

**EXTRACT OF DRAFT
BUILT HERITAGE SUB-COMMITTEE
MINUTES 14
11 JULY 2016**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 14
SOUS-COMITÉ DU
PATRIMOINE BÂTI
LE 11 JUILLET 2016**

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

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

ACS2016-PAI-PGM-0126

SOMERSET (14)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

- 1. Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;**
- 2. Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building**

Official as part of the process leading to the issuance of a building permit;

3. Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the demolition;
4. Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;
5. Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone elements, and decorative metal that may be used elsewhere in the repair and restoration of the building;
6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official; and
7. Issue the heritage permit with a one-year date of expiration from the date of issuance unless otherwise extended by Council.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 7, 2016.)

(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.)

The following submissions were received and copies are held on file with the City Clerk:

- a. Centretown Citizens Community Association letter dated 5 July
- b. Heritage Ottawa letter dated 6 July

Sally Coutts, Coordinator, Heritage Services provided an overview of the item before the Sub-Committee. A copy of her PowerPoint presentation is held on file.

The following delegations were present to speak to the item:

David Jeanes, Heritage Ottawa

Maurice Quinn, Capacity Engineering Ltd.*

*[*Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]*

Following the public delegations, staff responded to a number of comments and concerns raised by Committee members. Those in attendance included: Frank Bidin, Chief Building Official; Jake Gravelle, Coordinator, Enforcement; and Matthew Graham, Manager & DCBO, Building Inspection & Enforcement.

Committee members expressed concerns regarding the property, including: the lapse of time since Council originally approved a building permit for interior alterations to the structure in 2005 and the lack of attention paid to the monitoring of this building during this timeframe; the inability on the part of Council to compel the owner to redevelop the building; and, the current condition of the building given that it has been left exposed to the elements over a long period of time.

As a result of the Committee concerns and ensuing discussion, the following motion was put forward:

MOTION 14/1

Moved by Vice-Chair B. Padolsky

That BHSC amend the report by adding the following recommendations:

- 1. That the Applicant accurately record the complete west and north façade including the 4th bay and store the materials salvaged from the 4th bay to be demolished in such a way as to preserve their integrity;**
- 2. That the Owner be required to post a bond in the amount deemed to be adequate by the General Manager, Planning and Growth Management to ensure the preservation of original materials**

retained from the demolition and the accurate reconstruction of the 4th bay as part of the overall renovation and conservation of the property for which a demolition permit is issued;

- 3. That any application to alter the subject property submitted for reconstruction of the property require the owner to reconstruct the dismantled façade in an exact replica of the 4th bay as it stands today or, if not feasible, with new matching materials, if deemed necessary through peer review by an independent qualified heritage consultant approved by the City of Ottawa.**

CARRIED

The report recommendations were then put to Committee and CARRIED, as amended, with the following directions to staff:

DIRECTIONS TO STAFF

That staff be directed to report back by the Council meeting on 13 July, with regards to what precedents exist in the City of Ottawa for expropriation of a heritage building and what options are available for expropriation of the property known as Somerset House at 352 Somerset Street West.

That staff be directed to monitor the property at 352 Somerset Street West on a regular basis to ensure no one is parking in that parking area.