

3. APPLICATION FOR NEW CONSTRUCTION AT 667 BANK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE CLEMOW ESTATE EAST HERITAGE CONSERVATION DISTRICT
- DEMANDE DE NOUVELLE CONSTRUCTION AU 667, RUE BANK, UNE PROPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DU DOMAINE CLEMOW EST

COMMITTEE RECOMMENDATIONS AS AMENDED

1. approve the application for new construction at 667 Bank Street, according to the plans submitted by Vincent P. Colizza Architect Inc. on July 6, 2017, attached as Documents 4, 5, and 7, and the revised Landscape Plan prepared by Levstek Consultants Inc. dated November 8, 2017, attached as Document 6 subject to the approval of other required planning applications;
2. issue the heritage permit with an expiry date of either: (a) two years from the date of issuance; or (b) two years from the date that decisions on applications under the Planning Act are final and binding, whichever is later; and
3. delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* was extended and will expire on January 31, 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Comité de l'urbanisme recommande que le Conseil :

1. approuve la demande de nouvelle construction au 667, rue Bank, conformément aux plans soumis par Vincent P. Colizza Architect Inc. le 6 juillet 2017, ci-joints en tant que documents 4, 5 et 7 et le Plan d'aménagement révisé conçu par la Levstek Consultants Inc., daté le 8 novembre 2017 et ci-joint en tant que document 6, sous réserve de l'approbation des autres demandes d'aménagement requises;
2. délivre le permis en matière de patrimoine assorti de l'un ou l'autre des délais d'expiration suivants :
 - (a) deux ans à compter de la date de délivrance ou
 - (b) deux ans à compter de la date à laquelle les décisions sur les demandes en vertu de la Loi sur l'aménagement du territoire sont exécutoires et sans appel, la date la plus tardive étant retenue, et
3. délègue au directeur général du Service de l'urbanisme et de la gestion de la croissance le pouvoir d'approuver les modifications mineures à la conception.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, a été prolongé et prendra fin le 31 janvier 2018.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

DOCUMENTATION/DOCUMENTATION

1. Revised Document 6 – Landscape Plan

Document 6 révisé - Plan d'aménagement

2. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated 3 November 2017 (ACS2017-PIE-RHU-0024).

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 3 novembre 2017 (ACS2017-PIE-RHU-0024).

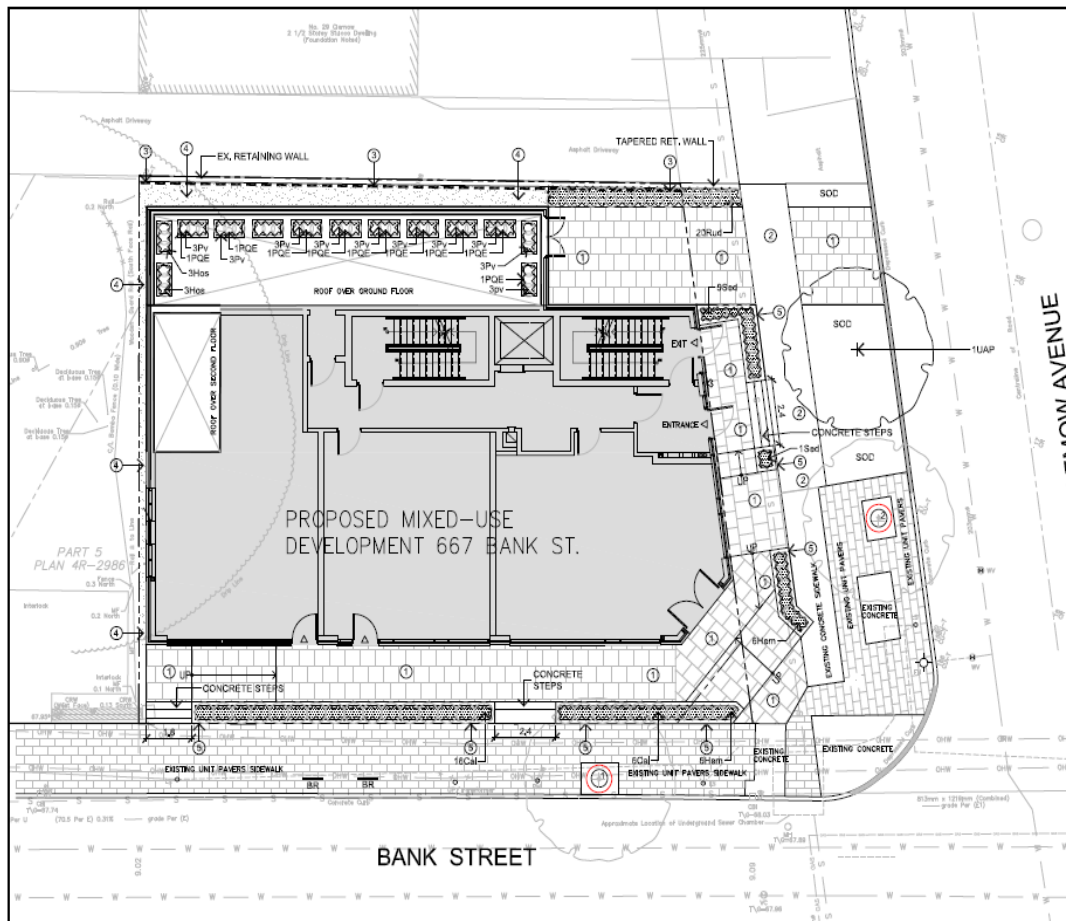
3. Extract of draft Minutes, Built Heritage Sub-Committee, 10 November 2017

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 28 novembre 2017

4. Extract of draft Minutes, Planning Committee, 28 November 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 novembre 2017

Revised Document 6 – Landscape Plan



**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
November 10, 2017 / 10 novembre 2017**

and / et

**Planning Committee / Comité de l'urbanisme
November 28, 2017 / 28 novembre 2017**

**and Council / et au Conseil
December 13, 2017 / 13 décembre 2017**

**Submitted on November 3, 2017
Soumis le 3 novembre 2017**

**Submitted by
Soumis par:
Court Curry,**

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

Contact Person

Personne ressource:

**Sally Coutts, Coordinator Heritage Services / Coordinatrice Service de
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Services des emprises, du patrimoine et du design urbain / Planning,
Infrastructure and Economic Development | Urbanisme, infrastructure et
développement économique**

(613) 580-2424, 13474, Sally.Coutts@ottawa.ca

SUBJECT: Application for New Construction at 667 Bank Street, a property designated under Part V of the *Ontario Heritage Act* and located in the Clemow Estate East Heritage Conservation District

OBJET: Demande de nouvelle construction au 667, rue Bank, une propriété désignée en vertu de la partie V de la Loi sur le patrimoine de l'Ontario et située dans le district de conservation du patrimoine du domaine Clemow Est

REPORT RECOMMENDATIONS

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

1. Approve the application for new construction at 667 Bank Street, according to the plans submitted by Vincent P. Colizza Architect Inc. on July 6, 2017, attached as Documents 4, 5, 6 and 7, subject to the approval of other required planning applications;
2. Issue the heritage permit with an expiry date of either:
 - (a) two years from the date of issuance; or
 - (b) two years from the date that decisions on applications under the *Planning Act* are final and binding, whichever is later; and
3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* was extended and will expire on January 31, 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour que le Conseil :

1. approuve la demande de nouvelle construction au 667, rue Bank, conformément aux plans soumis par Vincent P. Colizza Architect Inc. le

6 juillet 2017, joints en tant que Documents 4, 5, 6 et 7, sous réserve de l'approbation des autres demandes d'aménagement requises;

2. délivre le permis en matière de patrimoine assorti de l'un ou l'autre des délais d'expiration suivants :
 - (a) deux ans à compter de la date de délivrance ou
 - (b) deux ans à compter de la date à laquelle les décisions sur les demandes en vertu de la *Loi sur l'aménagement du territoire* sont exécutoires et sans appel, la date la plus tardive étant retenue, et
3. délègue au directeur général du Service de l'urbanisme et de la gestion de la croissance le pouvoir d'approuver les modifications mineures à la conception.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la Loi sur le patrimoine de l'Ontario, a été prolongé et prendra fin le 31 janvier 2018.)

(Nota : L'approbation de la demande de modification aux termes de la Loi sur le patrimoine de l'Ontario ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

The property located at 667 Bank Street is a vacant lot at the northeast corner of Bank Street and Clemow Avenue. It was designated under Part V of the *Ontario Heritage Act* in 2011 as part of the Clemow Estate East Heritage Conservation District (HCD).

This proposal requires the approval of City Council under the *Ontario Heritage Act* for new construction in a heritage conservation district. A heritage application was submitted in March 2016, and a staff report recommending approval of an earlier concept was considered at the July 2016 meeting of the Built Heritage Sub-committee, but was referred back to staff for further consideration.

The Clemow Estate East HCD was designated for its cultural heritage value as an example of an upper-middle class suburb in Ottawa centred on a park and featuring a number of houses designed by architect W. E. Noffke.

This application is to allow the construction of a new five-storey mixed-used building on the site, facing Bank Street. This report has been prepared because all applications for new construction under the *Ontario Heritage Act* require the approval of City Council.

This proposal also requires a Site Plan Control application and a Zoning By-law amendment for performance standards. It is anticipated that this report and the zoning report will be heard at the same meeting of the Planning Committee.

DISCUSSION

The property at 667 Bank Street is a rectangular lot with the longer frontage on Bank Street. The property is currently a parking lot and has been vacant since the demolition of a gas station in 1991 (see Documents 1 and 2). The property is the only one located on Bank Street, a Traditional Main Street, included in the Clemow Estate East HCD. Prior to the construction of the gas station (1926), there was a hotel on the site, constructed in 1873 and demolished in 1907.

Recommendation 1

The Clemow Estate East HCD is a low density residential district made up of single and semi-detached houses centred on Central Park. Landscape architect Frederick Todd designed Central Park in the early 20th century as part of the development of the parkway system by the Ottawa Improvement Commission.

The HCD was designated in 2011 for the reasons outlined in the Statement of Cultural Heritage Value, attached as Document 3. The vacant lot at 667 Bank Street is the only property in the HCD located on Bank Street, which has been the Glebe's established main street since the 19th century and has featured the commercial uses associated with main streets since that time.

The proposed building is a five storey mixed-use building with retail at grade and four storeys of residential units above (see Documents 4 to 7). The building steps down from five to a one storey attached accessory building at its east side, which backs onto the neighbouring house on Clemow Avenue.

The proposed building will be clad in manufactured stone and brick and the fifth storey will be clad in zinc panels. Pre-cast concrete cornices will be located between the retail units on the first floor and the residential units above and between the fourth and fifth storeys.

The building features a chamfered corner with balconies at the corner of Bank Street and Clemow Avenue. The Bank Street façade is comprised of three retail units at grade and nine bays above the second storey with rectangular windows with concrete sills and lintels and balconies with metal railings. The Clemow Avenue (south) façade is similarly detailed with the residential entrance at grade. In the north-east corner, the building steps back 3.2 metres from the property line above the second storey to provide room for the crown of the distinct mature elm tree in the adjacent Exploration Garden. Planning, Infrastructure and Economic Development will require protection measures through the Site Plan Control approval process to ensure the preservation of the elm tree in the Exploration Garden.

The rear (east) façade has a one storey attached accessory building measuring approximately 3.5 metres wide by 15.9 metres deep, with a .9 metre setback from the rear lot line. This feature is designed to resemble garages located between houses in the HCD, and is located .9 metres from the rear lot line at the closest point. The five storey portion of the building is roughly 4.4 metres from the rear lot line. The flat roof of this portion of the building will be green to buffer it from the buildings on Clemow Avenue to the east.

In order to construct this building, a Zoning By-law amendment is required and it is anticipated that the rezoning report and this report will be heard at the November 28, 2017 meeting of Planning Committee. Both reports will reflect the changes proposed to the building as a result of the consultation process.

Please see Document 5 for initial and revised images of the proposal.

Clemow Estate East Heritage Conservation District Plan

As required by the *Ontario Heritage Act*, the Clemow Estate East HCD Plan includes a description of its heritage attributes:

The attributes of Clemow Estate East that embody its value as good example of an early 20th century upper middle class suburb include:

- Houses designed by architect Werner E. Noffke at 1, 11, 12, 18, 20, 26 and 27 Clemow Avenue; 12 Allan Place, 515 and 517 O'Connor Street; and the Powell House at 85 Glebe Avenue.
- The historic street pattern and lot divisions surrounding Central Park

- The eclectic mix of architectural styles including Edwardian Classicism, Spanish Colonial Revival, Tudor Revival and Arts and Crafts.
- Cluster of Edwardian Classicist houses on the south side of Glebe Avenue

Those attributes of Central Park that make it the focal point of Clemow Estate East:

- Central Park as the organizing feature around which the development is laid out
- Arrangement of houses facing and backing onto Central Park and the interface between the private and public landscapes
- Central Park as a ribbon of green that slices through the neighbourhood and the arrangement of lots that address the park and the street.

Those attributes of Clemow Estate that embody its association with the early work of the Ottawa Improvement Commission (OIC):

- Aggregate light standards along Clemow Avenue

Central Park including its:

- Layout of walkways and paths;
- Relationship with Patterson Creek and the O'Connor Street bridge;
- Its use as a space for passive recreation;
- Rock steps at south west corner of the district;
- Steps to O'Connor Street at the south east corner of the district;
- Steps to Bank Street at the north west corner of the district; and
- Banks, fence and rock wall of Patterson Creek.
- Layout and traditional function of Clemow Avenue as a ceremonial route connecting to the Queen Elizabeth Driveway via Monkland Avenue

The attributes that define the district are reflected in the residential streets to the east of Bank Street, and Central Park. It is these attributes that the plan sets out to protect, however, there are no attributes listed that relate to the commercial character of Bank Street within the District.

In addition to the requirement for a list of heritage attributes, the *Ontario Heritage Act* also requires objectives for the management of the HCD be included in the plan. The objective of the Clemow Estate East Heritage Conservation District Plan with regard to infill development states that "New infill development will be in a contemporary style that complements and enhances the character of the district."

In addition, Section 7.2.1 contains five guidelines “to assist property owners, architects, planners, developers and community groups in developing and assessing new infill projects within the Heritage Conservation District. These guidelines provide direction for sensitive and contextual infill that will complement the attributes of the Heritage Conservation District. As a primarily residential HCD, the character of which is defined by its residential buildings, there are no guidelines that specifically address the single lot within the boundaries of the HCD on Bank Street, a traditional mainstreet. The Clemow Estate East HCD plan guidelines in Section 7.2.1 related to infill development are:

Section 7.2.1 New Buildings

New buildings should contribute to and not detract from the heritage character of the District.

New buildings should be designed to be compatible with the District's contributing buildings in terms of scale, massing, height, setback, entry level, materials, and fenestration patterns.

The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height and form of the roof is compatible with that of the immediate neighbours and the streetscape as a whole.

Integral garages and below grade entrances are not permitted.

The ground floor elevations of new construction should be designed so its height above grade is compatible with that of the streetscape.

The proposed building at 667 Bank Street meets the overall objective of the HCD plan for new construction to be “contemporary in style,” and be designed to complement and enhance the character of the district. The use of brick, stone, cornices and symmetrical window openings are sympathetic to the early 20th century character of the Clemow Estate East HCD.

The building faces Bank Street, away from the character-defining streets, Clemow and Glebe Avenues, O'Connor Street and Allan Place. The portion of the proposed development that abuts the residential parts of the HCD is a one storey attached accessory building, set back from Clemow Avenue and designed to provide a transition to the east, and be compatible with the garages found throughout the HCD.

There are no immediate neighbours to 667 Bank Street, as it is bounded to the north by the Exploration Garden and to the south by Clemow Avenue and, across the street, by the Farm Team Restaurant, thus there are no “eaves lines or ... roof parapet” that can be used to establish heights. In addition, the Bank Street streetscape as a whole within the HCD has no other existing built form that the project can be compatible with, however, lacking neighbours and structures in the streetscape in the HCD, the proponent has used the architectural character of Bank Street in the vicinity of the project to inform the design of the proposed building, particularly Ambassador Court, a Werner Noffke building located across Bank Street and slightly to the north. This building features a chamfered corner, stone banding and symmetrical windows, as does the structure proposed for 667 Bank Street. The use of local buildings for architectural inspiration means that the building is appropriate and in keeping with the character of Bank Street.

The attached accessory building, set back from Clemow Avenue, reflects the type of garage found elsewhere in the HCD and meets the Guideline regarding garages.

Finally, the height, at 1.67 metres above the permitted height for this site, is compatible with the associated Bank Street streetscape within the HCD. The stepback to the east provide a transition to the lower heights of the residential buildings on Clemow Avenue.

The project is located at the junction of an early 20th century main street and a residential street laid out by the OIC. As part of the system of driveways and residential streets built by the OIC, Clemow Avenue is wider than most streets, as it has a grassed boulevard, which means that the distance between the edge of the road and the adjacent property line is nine metres, whereas elsewhere in the neighbourhood that distance ranges from as little as three metres to six metres. This width is one of the attributes of the HCD, as detailed in the section entitled “Clemow Estate East Heritage Conservation District,” above. The wide view along Clemow Avenue to the west will not be dramatically altered by the proposal, as the proposed building will not block views from the roadway or sidewalk across Bank Street to Clemow Avenue west of Bank. (Please see Document 8).

The transition from five storeys at the corner to one storey adjacent to the single detached house to the east mitigates the impact of the height of the proposed building.

Other heritage attributes of the HCD (further described in Document 3) include the collection of buildings designed by architect W.E. Noffke, the eclectic mix of

architectural styles, Central Park as the organizing feature of the neighbourhood around which the development was laid out, and those attributes that reflect the early work of the Ottawa Improvement Commission including the aggregate light standards and the layout of Central Park. None of these attributes will be negatively impacted by the proposed development the character of the HCD.

The Clemow Estate East HCD also has guidelines related to landscaping. The following guidelines are applicable to this application:

Houses in Clemow Estate East are generally set back from the street by small, unfenced front yards. The preservation of existing landscaping and mature trees is strongly encouraged.

Planting of new trees is encouraged. New trees should be deciduous species that develop a broad overhanging leaf canopy.

As a mixed-use development on a mainstreet and not a house, 667 Bank Street has a minimal front yard setback, consistent with the character of Bank Street as a traditional mainstreet. The proposed development preserves the elm tree in the adjacent City park, and new shrubs as well as a street tree are proposed along Clemow Avenue. The proposed street tree and other landscaping will provide a transition to the Clemow Avenue residential streetscape to the east, and the greening of the corner will reinforce the special character of Clemow Avenue.

The proposal meets the intent of the guidelines in the Clemow Estate East HCD Plan to preserve the character of the HCD as an early 20th century upper-middle class neighbourhood.

Official Plan

According to Schedule B of the Official Plan, Bank Street within the Glebe is designated a Traditional Mainstreet. Where intensification target areas also correspond with Heritage Conservation Districts designated under the *Ontario Heritage Act*, the Plan notes that a balance is required and the scale, profile and density of development permitted will vary, depending on the exact location. The Official Plan also states that the interpretation of Heritage Conservation District Plans and guidelines cannot be done without a firm understanding that intensification is important to the long-term survival and vitality of the District, and proposals for intensification within Heritage Conservation Districts will take into consideration all policies of this Plan, including, in this case, that

the site is located within a growth target area on a Traditional Mainstreet. For these reasons, the proposal for a mixed-use building at this location within the HCD is an appropriate intervention.

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada were adopted by Council in 2008 and are used to evaluate applications under the *Ontario Heritage Act*. The following Standards are applicable to this application:

Standard 1: Conserve the heritage value of an historic place.

The proposed building will not have a negative impact on the heritage attributes and heritage value of the Clemow Estate East Heritage Conservation District. Its location on a corner lot and the orientation of the proposed building towards Bank Street will form an edge to the HCD. While there will be visual impacts to the neighbouring residential property to the east and to the Exploration Garden to the north, the applicant has attempted to mitigate these impacts by stepping the building down to one storey towards the east to provide a transition to the residential portion of the HCD and to match the character of the accessory structures within the HCD. The preservation of the mature elm tree in the Exploration Garden has been considered and the building has been stepped back to ensure its survival, based on the advice of a professional forester.

Standard 11: Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The use of brick and stone as well as regular window openings and cornices makes the proposed building compatible with the early 20th century character of the Clemow Estate East HCD.

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement (CHIS) was submitted as part of this application and is attached as Document 9 to this report. Prepared by Commonwealth Historic Resource Management, the conclusion of the CHIS states:

The development proposal is appropriate for its location along Bank Street and as part of the HCD. The design of the development uses the vocabulary of traditional Bank Street and blends it with the design vocabulary of the HCD. The development will have an overall positive effect on the area and is an improvement from its current use as a parking lot. The mixed-use commercial

and residential building will be an important addition to the existing commercial buildings along Bank Street and will help connect the Bank streetscape to the north and south. The location of the development also provides an opportunity to establish a buffer to the Clemow Estate East HCD from Bank Street. Ultimately, the property and the proposed development is a feature building with a prominent relationship to Bank Street rather than the Clemow Estate East HCD.

The department concurs with the findings of the Cultural Heritage Impact Statement.

Provincial Policy Statement (PPS)

Staff have reviewed this application for new construction under the *Ontario Heritage Act* and have determined that it is consistent with the Section 2.6 of the PPS related to cultural heritage resources. Section 2.6 states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved,” and as the proposal is at the boundary of the HCD, located away from the heritage attributes that define the HCD, and is designed to reflect the applicable guidelines regarding character and materials, it is consistent with the PPS. In addition, the PPS “is intended to be read in its entirety and the relevant policies are to be applied to each situation.” In this case, not only is the proposal consistent with cultural heritage resource policies, but also with those promoting efficient development and land use patterns.

Conclusion

667 Bank Street is a unique property in the Clemow Estate East HCD, given its location at the corner Clemow Avenue and Bank Street and, an established main street. The design and materials of the proposed building are sympathetic to the early 20th century character of the Clemow Estate East HCD and do not have a negative affect on the heritage attributes of the HCD, which are primarily associated with the residential portion of the HCD to the east of the subject property. The proposed building will provide a gateway to the HCD and has been designed to preserve the mature elm tree in the Exploration Garden. For these reasons, the department support this application.

Recommendation 2:

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion and according to the approved heritage permit.

Recommendation 3:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow Planning, Infrastructure and Economic Development to approve these changes.

RURAL IMPLICATIONS

There are no rural implications.

CONSULTATION AND NOTIFICATION

The Glebe Community Association

The Glebe Community Association was circulated this application and offered the opportunity to provide comments. Its comments are attached as Document 10.

Heritage Ottawa

Heritage Ottawa was circulated on this application and offered the opportunity to provide comments. Its comments are:

We have examined the new proposal for 667 Bank Street

We had expressed concerns about previous versions of this proposal, including that the façade facing the adjacent house in the Heritage Conservation District was too high and too close. The current version has addressed this by eliminating units that were close to the rear lot line, so that there is now only a one-storey structure at the rear. The impact of this is also mitigated by having a green roof.

As we noted previously, the revisions made to the north façade are an improvement and more compatible with the park than the initial application. Although we had previously commented that the cornice line should be at the third rather than fourth levels, to be more compatible with the historical pattern of the streetscape, we do not consider this a very major issue.

Overall, we do not object to the plans as now proposed.

Heritage Ottawa appreciates the efforts that have been made to improve the compatibility of the proposed new construction with the HCD.

We also note that the Glebe Heritage Committee has obtained and communicated to us an opinion that the 25-foot setback from Clemow Ave. that was specified in a 40-year covenant has not expired. Heritage Ottawa takes no position on this unresolved legal question. However, should it prove to be the case that the setback still applies, we would of course consider any revised application.

Notification

Property owners within 30 metres of the property were notified by letter and offered the opportunity to provide comments to the Built Heritage Sub-Committee or Planning Committee. The department received several comments in opposition to the proposed development that were forwarded to the Built Heritage Sub-Committee for information.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chernushenko provided the following comments:

“I do not support the request for additional height, nor reduced setbacks. Located as it is in a heritage district and adjacent to a new (and hard won) park, there is no justification for imposing the additional height, building footprint and massing — notably upon the Children’s Exploration Garden to the north (with its precious and rare mature American Elm tree) nor the intentionally wide Clemow setback to the south.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report. The property is designated under Part V of the *Ontario Heritage Act*, and therefore Council may approve the application for new construction, refuse the application, or approve it subject to terms and conditions. If Council refuses the application, or approves it subject to conditions, the owner has a right of appeal to the Ontario Municipal Board.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 – Support Arts Culture and Heritage.

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90 day statutory requirement under the *Ontario Heritage Act* which was extended by the applicant to July 20, 2016.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Photos
- Document 3 Statement of Cultural Heritage Value and Heritage Attributes
- Document 4 Site Plan (*distributed seperately*)
- Document 5 Proposal
- Document 6 Landscape Plan
- Document 7 Elevations (*distributed seperately*)
- Document 8 Views along Clemow Avenue
- Document 9 Cultural Heritage Impact Statement (*distributed seperately*)
- Document 10 Glebe Community Association Comments

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

**PLANNING COMMITTEE
REPORT 55
13 DECEMBER 2017**

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**COMITÉ DE L'URBANISME
RAPPORT 55
LE 13 DÉCEMBRE 2017**

Document 1 – Location Map



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REVISION / RÉVISION - 2016 / 05 / 25

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE



667 rue Bank St.



Document 2 – Photos



Aerial photo, 2014



Aerial photo showing previous building on the site, 1991





Document 3 – Statement of Cultural Heritage Value and Heritage Attributes

5.0 Statement of Cultural Heritage Value and Description of Heritage Attributes

5.1 Statement of Cultural Heritage Value

The cultural heritage value of Clemow Estate East lies in its development as an early upper middle class suburb in Ottawa centred on a park, and featuring a number of architect-designed houses.

The core of Clemow Estate East is Central Park, an early 20th century park designed as a space for passive recreation and representative of trends in park design and in the beautification of the national capital by the Ottawa Improvement Commission. Central Park was one of the first district parks created in Ottawa and is significant for its association with early Canadian landscape architect, Frederick Todd's 1903 plan for Ottawa's parks and driveways.

Clemow Estate East is a good example of an early 20th century upper middle class suburb in Ottawa with an eclectic mix of houses in a variety of architectural styles. The arrival of the streetcar on Bank Street in 1891 allowed the growing upper middle class to move out of the core of the city and into an area of impressive houses and a population within the same social class.

The Clemow Estate East district has houses in a very eclectic mix of architectural styles, many of which were designed by architect W.E. Noffke. A number of large impressive houses on the park and are landmarks within the neighbourhood and characterize its early 20th century suburban nature. The association with one of Ottawa's leading architects is important and this neighbourhood, with 10 confirmed Noffke houses, likely represents the largest concentration of Noffke designed buildings anywhere in Ottawa. Noffke's influence on the design of this area remains very clear to this day.

Clemow Estate East also has heritage value for its association with significant people and events in the history of Ottawa. The area was originally the estate of former Senator Francis Clemow and his brother-in-law William. F. Powell, a Conservative MPP for a number of years. The development of Clemow Estate East is credited to the heirs of the estate; William Powell, who is credited for reforming the Ottawa Police system as chief of police in the late 19th century and Henrietta A. Clemow, the daughter of Francis Clemow. Henrietta Clemow and her cousin William Powell formed Clemora Realty to

develop their respective estates in the Glebe. Henrietta is significant as an unusual example in Ottawa of a single woman in her 40s who was involved in real estate speculation in the early 20th century.

Document 5 – Proposal



Figure 1

West elevation, previous version



West rendering, current version



North elevation, previous version



North rendering, current version, showing removal of two storeys at east side



South elevation, previous version



South rendering, current version, showing removal of two storeys at east side and new attached accessory building

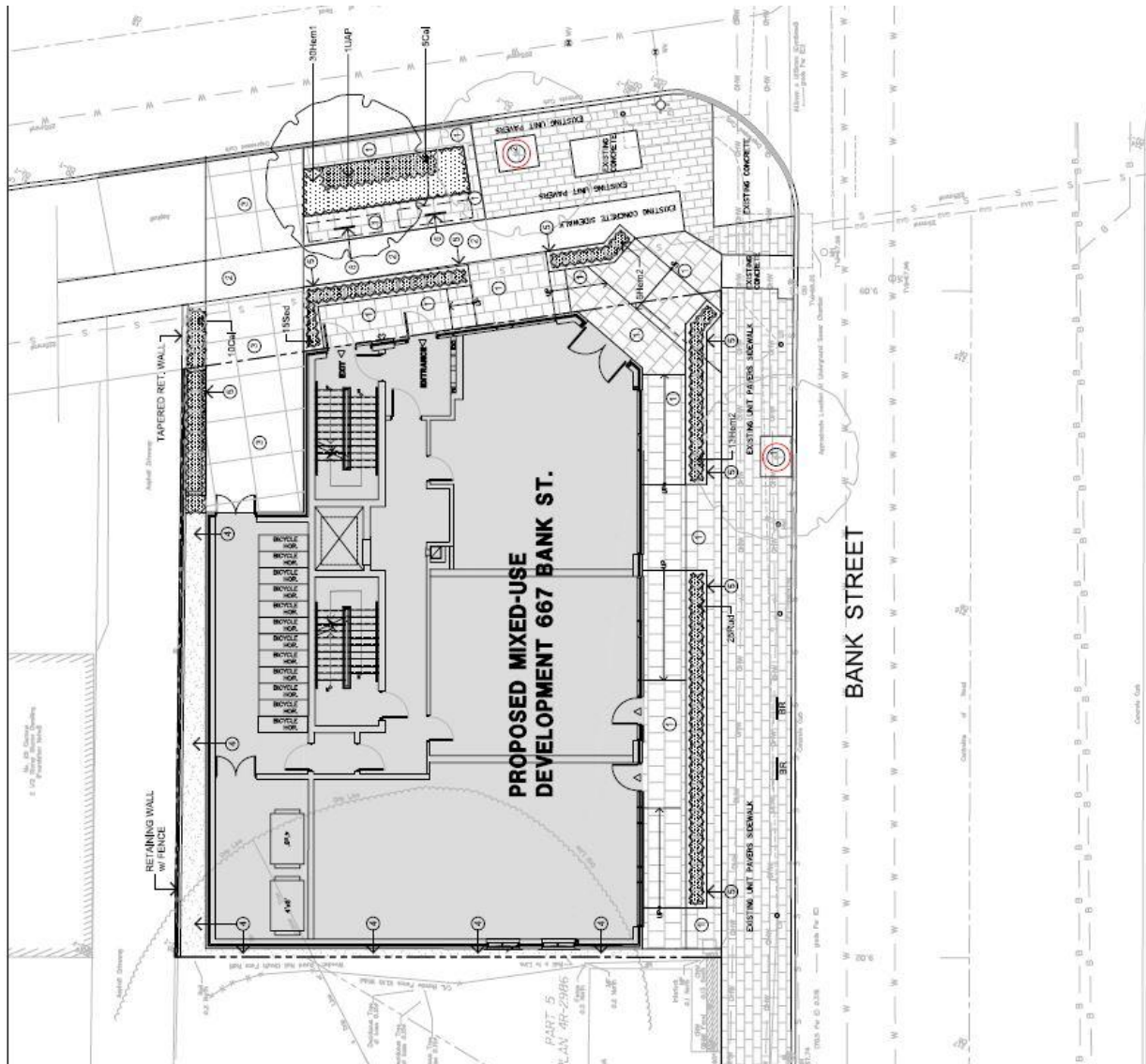


East elevation, previous version



East rendering, current version

Document 6 – Landscape Plan



Document 8 – Views along Clemow Avenue



View from traffic calming feature, facing west. Proposed building to be located top right.



The east façade will be generally located where the white vehicle is parked. The corner will be landscaped to extend the boulevard to Bank Street.

Document 10 – Community Association Comments

Re: Application for New Construction at 667 Bank Street in the Clemow Estate East

Heritage Conservation District

Thank you for the opportunity to comment on this proposal. The GCA welcomes the potential development of this long vacant site however, even with the changes made to the proposal, we continue to have concerns about its compatibility with the Clemow Estate East District and do not feel it meets the infill principles outlined in the District Guidelines.

This building will be the first new build in the Clemow Estate East district. It is also the first mixed use building within the district. It is also the first building proposed along Clemow that has not for the most part respected the original covenant on the street which established a 25 foot setback. As you are also aware, the properties on the other three corners of Bank and Clemow are currently being considered for inclusion in the district study for Phase II of the Clemow Estates. What we build on this site will send a signal for how these other sites could be developed.

We continue to welcome the efforts made in the design to echo the traditional main street designs in the Glebe. The nod to the Edwardian style does fit in well with the neighbourhood and we feel are appropriate for this site within the district. We would still suggest consideration should continue be given to incorporating wrought iron or a similar material to reflect similar balconies nearby on the Ambassador court building rather than the all glass suggested by the drawings.

The GCA continues to have a concern regarding the significantly reduced setbacks proposed with this development. We wish to reiterate that the significant setbacks on Clemow are an important part of what defines the character of the street. The guidelines for the Clemow Estate East Heritage Conservation district clearly state that any new build in the district “should be designed to be compatible with the District’s contributing buildings in terms of **scale, massing, height, setback**, entry level, materials, and fenestration patterns” The standard 3 meter side yard setback under the TM Zoning for the side yard should be treated as a bare minimum, but in this case with the district

guidelines to help guide us, it must be well in excess to better transition to the setbacks of the residential buildings behind it. The TM Zoning/Main Street aspect of the site complicates but must not trump the District Guidelines. While we can acknowledge the challenges of the site in relation to the Hydro setback and others, this should not be used as an excuse. Zero meters remains wholly unacceptable. We reiterate again that the District Guidelines do apply here, there is no exemption for this property provided, regardless of it being a mixed use versus residential, there is no distinction in the guidelines. A zero meter setback for the majority of the building remains not a sufficient enough transition to the district behind it. The contributing house to the rear of the new construction will continue to be hidden to those entering the district and the building will act as a gate, and not a gateway.

We'd like to reiterate the objective of the GCA remains to have Phase two of Clemow Estates established across Bank street and wish for these two phases of the district to be clearly linked. The heritage character defining feature of Clemow Ave are described in the guidelines as its **layout** and traditional function. We consider layout to also include the significant setbacks towards its buildings. It would be unfortunate to have this pattern broken up at Bank Street with development that closes in the view along Clemow Avenue and/or does not speak to its abutting/neighbouring residential buildings in part due to insufficient setbacks. Further we have concerns that such a significantly reduced set back will significantly reduce the ability of passerby's to acknowledge and interact with the heritage district, it may rather cause them to walk on by just assuming it's like any other street.

While we acknowledge attempts were made to better the transition between the height of the proposed development and its neighbour to the East. The 5th storey "stepback" included in the design is by no means sufficient and continues to make the buildings impact greater as designed. Further to this, the building height is not in keeping with its neighbours and the character of the street. No other commercial building on Bank Street in the Glebe save those in the Landsdowne development block are more than four stories. A reduction in height of this building to four stories with a step back on the East elevation to two or three stories, before the final transition to one at the neighbouring house would allow for a more appropriate transition to the neighbouring residential buildings and would be in keeping with the spirit of the Heritage District Guidelines.

Lastly, we would like to note that we appreciate the updates to the northern wall of the building to speak better to the park, which is a defining feature of the district, the proximity of the building the park continues to be a concern and further should be done to transition.

Johanna Persohn and Bill Price

Co-Chairs, Heritage Committee

Glebe Community Association

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