

Extract of Draft Minutes 17
Built Heritage Sub-Committee
November 13, 2020

Extrait de l'ébauche
du procès-verbal 17
Sous-comité du patrimoine bâti
Le 13 novembre 2020

APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 390-394 BANK STREET, A PROPERTY LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2020-PIE-RHU-0026

SOMERSET (14)

This report will be submitted to Planning Committee on November 26, 2020. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on December 10, 2020.

Report recommendations

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

- 1. Approve the application to demolish 390-394 Bank Street;**
- 2. Approve the application for new construction at 390-394 Bank Street, according to plans by RAW Design dated August 14, 2020, conditional upon:**
 - a. The applicant, in consultation with staff, introducing an additional design element on the Bank Street façade to better reflect the low-rise historic character of Bank Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to Site Plan Approval;**
 - b. The applicant using brick instead of exposed concrete to clad the proposed ground floor columns on the north façade of the building;**
 - c. The applicant providing samples of the final exterior cladding materials, for approval by Heritage staff, prior to the issuance of a Building Permit;**

- d. **The applicant submitting a lighting plan for approval by Heritage staff, as part of the Site Plan Control process, to ensure compliance with the Heritage Conservation District guidelines;**
3. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
4. **Approve the issuance of the heritage permit with a three-year expiry date from the date of issuance.**

MacKenzie Kimm, Planner III, Heritage Planning Branch, presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk. Lesley Collins, Program Manager, Heritage Planning Branch, and Ms. Kimm answered questions from Committee.

Jaime Posen (Fotenn), Carl Bray (Bray Heritage), and Roland Rom Colthoff (RAW Architects) provided a slide presentation to the Committee requesting the removal of condition 2.b. and supporting the balance of the report recommendations. Shawn Barber (Centretown Community Association) provided a slide presentation to the Committee. Copies of the slide presentations are filed with the Office of the City Clerk.

The Committee then considered the following motion:

Motion No. BHSC 2020 17/1

Moved by Member Padolsky

THEREFORE BE IT RESOLVED that the report recommendations be amended to modify clause 2.a. to read : “The applicant, in consultation with staff and the ward Councillor, introduce a setback at the fourth storey on the Bank Street façade, to better reflect the low-rise historic character of Bank Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to Site Plan Approval;”

CARRIED

The Committee severed and voted on the report recommendation 2.b. and the recommendation LOST on a division of 0 YEAS and 8 NAYS as follows:

YEAS (0): (none)

NAYS (8): Councillors: C. McKenney, R. Brockington, S. Moffatt, Chair R. King
Public Members: J. Halsall, B. Padolsky, A. Conforti, Vice-Chair
C. Quinn

The Committee then CARRIED the report recommendations as amended as follows:

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

- 1. Approve the application to demolish 390-394 Bank Street;**
- 2. Approve the application for new construction at 390-394 Bank Street, according to plans by RAW Design dated August 14, 2020, conditional upon:**
 - a. The applicant, in consultation with staff and the ward Councillor, introducing a stepback at the fourth storey on the Bank Street façade, to better reflect the low-rise historic character of Bank Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to Site Plan Approval;**
 - ~~b. The applicant using brick instead of exposed concrete to clad the proposed ground floor columns on the north façade of the building;~~**
 - e b. The applicant providing samples of the final exterior cladding materials, for approval by Heritage staff, prior to the issuance of a Building Permit;**
 - d c. The applicant submitting a lighting plan for approval by Heritage staff, as part of the Site Plan Control process, to ensure compliance with the Heritage Conservation District guidelines;**
- 3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
- 4. Approve the issuance of the heritage permit with a three-year expiry date from the date of issuance.**