



## Town of Niagara-on-the-Lake

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**REPORT #:** CDS-23-190      **COMMITTEE DATE:** 2023-09-06  
**REPORT TO:** Municipal Heritage Committee      **DUE IN COUNCIL:** 2023-09-26  
**SUBJECT:** Notice of Intention to Demolish – 325 King Street (Former Parliament Oak Public School) – Complete Notice (File No. HER-07-2023)

### 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The information and materials submitted with the Notice of Intention to Demolish the former Parliament Oak School building at 325 King Street be received;
- 1.2 The recommendations within Section 9 the Stantec Heritage Impact Assessment for 325 King Street, dated June 23, 2023, be endorsed;
- 1.3 The commemorative approach and recommendations within Sections 3 and 4 of the Stantec Commemoration Plan for 325 King Street, dated June 23, 2023, be endorsed in principle with the following amendments to the commemorative approach for consideration by the proponent:
  - 1.3.1 That the text bas-relief panel on the 1948 school façade be salvaged and incorporated for interpretation within any new development on the subject property;
  - 1.3.2 The proponent considers the reuse of the bas-relief panels in a location fronting King Street on the subject property;
  - 1.3.3 The 1947 cornerstone be reused within any new development on the subject property;
- 1.4 The recommendations for Salvage, Removal and Storage in Section 5 the Stantec Heritage Impact Assessment for 325 King Street, dated June 23, 2023, be endorsed;
- 1.5 The Demolition Waste Management Plan prepared by Stantec, dated August 2, 2023, be endorsed; and
- 1.6 The Municipal Heritage Committee provides input to Staff regarding the proposed recommendations within the reports and the commemorative approach for the subject property.

### 2. EXECUTIVE SUMMARY

- The property at 325 King Street is listed on the Town’s Municipal Register of Properties of Cultural Heritage Value or Interest.
- A written Notice of Intention to Demolish was submitted on February 10, 2023 under Section 27(9) of the *Ontario Heritage Act* for the former Parliament Oak Public School building at 325 King Street (the “subject property”).
- The Notice of Intention to Demolish was submitted to facilitate the proposed redevelopment of the property (subject to applications under the *Planning Act*). The

proposed demolition includes the entire former school building.

- At their April 25, 2023 meeting Council required additional plans and information to accompany the Notice of Intent to Demolish under Section 27(11) of the *Ontario Heritage Act*.
- The additional plans and information were provided to Staff on August 2, 2023.
- The *Ontario Heritage Act* requires a municipality to release a demolition permit 60 days after the Notice of Intention to Demolish and additional plans and information have been submitted, which would be October 1, 2023.
- Staff request Municipal Heritage Committee input on the recommendations within the submitted reports and the proposed commemorative approach as it relates to the conservation of cultural heritage resources within the Town.

### **3. PURPOSE**

The purpose of this report is to provide an overview of the plans and information submitted by the proponent with the Notice of Intention to Demolish (the “Notice to Demolish”) the former Parliament Oak School building at 325 King Street. The input of the Municipal Heritage Committee (the “MHC”) is requested on the recommendations within the following submitted reports:

- i. Heritage Impact Assessment, prepared by Stantec dated June 23, 2023 (**Appendix I**)
- ii. Commemoration Plan, prepared by Stantec dated June 23, 2023 (**Appendix II**)
- iii. Documentation and Salvage Report, prepared by Stantec dated August 1, 2023 (**Appendix III**)
- iv. Demolition Waste Management Plan, prepared by YORK1 dated August 2, 2023 (**Appendix IV**)

### **4. BACKGROUND**

#### **4.1 Site Description and Surrounding Area**

The subject property is an entire 4-acre block bounded by Gage Street at the north, Centre Street at the south, King Street at the east and Regent Street to the west (see **Figure 1**).

The subject property contains the former Parliament Oak School building as well as open spaces, including former sports fields and areas for play, as well as a parking lot. The perimeter of the property and the lawns in front of the former school building contain mature trees.



**Figure 1** – Subject property outlined in orange.

The former school building was constructed in several stages beginning in 1947, with completion and school opening in 1948. Additions were constructed to enlarge the school building in the 1950s, 1960s and 1970s. The school building consists of one and two-storey sections with low horizontal massing, described as a transitional art moderne style. The exterior of the 1948 school building is clad in buff brick and incorporates a 1947 cornerstone, and decorative stone panels carved by John B. Shawe, depicting an early meeting of the first session of the Parliament of Upper Canada on the site in the 1790s. The 1976 gymnasium addition incorporates a stone panel with the image of an oak tree.

In 1909 a Town Boundary Stone (TB #13) was placed on the subject property, by surveyor Alexander Niven, who was tasked with surveying the streets and boundaries of the Town of Niagara.

In 1915, a stone marker was placed on the site by the Niagara Historical Society, marking the location of the original “Parliament Oak” tree, under which it was believed the one of the first sessions of Parliament was held.

In 1993, the Castellani Art Museum at Niagara University placed a sculpture on the subject property in commemoration of the 1793 Anti-Slavery Act.

#### **4.2 Ontario Heritage Act**

The subject property is listed on the Town’s Municipal Register of Properties of Cultural Heritage Value or Interest (the “Heritage Register”), and Section 27(3) of the *Ontario Heritage Act* (the “OHA”). Section 27(9) and (11) of the OHA require a property owner to provide

Council at least 60 days notice, in writing, of the owner's intention to demolish or remove a building or structure on the property. The OHA does not require approval for demolition, only written notice. The Notice to Demolish is to be accompanied by such plans and information as Council may require. Sections 27(9) and (11) of the OHA state:

*Restriction on demolition, etc.*

*(9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.*

*Same*

*(11) The notice required by subsection (9) shall be accompanied by such plans and shall set out such information as the council may require. 2019, c. 9, Sched. 11, s. 6.*

The Town's process for the proposed demolition of listed properties is addressed in section 5.4(e) of the MHC Terms of Reference:

*In accordance with Section 27(11) of the OHA, Council shall consider the date that notice has been provided to be the date that such notice with required plans and information has been received at a Council Meeting. Required plans and information shall include advice from the Municipal Heritage Committee in regard to whether required plans and information have been provided.*

Written Notice to Demolish the former school building was provided to Heritage Staff and the Town Clerk on February 10, 2023 (refer to Staff Report CDS-23-076). The Notice to Demolish included a Heritage Impact Assessment and plans for a proposed new development.

The MHC at their meeting on April 5, 2023, reviewed the Notice to Demolish and supporting information and recommended to Council that additional plans and information be provided, including revisions to the Heritage Impact Assessment, submission of a Commemoration Plan and Waste Management Plan. Council received the MHC recommendations regarding the Notice to Demolish and passed a motion requiring additional information and materials providing more specificity on April 25, 2023.

Additional plans and information were provided to Staff on June 23, 2023, including the revised Heritage Impact Assessment and the Commemoration Plan. Outstanding materials included the Demolition Waste Management Plan and specific elements to be considered for salvage. Staff intended to bring forward a report regarding the revised Heritage Impact Assessment and the Commemoration Plan to the July 12, 2023 MHC meeting (refer to Staff Report CDS-23-158), however, insufficient notice was provided to the property owner. Review of the information was postponed to the August 2, 2023 MHC meeting. The MHC provided the following recommendation, "that the applicant includes the textural bas-relief panel in Commemoration, and that Commemoration be located closer to its current placement."

On August 2, 2023, the proponent provided the remainder of the additional plans and information required by Council, including the Waste Management Plan and a Documentation and Salvage Report which addressed specific items identified for salvage and reuse on the subject property.

The 60 days notice to Council commenced as of August 2 and expires on October 1, 2023, after which the demolition permit for the school building must be issued by the Town as per OHA requirements.

#### **4.3 Notice to Demolish – Required Materials and Information**

Council, at their April 25, 2023 meeting, passed the following motion requiring additional plans and information to accompany the Notice to Demolish:

- 1.1 The Municipal Heritage Committee acknowledge the Notice of Intent to Demolish, dated February 10, 2023, served on behalf of the property owner for the former Parliament Oak School building located at 325 King Street in Old Town; and
- 1.2 The Municipal Heritage Committee advise Council that the following additional Plans and Information are required to be submitted with the Notice of Intent to Demolish prior to the start of the 60-day timeline for demolition under Sections 27(9)(10) & (11) of the *Ontario Heritage Act*.
  - 1.2.1 Require addendum to Stantec HIA, assessing development alternatives or mitigative measures for direct impacts to the 1948 school building that specifically considers preservation of the 1948 structure in whole or part, in its original location; and
  - 1.2.2 Require commemoration plan by CAHP that includes the salvage, preservation and/or commemoration of the following attributes:
    - Stone marker for oak tree
    - Bas relief panels
    - 1948 King Street façade and one storey building
    - King St landscaping & trees
    - Third stone oak tree panel on 1976 east elevation
    - Mature red oak #28
    - Underground railroad art installation
    - 1948 Time Capsule
    - Town Boundary Stone
    - Acknowledge 67 years of use as a public school
    - Salvage and reuse of 1948 building materials including slate chalkboards, brick and hardware
    - “PARLIAMENT OAK SCHOOL” lettering
    - Acknowledge Lionel Ashton Hesson and his work
  - 1.2.3 A Demolition waste management plan for the removal of debris from the site.

## **5. DISCUSSION / ANALYSIS**

### **5.1 Overview of Information and Reports submitted with the Notice to Demolish**

The following is an overview of the analysis, conclusions and recommendations within the submitted reports.

## 5.2 Heritage Impact Assessment – June 23, 2023

The purpose of a Heritage Impact Assessment is to identify the heritage value and heritage attributes of a property, determine if cultural heritage resources will be impacted by a proposed development, demonstrate how heritage resources will be conserved and recommend mitigative or avoidance measures where impacts are anticipated. The Heritage Impact Assessment prepared by Stantec (the “Stantec HIA”) for the subject property was revised in June 2023, to address the matters outlined by Council, including impacts to the 1948 former school building.

The Stantec HIA provides an assessment of heritage value and heritage attributes for the subject property based on the 2021 HIA prepared by ERA Architects. The following is a summary of the findings of the 2021 ERA HIA (refer to Stantec HIA – Appendix A for the complete 2021 ERA HIA):

### Design Value:

- i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,
- ii. displays a high degree of craftsmanship or artistic merit,

*325 King Street is a mid-20th century single-storey school building with successive additions constructed to meet programmatic needs. The building exhibits transitional art moderne influences through its original H-shaped plan, low horizontal massing, prominent tripartite main entrance (separate boys’ entrance, girls’ entrance and main entrance in between) with a staggered, planar stone entry pavilion, and material treatment of buff brick, stone and concrete, and with an edifying figural sculptural programme that is associated with the style. The building features a minimum of architectural detail, which is generally limited to the original 1948 structure, and includes the stone sculptural panels, stone banding and the symmetrical recessed primary entrances at the east elevation. Although the building’s modernist influences are representative of provincial, mid-century institutional architecture, and the inclusion of bas-relief panels is unique, 325 King Street is not a rare or early example of this style, expression or material treatment.*

*The bas-relief stone panels by John B. Shawe represent high degree of craftsmanship and artistic merit. Further, existing background research by Letourneau Heritage Consulting Inc. indicates these are a locally-rare example of a commemorative stone panel.*

### Historical or Associative Value:

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

*Although there is some debate regarding its veracity, local lore holds that Sir John Graves Simcoe led a session of the first Parliament of Upper Canada under a grove of oaks on the*

*property in August 1793. This narrative is significant to the community's understanding of the property and reflected in the name of the school, the bas-relief stone panels on the existing building and the legacy of tree planting over the years.*

*Further, the existing building is directly associated with the public education system in Niagara-on-the-Lake, and functioned as the local school for many community members between 1948 and 2015.*

*Through its association with the First Parliament of Upper Canada, the site is tangentially associated with the 1793 Act to Limit Slavery; legislation promoted by abolitionist Simcoe that attempted to establish Upper Canada as a jurisdiction opposed to enslavement and its resultant economic structures. Although the legislation was compromised by local slave owners, Upper Canada was nevertheless considered a destination for fugitive enslaved persons, especially in the period just prior to the American Civil War, the most active period of the Underground Railroad network. A number of the self-emancipated settled in the early town of Niagara-on-the-Lake. While an interpretive art piece, from Castellani Art Museum at Niagara University, was installed on the property to commemorate this link to the Underground Railroad and the 1793 Anti-Slavery Act in 1993, this association is not specific to the property or existing building.*

#### Recommended Heritage Attributes:

- The low horizontal one storey massing and symmetrical rectilinear forms with staggered planar entrances clad in stone
- The 2 bas-relief panels designed by John B. Shawe located on the south elevations
- The setback from King Street, containing lawns/landscaping with mature trees including several oaks
- The 1915 Parliament Oak stone tree-marker that details the site's association with the first Parliament of Upper Canada
- The third 120 inch by 96 inch large format stone incised oak tree panel, located on the east elevation of the 1976 gymnasium addition.
- Mature red oak (*Quercus rubrus*); identified in the 325 King Street, Niagara-On-The-Lake, Ontario Arborist Report and Tree Inventory Report (Stantec 2023) as #28
- Underground Railroad marker

The former school building is identified as containing architectural design value and associative value as a representation of the property's connection to the public school system in Town. To conserve the heritage value associated with the school building, the HIA considers retention of the school building in full for adaptive re-use, integration of the school building within the new development, and retention of the façade (see Sections 8.2, 8.3 and 8.4). The Stantec HIA concludes that none of these options are feasible due to the programmatic, aesthetic and functional requirements of the proposed hotel development, as well as concerns regarding structural stability of the existing school building. Sympathetic design for new development is considered (Section 8.5) through the reuse of exterior architectural elements from the current school building within a new building, but the Stantec HIA states that this option would not "align with the preferred architectural design of the building." Section 8.6 of

the Stantec HIA denotes that since demolition is proposed, alternative measures to convey heritage value are recommended.

The Stantec HIA concludes that the proposed development would result in direct and indirect impacts to the heritage value of the subject property with demolition of the school building; potential indirect impacts to adjacent cultural heritage resources through construction activities including vibration monitoring during construction works; and potential impacts to the proposed Downtown Heritage Character Area with the design of any new development. The following mitigation measures are recommended:

*For the property at 325 King Street:*

- *Full heritage documentation of the property take place prior to any change to the property. A Documentation and Salvage Plan should be completed for the property and should provide a complete overview of the property as well as directives for salvageable materials. Documentation activities should be carried out through photography, photogrammetry, and/or LiDAR scan. A component specific salvage, storage, and reinstatement plan should be completed for each of the components identified for salvage. In addition, the salvage of re-usable materials is recommended.*
- *Preparation of a Commemoration Plan to commemorate the history of 325 King Street. The Commemoration Plan should include site-specific history and specific commemoration requirements (i.e., interpretative signage, re-use of salvaged materials). A focus of the Commemorative Plan should be telling the story of the buildings which proceeded the proposed development.*

*For the Downtown Heritage Character Area:*

- *To mitigate impacts to the Downtown Heritage Character Area, Design Guidelines are recommended for the proposed undertaking consistent with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. The Design Guidelines should provide recommendations on height, massing, and setbacks; plan and form; architectural style and detailing; building materials; landscaping; and commemoration.*
- *To limit negative indirect impacts on individual properties adjacent to the proposed development, the adjacent listed and designated heritage properties should be isolated from construction-related activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to construction team leads. Site plan controls should also include stabilization measures and protective barriers for the adjacent designated properties to indicate where construction activities should be limited, this should include at minimum the installation of temporary fencing around heritage features. In addition, vibration studies for the adjacent listed and designated properties should be completed under the direction of a qualified geotechnical engineer or vibration specialist. A recommended approach to vibration assessment is as follows:*
  - a. *Pre-condition survey should be prepared by a qualified engineer to determine the maximum acceptable vibration levels, or PPV levels and the appropriate buffer distance between construction activities and the adjacent heritage resources.*



- b. *Vibration monitoring should be carried out and consist of monitoring the ground-borne vibration levels, in PPV while construction activities take place.*
- c. *Post-construction condition survey should be carried out as determined by the Geotechnical Engineer. Post-construction condition survey shall be conducted after completion of construction for comparison purposes.*

#### 5.2.1 Discussion on Heritage Impact Assessment

If demolition of the school building is to proceed, Staff support the recommendations within Section 9 of the Stantec HIA as outlined above.

### **5.3 Commemoration Plan – June 23, 2023**

The purpose of the Commemoration Plan is to outline approaches to commemorate the history and heritage value of the subject property. Recommended commemorative approaches within the Stantec HIA include the salvage and reuse of heritage attributes and elements within the new development, and the installation of interpretive signage.

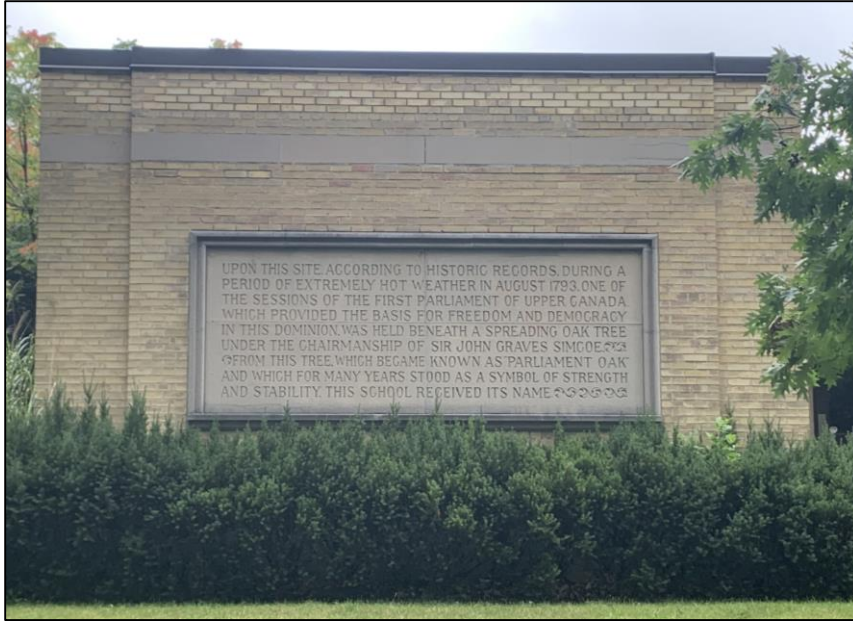
Section 3.4.1 of Stantec's Commemoration Plan itemizes the following heritage attributes and elements for salvage and reuse within the proposed development:

- graphic Bas-relief panel
- stone incised oak tree panel
- Parliament Oak School sign
- Some of the former school building bricks
- Parliament Oak stone tree-marker
- Castellani Sculpture (related to the Underground Railroad)
- 1948 Time Capsule
- Town Boundary Stone

Heritage attributes and elements to be retained in-situ (with temporary relocation during construction works) include the Castellani Sculpture and Parliament Oak stone tree-marker. The Town Boundary Stone is anticipated to remain in-situ throughout any construction works, with suitable protection from construction activities, as it is a federally regulated boundary monument. The time capsule is to be salvaged and displayed inside the proposed hotel building or donated to the NOTL Museum. A concept site plan for commemoration on the subject property is shown on page 21 of the Stantec Commemoration Plan.

To display materials for salvage and reuse, the HIA proposes the construction of a commemorative wall feature at the rear of the property facing Regent Street that would incorporate salvaged bricks from the former school building, the graphic Bas-relief panel, stone incised oak tree panel and Parliament Oak School sign (see concept design for commemoration wall on page 22 of the Stantec Commemoration Plan).

The textual bas-relief (see **Figure 2**) that was previously proposed for retention and re-use on site, has now been proposed for removal from the site. The HIA provides background research in Section 2.2 and concludes that the textual Bas-relief panel describing the meeting of Parliament on the site contains incorrect information and dates and should therefore not be reused on site, but be donated to the Town or NOTL Museum.



**Figure 2** - Textual bas-relief panel on front façade of 1948 school building (Photo DH, August 2023)

Further interpretive options are provided in section 3.4.2. The Stantec Commemoration Plan provides background research and builds on the historical research in previous HIAs for the subject property, and identifies the following key themes and methods for commemoration through interpretive signage:

- i. John Graves Simcoe and the First Session of Parliament – Interpretive Panel
- ii. The Underground Railroad Terminus in the Niagara Region - Interpretive Panel
- iii. Parliament Oak School - Interpretive Panel

#### 5.3.1 Discussion on Recommendations within the Commemoration Plan

The demolition of the former school building would result in direct impacts to the heritage value of the subject property. The HIA outlines how the salvage and reuse of heritage attributes from the site that represent the heritage value of the subject property would assist in physically conveying some of the history and heritage value of the site.

The Stantec Commemoration Plan provides recommendations for the salvage and reuse of heritage attributes on the subject property, including the retention/replacement of the Town Boundary Stone, Castellani (Underground Railroad) sculpture, and stone tree-marker in their existing locations, and the inclusion of the salvaging and display of items within the time capsule.

The Stantec Commemoration Plan recommends that the textual bas-relief panel not be reused on the subject property, and instead be donated to the NOTL Museum or the Town. The Stantec HIA denotes that the panel contains incorrect information and dates. Research provided within Section 2.2 of the Stantec Commemoration Plan indicates that it is not possible that Parliament held a session on the subject property in August 1793 as the House of Assembly and Legislative Council were prorogued in July 1793 and the diary of Elizabeth Simcoe notes that she and John Graves Simcoe set sail for Toronto that same month. And, in

fact, the stone tree-marker itself, and an 1894 “Souvenir: Historical Map of the Town of Niagara” indicate that the session of Parliament was held on the site in September 1792. While the date may not be accurate as reflected on the textual bas-relief stone panel, it is still a long-held tradition within the community that a session of Parliament was held on the site under the shade of an oak tree. The Stantec HIA concludes that through the donation of the textual bas-relief panel “to an appropriate steward the history presented can be contextualized through modern interpretation” (Stantec Commemoration Plan, pg. 19).

It is Staff’s opinion that the textual bas-relief panel is best understood within the context of the subject property, and in relation to the accompanying graphic bas-relief panel. The history presented within the textual bas-relief panel can be contextualized through modern interpretation on the subject property; interpretive plaques can be incorporated alongside the textual panel that correct inaccurate information. Minor historical errors on the textual panel do not negate the craftsmanship and artistic merit of the panel.

Staff recommend that the proponent consider the reuse of both bas-relief panels. The panels contain design value, representing a high degree of craftsmanship and artistic merit and as a locally-rare example of commemorative stone panels carved by local artisan John B. Shawe. As such, the heritage value of the subject property is better represented through the retention of both panels on the subject property in close proximity to one another. In addition, the panels contain associative value in relation to the local story that Sir John Graves Simcoe led one of the sessions of the first parliament of Upper Canada beneath an oak tree on the property in the 1790s. The bas-relief panels together tell an important part of Niagara-on-the-Lake’s history; one that has been passed down for generations and that has informed the local community’s understanding of the site.

In relation, the 1915 Parliament Oak stone tree-marker stands in the location along King Street where the original Parliament Oak tree previously grew. The stone tree-marker, and bas-relief panels together convey the history and heritage value of the subject property and would be best experienced in close relation to one another along King Street.

The panels are proposed to be included within a commemorative wall design fronting Regent Street (the rear of the property). This is one possibility for commemoration. However, it is Staff’s opinion that placing the panels in a commemorative wall fronting Regent Street would result in some loss of context in relation to the community’s understanding of where the original Parliament Oak tree stood on King Street. Staff recommend that the proponent consider locating both panels fronting King Street, perhaps as an entrance feature within any new development to strongly convey the importance of the property in relation to its role as the first Capital of Upper Canada.

Staff generally support the recommendations within the Commemoration Plan for the salvage and reuse of heritage attributes on the subject property, including the retention/replacement of the Town Boundary Stone, Castellani (Underground Railroad) sculpture, and stone tree-marker in their existing locations, and the inclusion of the salvaging and display of items within the time capsule. Staff also recommend that the applicant consider retention of the textual bas-relief panel for reuse on site.

#### **5.4 Documentation and Salvage Report – August 1, 2023**

The purpose of the Documentation and Salvage Report was to document the existing condition of the subject property and school building through photographs and identify elements for salvage and reuse within any new development.

The Documentation and Salvage Report shows that while the exterior of the school building retains some original features, the interior has been updated and appears to retain few original elements. There does not appear to be original or early hardware, and while invasive testing was not undertaken, slate chalkboards are not evident in classrooms. The Salvage and Documentation Report does identify the 1947 carved cornerstone, placed with initial construction of the building, but which is currently hidden behind vegetation. Staff recommend that the 1947 cornerstone be salvaged for reuse within any new development as well.

Section 5 of the Documentation and Salvage Report outlines the recommendations for salvaging, removing and storing heritage attributes and elements. Section 5.2 includes a list of items to be salvaged, which is consistent with items identified in the Stantec HIA and Commemoration Plan, and also includes specific references to the salvaging of brick from the 1948 school building, and the 1947 cornerstone. Section 5.3 outlines the expectations during salvage and removal, which recommends the use of an inventory of the components identified for salvage of heritage attributes and elements using a heritage asset tracking form, gentle cleaning of the components, and storage methods. Section 5.4 provides guidance on storage location and on-going monitoring of the stored components and recommends that heritage attributes and elements be stored in an area that is closed and monitored with some form of temperature-control. Staff support the recommendations for salvage, removal and storage in Section 5.

##### 5.4.1 Discussion on Recommendations within the Documentation and Salvage Report

Staff support the recommendations within the Documentation and Salvage Report, which will ensure that heritage attributes and elements to be salvaged will be properly itemized and tracked, stored and conserved to prevent deterioration or damage for eventual reuse on the subject property. The Town may consider storing heritage attributes and elements on Town property.

#### **5.5 Demolition Waste Management Plan**

The Demolition Waste Management Plan outlines the materials to be salvaged and those to be disposed of, as well as the proposed location for recycling or disposal. Metals, brick and concrete are proposed for recycling.

##### 5.5.1 Discussion on Recommendations within the Demolition Waste Management Plan

Staff support the proposed recycling of materials where possible. The bricks from the 1948 school building may have been locally sourced, although buff brick is uncommon in the Town. Salvaging of the exterior brick would provide an opportunity to commemorate the original school building and keep high-quality heritage materials out of landfills.

## **6. STRATEGIC PLAN**

The content of this report supports the following Strategic Plan initiatives:

## **Pillar(s)**

1. Protect Distinctive Community Assets

## **Objective(s)**

- 1.1 Preserve unique community elements

## **Tactic(s)**

- 1.1 b) Support residences and businesses in protecting their valuable heritage assets

## **7. OPTIONS**

- 7.1 Option 1: The Municipal Heritage Committee adopt the Staff recommendations and/or provide alternate or additional recommendations for commemoration on the subject property. (***Recommended***)

## **8. FINANCIAL IMPLICATIONS**

The property owner will be responsible for costs associated with the salvage, transport, storing and reuse of heritage attributes and elements within any new development.

## **9. ENVIRONMENTAL IMPLICATIONS**

The Demolition Waste Management Plan outlines a proposal for recycling of existing materials where possible.

## **10. COMMUNICATIONS**

The recommendations of the MHC will be considered within the staff recommendation report for the *Planning Act* applications.

## **11. CONCLUSION**

It is respectfully recommended that the MHC endorse the following recommendations for Council consideration as it relates to the conservation of cultural heritage resources on the subject property and adjacent to the subject property that:

- 1.1 The information and materials submitted with the Notice of Intention to Demolish the former Parliament Oak School building at 325 King Street be received;
- 1.2 The recommendations in Section 9 of the Stantec Heritage Impact Assessment for 325 King Street, dated June 23, 2023, be endorsed;
- 1.3 The recommendations within Section 4 of the Stantec Commemoration Plan for 325 King Street, dated June 23, 2023, be generally endorsed with the following amendments to the commemorative approach for consideration by the proponent:
  - 1.3.1 That the text bas-relief panel on the 1948 school façade be salvaged and incorporated for interpretation within any new development on the subject property;
  - 1.3.2 The proponent considers the reuse of the bas-relief panels in a location fronting King Street on the subject property;
  - 1.3.3 The 1947 cornerstone be reused within any new development on the subject property; and
- 1.4 The Municipal Heritage Committee provides input to Staff regarding the proposed recommendations within the reports and the commemorative approach for the subject property.

## 12. PREVIOUS REPORTS

- CDS-23-076 – Notice of Intent to Demolish – 325 King Street (Parliament Oak School) – HER-07-2023
- CDS-23-158 - Notice of Intent to Demolish - 325 King Street (Parliament Oak School) - Additional Information (File No. HER-07-2023)
- CDS-23-199 - 325 King Street – Review of Heritage Impact Assessment (File Nos. OPA-01-2023, ZBA-01-2023 and HER-34-2023)

## 13. APPENDICES

- **Appendix I** – Heritage Impact Assessment
- **Appendix II** – Commemoration Plan
- **Appendix III** – Documentation and Salvage Report
- **Appendix IV** – Demolition Waste Management Plan

Respectfully submitted:

A handwritten signature in blue ink that reads "D Horne". The signature is written in a cursive, slightly slanted style.

**Denise Horne, MA, Dipl. Heritage Conservation, CAHP  
Heritage Planner**