

Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O'Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*

ACS2020-PIE-RHU-0017

Somerset (14)

Report recommendations

That Planning Committee recommend that Council:

1. **approve the application to demolish 347 Gilmour Street according to plans submitted by M. David Blakely Architect Inc., dated July 2019 and received on June 19, 2020 conditional upon;**
 - **documentation of the building be undertaken for deposit at the City of Ottawa archives to the satisfaction of Heritage staff;**
2. **approve the application to alter the buildings at 278 and 280 O'Connor Street according to plans submitted by M. David Blakely Architect Inc., dated March 31, 2020 received on July 19, 2020, conditional upon:**
 - **the implementation of the conservation measures outlined in the Cultural Heritage Impact Statement attached as Document 12 and further detailed in Document 13, Conservation Conditions;**
3. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
4. **approve the issuance of 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 August 11, 2020. The Sub-committee received oral and written submissions, as noted in the Minutes of that meeting. The BHSC CARRIED the report recommendations as

presented.

The Planning Committee considered this item concurrently with report ACS2020-PIE-PS-0083, Official Plan Amendment and Zoning By-Law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street, listed as Item 11 of the Planning Committee Agenda for its meeting on August 27, 2020.

The applicant, as represented by the following persons, was present in support and to answer questions if needed:

- Kayla Blakely, Novatech
- Greg Mignon, Novatech
- Tony Kazarian, Owner
- Robert Martin, Robertson Martin Architects
- David Blakely, M. David Blakely Architect Inc.

Ward Councillor C. McKenney was present to provide comment.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 22 from Joan (email sender 'Joan McVichie')

Planning Committee CARRIED the report recommendations, as presented, of report ACS2020-PIE-RHU-0017 - Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O'Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*.

In respect of report ACS2020-PIE-PS-0083, the committee Carried the report recommendations with the following amendment:

Motion N° PLC 2020-28/5

Moved by Vice-Chair G. Gower

WHEREAS an application for a new six-storey, mid-rise apartment dwelling to be integrated with portions of two existing heritage buildings will be considered by

Planning Committee on August 27, 2020; and

WHEREAS the report ACS2020-PIE-PS-0083, Official Plan Amendment and Zoning By-law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street, proposes an amendment to the permitted building height and performance standards; and

WHEREAS the report number and Document 3 circulated as part of the Public Notification differs from the one published on the electronic agenda, the latter being the final version; and

WHEREAS out of abundance of clarity, the differences between the two Documents should be clearly described through a Motion;

THEREFORE, BE IT RESOLVED that Planning Committee recommend to Council to confirm that the report number is ACS2020-PIE-PS-0083, not ACS2019-PIE-PS-0083;

AND BE IT FURTHER RESOLVED that the following changes were made to 2. b) in Document 3:

- First provision: replace "5.7 metres" by "3.9 metres";
- Eight provision: replace "2.6 metres" by "2.2 metres";
- Tenth provision: delete "after 16 metres from front lot line";
- Eleventh provision: delete "after 16 metres from front lot line";
- Twelfth provision: delete "after 16 metres from front lot line";
- Fifteenth provision: replace "23 metres" by "35 metres";
- Sixteenth provision: replace "23 metres" by "35 metres";
- Add the provision: "minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres";
- Last provision: add "and (4)" before "do not apply".

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

**Planning Committee
Report 28
September 9, 2020**

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**Comité de l'urbanisme
Rapport 28
le 9 septembre 2020**

CARRIED