

Application to Alter 593 Laurier Avenue West, a Property Designated Under Part IV of the *Ontario Heritage Act*

ACS2021-PIE-RHU-0002

Somerset (14)

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### Report recommendations

That Planning Committee recommend that Council:

1. Approve the application to alter the property at 593 Laurier Avenue West, including the removal of the west and north additions, and the construction of a new nine storey apartment building, according to plans prepared by Project 1 Studio dated November 19, 2020 and December 6, 2020, conditional upon:
  - a. The implementation of the conservation treatment details outlined in the Conservation Plan, attached as Documents 9 and 12;
  - b. The applicant providing a detailed protection plan for the exterior of the Alexander Fleck House as a condition of Site Plan approval, to be implemented prior to demolition and construction to ensure the historic building is not damaged by any work on site;
  - c. The applicant providing samples of the exterior cladding materials and any required replacement brick to the satisfaction of heritage staff, prior to the issuance of a building permit;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and
3. Approve the heritage permit with a three-year expiry date from the date of issuance, unless otherwise extended by Council.

The Built Heritage Sub-committee (BHSC) considered this report at its meeting on January 20, 2021. The BHSC received oral and written submissions, as reflected in the Sub-committee's Minutes, and CARRIED the report recommendations as presented.

At Planning Committee, the applicant, as represented by the following persons, was present in support and to respond to questions: Murray Chown, Novatech; Ryan Koolwine, Project 1 Studio; James Ireland, Novatech; Robert Martin, Robertson Martin Architects.

In addition to the submissions provided to the BHSC, the following correspondence was provided to the Planning Committee coordinator between February 1 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on February 11, 2021, a copy of which is held on file:

- Email dated February 10 from Brad Herbert, Barrister & Solicitor
- Email dated February 10 from Hui Ling
- Email dated February 10 from Andrée Marchessault

Planning Committee CARRIED the report recommendations as presented.