

MEMORANDUM

TO: Infrastructure, Investment and Development Services Committee

FROM: Stephen Naylor, Director of Planning and Building Services



DATE: October 18, 2016

FILE: D28-0192

SUBJECT: 36 Mulcaster Street, Relocation of the Armoury Building

The Heritage Barrie Committee has made the following recommendation regarding the Armoury Building located at 36 Mulcaster Street:

HERITAGE ASSESSMENT REPORT FOR THE ARMOUY BUILDING AT 36 MULCASTER STREET

That Option 3 for the proposed relocation of the Armoury Building as outlined in the draft Heritage Impact Assessment Report for 36 Mulcaster Street prepared by Giaino Architect dated September 26, 2016, be supported in principle, subject to the following conditions:

- a) The completion of a Risk Assessment by a qualified professional to address all aspects of the proposed relocation and to confirm that the interim and final relocation of the building can be undertaken without impact to the structural integrity of the Heritage building and its features located at 36 Mulcaster Street; to the satisfaction of the Planning and Building Department;
- b) The relocation shall include sufficient easements to a minimum of 3 metres on all sides to allow the heritage resource to be maintained, serviced, appreciated and integrated with the Fire Fighters Memorial; and
- c) The preparation of a comprehensive Heritage Impact Assessment to address the impact of the proposed mixed-use redevelopment on the designated Heritage Building currently at 36 Mulcaster Street, the existing designated Heritage Building at 37 Mulcaster Street (the MacLaren Art Centre), the Fire Fighters Memorial and existing buildings on Collier and Mulcaster Street to ensure that the proposed redevelopment shall be in keeping with and integrated into the historical streetscape character of Collier Street and Mulcaster Street, in accordance with Official Plan policies and requirements.

The 3 items identified above will involve other matters associated with the redevelopment of the entire site. The balance of the 36 Mulcaster Street site (the parking area and landscaped boulevard, save and except the Fire Fighters Memorial), was previously sold by the City. The concept redevelopment of the site proposes a 20 storey mixed use residential and commercial building development that would be located adjacent to the Armoury building. The current location of the Armoury building and lands are owned by the City. The applicant for the sold portion of the site is proposing to move the Armoury building in order to utilize the below ground lands for 3 levels of parking. In doing so, there will need to be an understanding of the ownership structure and details, below the proposed relocated building location at Collier and Mulcaster Streets. This may necessitate an additional purchase of land which may require an outside appraisal, and a purchase and sale agreement. In addition, in order to address urban design and compatibility of the proposed mixed-use redevelopment, the submission of a site plan will be required to address matters such as building design, compatibility, servicing, landscaping, etc.

In order to address these items on the subject lands owned both privately and publically, as well as permit the applicant to file planning application on lands currently owned by the City, additional authority/direction would be required. The following additional paragraph would provide such direction and authority:

That in consideration of the potential relocation of the Armoury Building, staff in the Planning and Building Services Department negotiate with the applicant and report back to General Committee regarding:

- The sale and details of ownership of the lands known as 36 Mulcaster Street;
- The details of the proposed relocation of the Armoury Building and the site for its temporary location during construction of the subject lands.

That the City Clerk be authorized to accept planning application(s) for the subject lands that includes the City owned lands at 36 Mulcaster Street.