

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)

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**Built Heritage Sub-committee recommendations, as amended**

**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 providing samples of the final exterior cladding materials, for approval by heritage staff, prior to the issuance of a Building Permit;**
  - 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 HCD 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.**

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 HCD 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.

The Built Heritage Sub-committee (BHSC) considered this report at its meeting on November 13. The BHSC approved amendments to the report recommendations, as outlined above and reflected in the Sub-committee's Minutes.

Planning Committee meeting, November 26, 2020

Councillor Tierney introduced the following motion in advance of discussion on the item:

**Motion N° PLC 2020-33/3**

Moved by Councillor T. Tierney

**THEREFORE BE IT RESOLVED THAT Planning Committee recommend that Council approve recommendation 2.a., as amended by the Built Heritage Subcommittee, be amended to replace '*introducing a setback at the fourth storey on the Bank Street façade*' with '*introducing an additional design element on the Bank Street façade*', as originally proposed by staff, such that the final recommendations to Council read as follows:**

**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 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 providing samples of the final exterior cladding materials, for approval by heritage staff, prior to the issuance of a Building Permit;**
  - 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 HCD 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.**

The committee heard two delegations on this matter:

- Shawn Barber, President, Centretown Community Association<sup>1</sup> spoke in support the recommendations of the Urban Design Review Panel and the Built Heritage Sub-committee to require a setback at the fourth floor. He highlighted guidelines for buildings in that area, specifically the Centretown Community Design Plan and Building Design Guidelines for Traditional Main Streets, which speak to required setbacks to keep the streets pedestrian friendly and livable and to respect the existing heritage buildings.
- The applicant, as represented by the following persons: Jaime Posen, Fotenn, Roland Rom, RAW Design; Miguel Tremblay, Fotenn<sup>2</sup>, spoke to their commitment to a design that contributes to the street and is mindful of the guidelines and surrounding heritage buildings. They provided an overview of the proposed design, setbacks, treatments, transitions and context within the area. They asked that Planning Committee not require the setback at the fourth storey and to allow them to work with staff on a design element that would achieve the same goals.

The following staff of responded to questions:

- ❖ Planning, Infrastructure and Economic Development Department: MacKenzie Kimm, Planner III; Court Curry, Manager, Right-of-way, Heritage & Urban Design Services; Steve Willis, General Manager.
- ❖ Innovative Client Services Department: Tim Marc, Senior Legal Counsel- Planning, Development & Real Estate

Ward Councillor C. McKenney was present and took part in discussion.

The committee carried Motion 33/3 with Councillor Leiper dissenting, and then Carried the report recommendations as amended.

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<sup>1</sup> Submission (presentation slides) on file

<sup>2</sup> Submission (presentation slides and letter) on file