

PLANNING COMMITTEE
EXTRACT OF DRAFT MINUTES 29
TUESDAY, 12 JULY 2016

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 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.)

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 11 July 2016, and was CARRIED with amendments. The BHSC heard delegations and received written correspondence on this matter, as noted in their Minutes.

Planning Committee received a memo on 11 July 2016 from the Coordinator of the BHSC outlining the amended recommendations. A copy of the memo is held on file.

Ms. Sally Coutts, Coordinator, Heritage Services, Planning and Growth Management (PGM) department provided a PowerPoint presentation to Planning Committee, a copy of which is held on file. Mr. Frank Bidin, Chief Building Official and Mr. Matthew Graham, Manager & DCBO, Building Inspection and Enforcement also responded to questions.

The committee heard two delegations on this matter.

- Maurice Quinn, P. Eng., Capacity Engineering Ltd., (engineer for the owner) was present to respond to questions and explain why the present situation has occurred, primarily being that the 2013 permitted plan could not proceed because

the owner did not have a structural set of plans to support the architectural set, and a professional dispute put the owner in a position where he could not continue with the work.

- David Jeanes, President, Heritage Ottawa, expressed great concern about demolition by neglect and the need for the City to enforce its property standards by-law in terms of the preservation of heritage, to prevent this re-occurring in future.

Motion

Moved by Councillor T. Tierney

WHEREAS report ACS2016-PAI-PGM-0126, 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, was considered by the Built Heritage Sub-committee (BHSC) at its meeting on July 11, 2016;

AND WHEREAS the BHSC approved the following amendments to the report recommendation:

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;

AND WHEREAS in order to adopt these amendments the Planning Committee must do so by way of motion at this meeting;

THEREFORE BE IT RESOLVED that Planning Committee approves and forwards to Council the amended recommendations of the Built Heritage Sub-committee, with respect to report ACS2016-PAI-PGM-0126 as follows:

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;
8. 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;
9. 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;
10. 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.

(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.)

CARRIED

Item 5 of Planning Committee Agenda 29, as amended by the foregoing motion and set out in full below, was put to Committee.

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;
 8. 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;

9. 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; and
10. 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.

(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.)

CARRIED with the following Direction to Staff:

That staff be directed to ensure that the independent engineer responsible for determining what materials can be salvaged and reused in the rebuild, be paid for by the developer through the securities collected by the City.

Motion

Moved by Councillor T. Tierney

WHEREAS report ACS2016-PAI-PGM-0126, 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, as considered by Planning Committee on July 12, 2016, is scheduled to be considered by Council on August 31, 2016;

AND WHEREAS Capacity Engineering Limited, engineers for TKS Holdings have identified that the condition of the easterly bays of the north wall may be a public

safety concern and are in need of demolition;

THEREFORE BE IT RESOLVED that report ACS2016-PAI-PGM-0126, 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 proceed to City Council on July 13, 2016.

CARRIED