

3. **Application for demolition and new construction at 110 York Street, a property designated under Part V of the Ontario Heritage Act as part of the ByWard Market Heritage Conservation District**

Demande de démolition et de nouvelle construction au 110, rue York, une propriété désignée en vertu de la partie V de la Loi sur le patrimoine de l'Ontario et située dans le district de conservation du patrimoine du marché By

Built Heritage Committee and Planning and Housing Committee recommendation(s)

That Council:

1. **Approve the application to demolish 110 York Street;**
2. **Approve the application for new construction at 110 York Street according to plans prepared by Neuf Architects, dated September 18, 2023, conditional upon:**
 - a. **The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - b. **The installation of a mural or an artistic installation on the east wall of the building as a condition of Site Plan approval.**
 - c. **Minor alterations on the podium to better reflect the richly detailed architectural character of the ByWard Market Heritage Conservation District including:**
 - i. **Ensuring that glazing in windows and doors is transparent to provide a more active frontage on York Street, reflecting the importance of the street as a gateway to the core of the ByWard Market HCD;**

- ii. Refining the architectural details of the east wall of the podium through the addition of decorative brick work or similar architectural detailing to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit
3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;
4. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.

Recommandation(s) du Comité du patrimoine bâti et le Comité de la planification et du logement

Que le Conseil:

1. Approuve la demande de démolition visant le 110, rue York;
2. Approuve la demande de construction au 110, rue York, selon les plans préparés par Neuf Architects et datés du 18 septembre 2023, sous réserve des conditions suivantes :
 - a. la soumission, par le requérant, des échantillons de tous les matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire;
 - b. la façade la réalisation d'une peinture murale ou d'une installation artistique sur la façade est de l'immeuble à titre de condition de l'approbation du plan d'implantation.
 - c. les modifications mineures suivantes au socle permettant de mieux refléter le caractère architectural richement détaillé du district de conservation du patrimoine du marché By:

- i. veiller à ce que le vitrage des portes et des fenêtres donnant sur la rue York soit transparent afin de refléter l'importance de la rue en tant que point d'accès au cœur du district de conservation du patrimoine du marché By;**
 - ii. parfaire les détails architecturaux du mur est du socle, grâce notamment à l'ajout de briques décoratives ou de détails architecturaux similaires, à la satisfaction du personnel responsable du patrimoine, avant la délivrance du permis de construire.**
- 3. Délègue au directeur général de Planification, Immobilier et Développement économique le pouvoir d'apporter des modifications mineures de conception;**
- 4. Approuve la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance.**

Documentation/Documentation

- 1 Report from Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated October 26, 2023 (ACS2023-PRE-RHU-0045)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 26 octobre 2023 (ACS2023-PRE-RHU-0045)
2. Extract of draft Minutes, Built Heritage Committee, October 6, 2023

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 6 octobre 2023

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Built Heritage Committee
November 6, 2023**

**Extrait de l'ébauche
du procès-verbal 9
Comité du patrimoine bâti
Le 6 novembre 2023**

Application for demolition and new construction at 110 York Street, a property designated under Part V of the Ontario Heritage Act as part of the ByWard Market Heritage Conservation District

File No. ACS2023-PRE-RHU-0045 – Rideau-Vanier (Ward 12)

This report will be submitted to the Planning and Housing Committee on November 15, 2023. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 24, 2024.

Committee Members received a submission from David Flemming, Heritage Ottawa, in support of the application, and a copy is filed with the Office of the City Clerk.

The Committee carried the report recommendations as presented.

Report recommendations

That the Built Heritage Committee and the Planning and Housing Committee recommend that Council:

- 1. Approve the application to demolish 110 York Street;**
- 2. Approve the application for new construction at 110 York Street according to plans prepared by Neuf Architects, dated September 18, 2023, conditional upon:**
 - a. The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - b. The installation of a mural or an artistic installation on the east wall of the building as a condition of Site Plan approval.**

- c. Minor alterations on the podium to better reflect the richly detailed architectural character of the ByWard Market Heritage Conservation District including:
 - i. Ensuring that glazing in windows and doors is transparent to provide a more active frontage on York Street, reflecting the importance of the street as a gateway to the core of the ByWard Market HCD;**
 - ii. Refining the architectural details of the east wall of the podium through the addition of decorative brick work or similar architectural detailing to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit****
- 3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 4. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

Carried