. Mary's Church Plaque**  
(Photo taken May 31, 2021; Facing South)





**Image 17: Dundonald Street –Streetscape**  
(Photo taken May 31, 2021; Facing South)



**Image 18: Blake Street – Streetscape**  
(Photo taken May 31, 2021; Facing East)





**Image 19: 16 Blake Street – Facade**  
(Photo taken May 31, 2021; Facing North)



**Image 20: Blake Street – North side Streetscape**  
(Photo taken May 31, 2021; Facing Northeast)





**Image 21: Blake Street – North Side Streetscape**  
(Photo taken May 31, 2021; Facing Northwest)



**Image 22: Blake Street – Panorama of North side of Streetscape**  
(Photo taken May 31, 2021; Panorama West to East)





**Image 23: St. Vincent Square Park**  
(Photo taken May 31, 2021; Facing north)

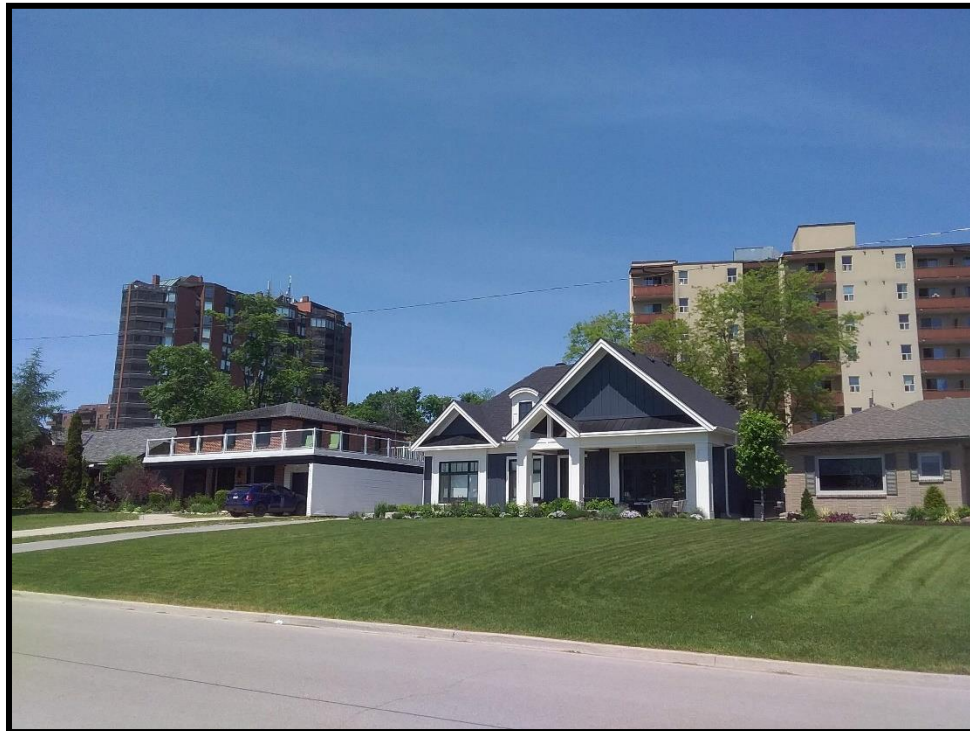


**Image 24: Kempenfelt Drive – North side of Streetscape**  
(Photo taken May 31, 2021; Facing West)





**Image 25: Kempfenfelt Drive – South side of Streetscape**  
(Photo taken May 31, 2021; Facing Southwest)



**Image 26: Kempfenfelt Drive – North side of Streetscape**  
(Photo taken May 31, 2021; Facing Northwest)





**Image 27: Duckworth Street – South of Blake Street**  
(Photo taken May 31, 2021; Facing North)



**Image 28: Dunlop Street East – Streetscape**  
(Photo taken May 31, 2021; Facing Northeast)





**Image 29: Collier Street – Streetscape**  
(Photo taken May 31, 2021; Facing Northeast)



**Image 30: Collier Street – View to 33 Theresa Street**  
(Photo taken May 31, 2021; Facing North)





**Image 31: Albert Street – Streetscape**  
(Photo taken May 31, 2021; Facing Southeast)



**Image 32: Collier Street – Streetscape South Side**  
(Photo taken May 31, 2021; Facing East)





**Image 33: Collier Street – Intersection of Blake Street and Dundonald Street**  
(Photo taken May 31, 2021; Facing South)

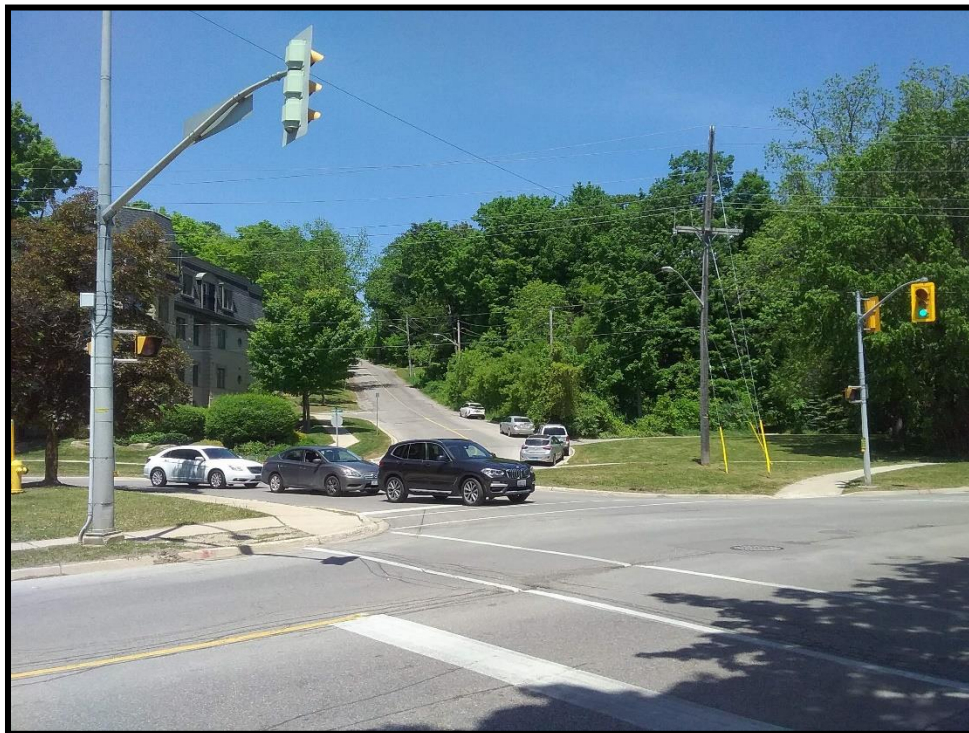


**Image 34: Dundonald Street – Streetscape and view towards Blake Street**  
(Photo taken May 31, 2021; Facing South)





**Image 35: Dundonald Street – Streetscape towards 19 Dundonald Street**  
(Photo taken May 31, 2021; Facing Northeast)



**Image 36: Blake Street – Intersection of Dundonald Street, Colliers Street, and Dunlop Street East**  
(Photo taken May 31, 2021; Facing North)

## Appendix C: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP  
Heritage Operations Manager  
Email: [kayla.jonasgalvin@araheritage.ca](mailto:kayla.jonasgalvin@araheritage.ca)

### Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), Member of the Canadian Institute of Planners (MCIP), a professional member of the Canadian Association of Heritage Professionals (CAHP) and is the President of the Ontario Association of Heritage Professionals.

Amy Barnes, M.A., CAHP  
Heritage Project Manager  
Email: [amy.barnes@araheritage.ca](mailto:amy.barnes@araheritage.ca)

### Biography

Amy Barnes, a Project Manager with the Heritage Team, has over ten years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over fifty heritage related projects including 150+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP) and formerly served as the Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.



Sarah Clarke, BA  
Research Manager  
Email: [sarah.clarke@araheritage.ca](mailto:sarah.clarke@araheritage.ca)

### Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As the Heritage Research Manager, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MHSTCI (#R446).

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation  
Heritage Technical Writer and Researcher  
Email: [aly.bousfield-bastedo@araheritage.ca](mailto:aly.bousfield-bastedo@araheritage.ca)

Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

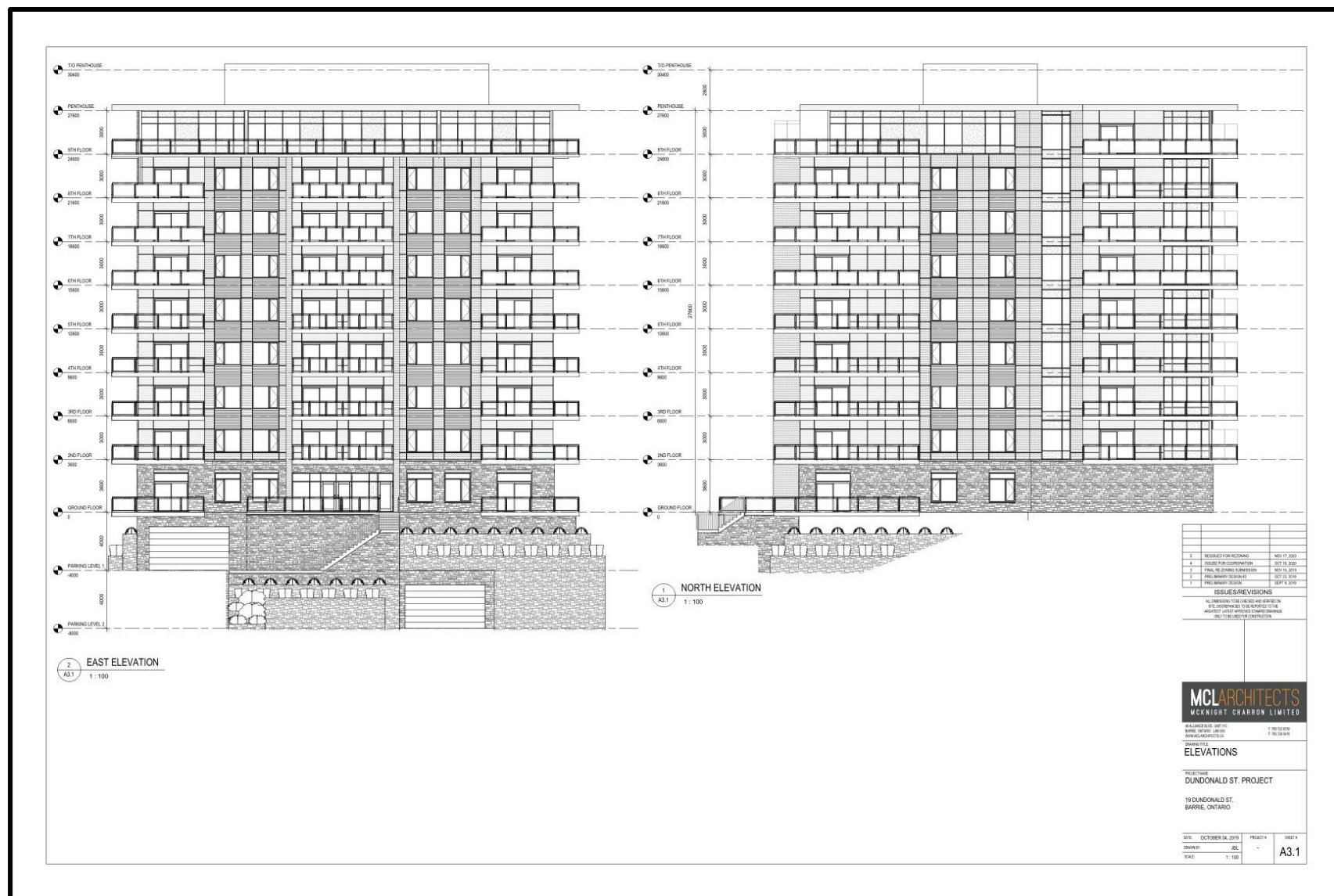


## Appendix D: Alternative Option 2 Design Plans



Figure 18: Alternative Option 2: Nine-Storey Proposed Development – Site Plan  
(MCL Architects 2020)





**Figure 20: Alternative Option 2: Nine-Storey Proposed Development – North and East Elevation**  
(MCL Architects 2020)



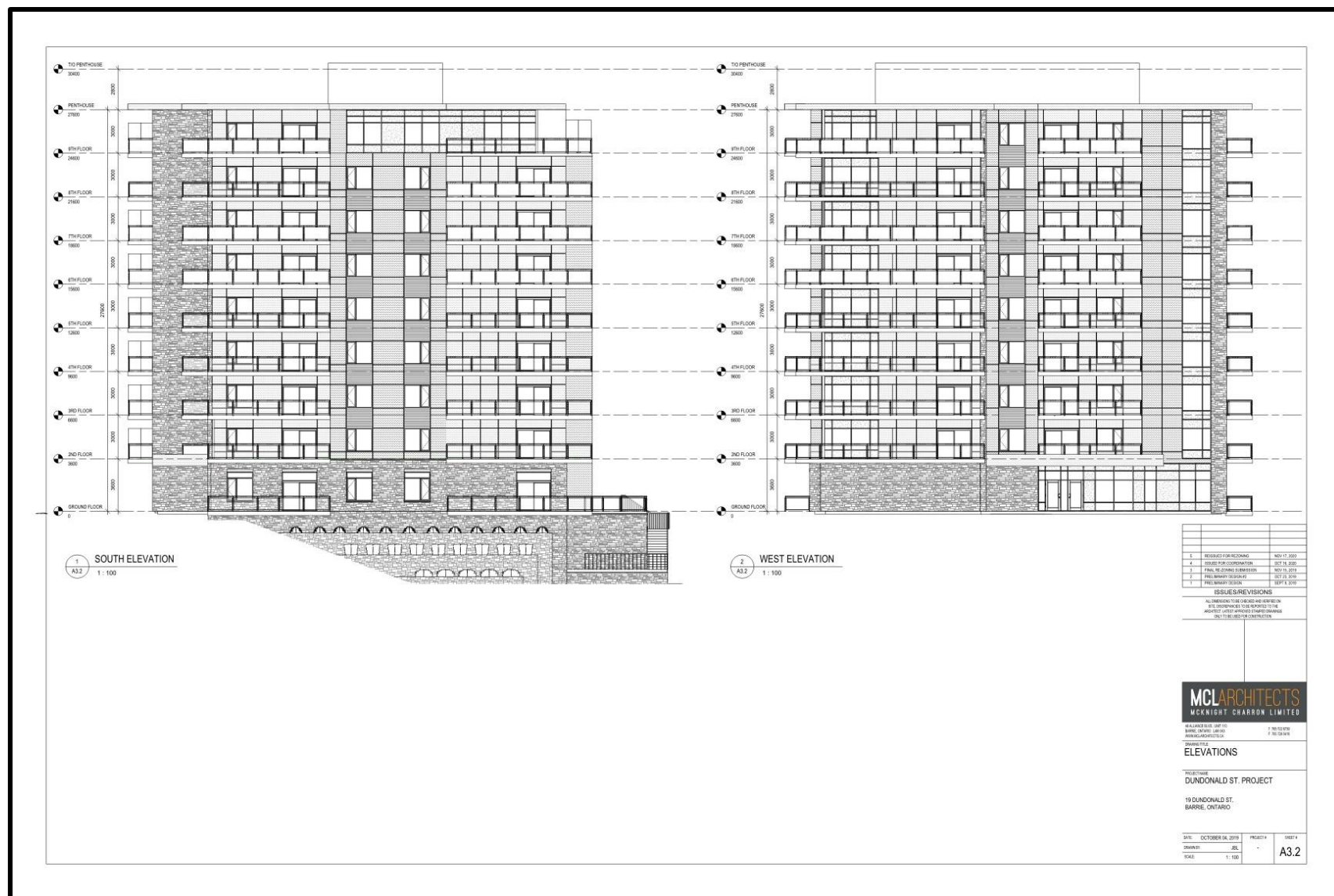


Figure 21: Alternative Option 2: Nine-Storey Proposed Development – South and West Elevations  
(MCL Architects 2020)

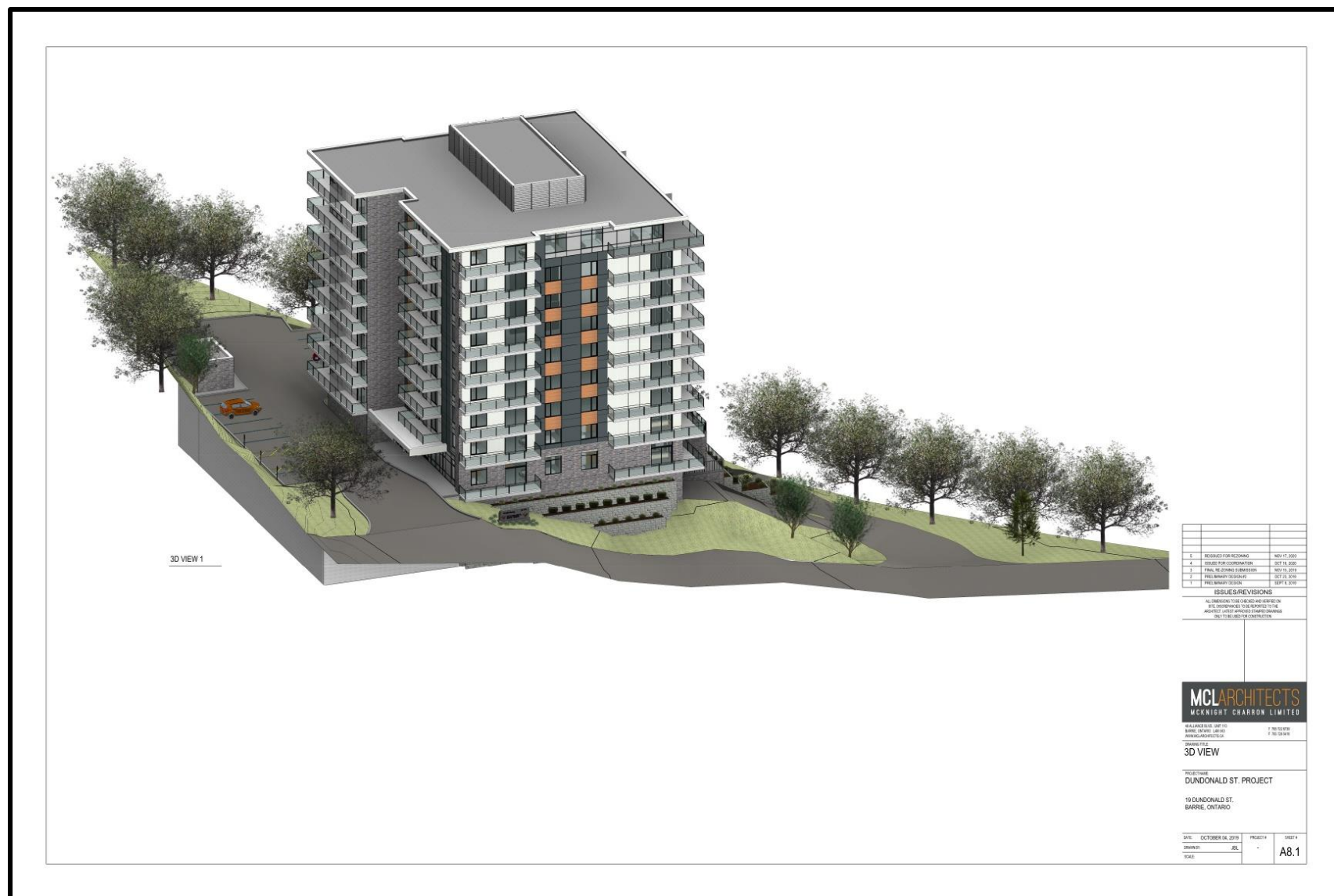


Figure 22: Alternative Option 2: Nine-Storey Proposed Development – 3D View (Conceptual Design)  
(MCL Architects 2020)



Figure 23: Alternative Option 2: Nine-Storey Proposed Development – 3D View (Conceptual Design)  
(MCL Architects 2020)





**Figure 24: Alternative Option 2: Nine-Storey Proposed Development – 3D View (Conceptual Design)**  
(MCL Architects 2020)