

Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*

ACS2020-PIE-RHU-0014

Somerset (14)

Report recommendations

That Planning Committee recommend that Council:

- 1. approve the application to construct a new building at 246 Gilmour Street according to plans submitted by Robertson Martin Architects, dated April 16, 2020 and received on April 17, 2020; conditional upon:**
 - a. the applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a building permit;**
- 2. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and**
- 3. 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 June 9, 2020. The Sub-committee received delegations, 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-0062, Zoning By-Law Amendment – 246 Gilmour Street, listed as Item 6 of the Planning Committee Agenda for its meeting on June 25, 2020.

The committee heard two delegations, as follows:

- Spero Papoulias, neighbouring property owner, raised concerns about impacts the development would have in terms of its setbacks and windows, particularly

with respect to sun-shadowing, loss of privacy, reduced air circulation, and congested parking. A copy of the slide shown by Mr. Papoulias during his oral submission is held on file.

- Murray Chown, Novatech (applicant), spoke to improved design features of this proposal versus the one from 2008, noting that this proposal is set back more than the required minimum distance, and that the building will be treated with a better finish to reflect light into windows of properties facing west. He the ward councillor and Centretown Community Association are generally supportive of the application.

Chair Harder encouraged Mr. Papoulias to submit his concerns in writing to the Committee Coordinator in time for circulation to Members of Council prior to its consideration of the report on July 15, 2020.

Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to a question from Committee.

Planning Committee CARRIED the report recommendations, as presented, of both report ACS2020-PIE-RHU-0014 - Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, and report ACS2020-PIE-PS-0062 - Zoning By-Law Amendment – 246 Gilmour Street.