

EXTRACT OF DRAFT MINUTES 43
PLANNING COMMITTEE
26 APRIL 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 43
COMITÉ DE L'URBANISME
LE 26 AVRIL 2017

BUILT HERITAGE SUB-COMMITTEE

APPLICATION TO ALTER THE SOMERSET HOUSE, 352 SOMERSET STREET WEST, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT

ACS2017-PIE-RHU-0003

SOMERSET (14)

BUILT HERITAGE SUB-COMMITTEE RECOMMENDATIONS AS AMENDED

That Planning Committee recommend that Council:

1. Approve the application to alter Somerset House, 352 Somerset Street West, according to plans by Richard Chmiel, Richard Chmiel Architects, received on March 1, 2017 as may be amended;
2. Approve the restoration of the historic portion of the Somerset House, including the reconstruction of the corner tower based on historic photographs, the re-installation of the northerly bay window, the restoration of decorative metal work, including the cornice, according to plans received on March 1, 2017;
3. Delegate the authority for ~~minor~~ design changes to the approved plans to the General Manager, Planning, Infrastructure and Economic Development;
4. Issue the Heritage Permit with an expiry date of two years, unless otherwise extended by City Council; and
5. Approve the deletion of Recommendation 10, passed by City Council on

July 13, 2016, which required that the fourth bay of the north wall be reconstructed.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 30, 2017.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 13 April 2017, and was CARRIED with amendments, as outlined above. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes.

Planning Committee received the following correspondence prior to its consideration of this item on April 25, 2017, a copy of which is held on file:

- Comments dated April 18, 2017 from Leeann McGovern, in support of the proposal.

Mr. Richard Chmiel, Richard Chmiel Architects, was present in support of staff recommendation but opted not to speak when the Chair indicated the Committee was prepared to carry the staff recommendation on consent (rather than the amended recommendation from the Built Heritage Sub-committee).

Planning Committee CARRIED the staff recommendation, as set out below:

That Planning Committee recommend that Council:

- 1. approve the application to alter Somerset House, 352 Somerset Street West, according to plans by Richard Chmiel, Richard Chmiel Architects, received on March 1, 2017;**
- 2. approve the restoration of the historic portion of the Somerset House, including the reconstruction of the corner tower based on historic photographs, the re-installation of the northerly bay window, the restoration of decorative metal work, including the cornice, according to plans received on March 1, 2017;**
- 3. delegate the authority for minor design changes to the approved plans to the General Manager, Planning, Infrastructure and Economic**

Development;

4. **issue the Heritage Permit with an expiry date of two years, unless otherwise extended by City Council; and**
5. **approve the deletion of Recommendation 10, passed by City Council on July 13, 2016, which required that the fourth bay of the north wall be reconstructed.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 30, 2017.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)