

RENOVATION OF ORIGINAL HOUSE AND CONSTRUCTION OF A REAR ADDITION
AT 119 YORK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE
ONTARIO HERITAGE ACT, WITHIN THE BYWARD MARKET HERITAGE
CONSERVATION DISTRICT

ACS2018-PIE-RHU-0021

RIDEAU-VANIER (12)

BUILT HERITAGE SUB-COMMITTEE RECOMMENDATIONS AS AMENDED:

That Planning Committee recommend Council:

1. approve the application to demolish the rear additions to the building at 119 York Street according to plans submitted by Studioworks International Inc., dated July 4, 2018;
2. approve the proposed alterations to the property at 119 York Street, which include the construction of a new rear addition as well as various landscape interventions, in accordance with the plans prepared by Studioworks International Inc., dated July 4, 2018, subject to all other planning approvals;
3. delegate minor design changes to the General Manager of Planning, Infrastructure and Economic Development; and,
4. issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 23, 2018.)

(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 Built Heritage Sub-Committee (BHSC) considered this report at its meeting of September 13, 2018. The sub-committee heard delegations and received written submissions, as noted in their Minutes. In addition, as noted in the Minutes, the sub-committee CARRIED the report recommendations as amended by revised versions of the Site Plan, Elevations and Renderings, received from the applicant on September 12, 2018.

Planning Committee heard one delegation.

- Gary McLaughlin asked that the property be required to have a 3.5 m setback from the property line, in accordance with existing rules, to respect the back yard of the adjacent property.

David Maloney, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

The Planning Committee received the following correspondence between the time the report was considered by the Built Heritage Sub-committee and this Planning Committee meeting:

- Email dated September 24 from Ronald Smith, MRAIC, Studioworks International Inc. (applicant).

Planning Committee CARRIED the report recommendations as amended by BHSC, as set out above.