

3.1 Heritage Alteration Permit Application No. 00197 for 151 Oswego Street

Committee received a report regarding a heritage alteration permit application for 151 Oswego Street. The application is specific to the recent removal of the east addition and the reconstruction of the addition using new materials. The addition was originally envisioned to be retained and the commitment was secured in a Heritage Revitalization Agreement (HRA) that was adopted on July 24, 2014. The work will require an amendment to the HRA which requires Council approval.

Action: It was moved by Councillor Madoff, seconded by Councillor Coleman, that Committee recommends that Council consider the following motions:

“That Council authorize the issuance of Heritage Alteration Permit Application No. 00197 for 151 Oswego Street in accordance with:

1. Plans date stamped February 11, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.”

“That Council instruct staff to amend the Heritage Revitalization Agreement for 151 Oswego Street subject to the owner providing a letter of consent and in accordance with:

1. Plans date stamped February 11, 2015.
2. Letters of engagement from the Registered Professionals, dated November 30, 2014, and January 5, 2015, respectively.”

Committee discussed:

- The City Solicitor has met with the developer; the meeting was productive but there are still concerns.
- Concern that the recommendation regarding the unauthorized demolition seems to be approving work that is contradictory to the issues raised in the report.
 - By supporting the recommendation the applicant would be required to replace the windows that have been installed with those that are depicted in the current HAP drawings.
 - What is under construction is different from the current HAP drawings and the intent of the HRA. The applicant would need to replace the windows with ones approved in the HRA or to be consistent with the current HAP drawings.
- There is a requirement that the applicant comply with the Heritage Revitalization Agreement which is specific and clear. It is also tied to the rezoning of the single family home and failure to comply will result in the occupancy permit for that home being withheld.
- Concerns that if the City allows the non-compliance in this instance, others will follow.