
APPLICATION FOR NEW CONSTRUCTION AT 667 BANK STREET, A PROPERTY
DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2017-PIE-RHU-0024

CAPITAL (17)

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.)

Sally Coutts, Senior Heritage Planner, Right of Way, Heritage and Urban Design presented an overview of the report recommendations. A copy of her slide presentation

is on file with the City.

Committee members received the following written submissions, and a copy of each is held on file:

- Dr. Ronald S. Weiss email, received on November 5, opposing report recommendations
- Susan Bell email, received on November 7, providing comments
- Aaron and Sarah Good email, received on November 7 stating concerns about the proposed structure
- Wolf Illing letter, received on November 8, requesting a greater setback

Dr. Ronald S. Weiss and Wolf Illing spoke before the Committee in opposition to the report recommendations.

Jaime Posen and Brian Casagrande of Fotenn Planning + Design, Vincent Colizza of Vincent P. Colizza Architect Inc., and John Stewart of Commonwealth Historic Resource Management, on behalf of the applicant, spoke before the Committee in support of the report recommendations.

In response to questions from Councillor Wilkinson, Mr. Posen and Mr. Casagrande stated that the proposed patio would face Bank Street and not encroach onto the sidewalk.

Doug Casey and Julian Smith spoke before the Committee and provided comments on the report recommendations.

In response to questions from Chair Nussbaum, Christine Enta, Legal Counsel, advised that the 25-foot setback originates from a restrictive covenant originally registered in 1903. It expired after 40 years and has now been deleted from the land registry.

Counsellor Chernushenko addressed the Committee, stating that he did not support the report recommendations.

Motion N° BHSC 24/1

Moved by Vice-Chair B. Padolsky

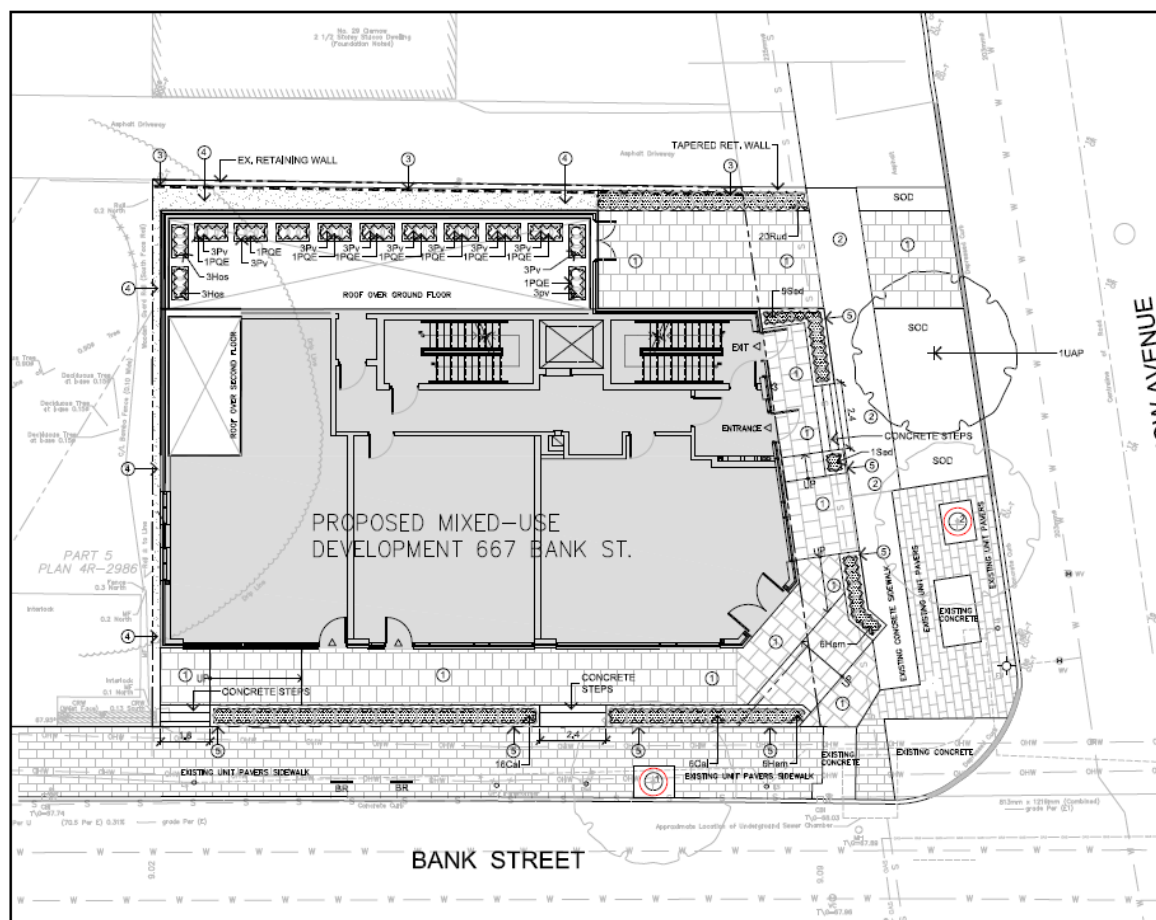
WHEREAS the Applicant has submitted a revised Landscape Plan prepared by Levstek Consultants Inc. dated November 8, 2017 with respect to the proposed

new construction at 667 Bank Street in response to staff and community input;

THEREFORE, BE IT RESOLVED that Document 6 of the report be replaced with the attached revised Landscape Plan prepared by Levstek Consultants Inc. submitted by the Applicant and dated November 8, 2017, and;

BE IT FURTHER RESOLVED that recommendation 1 is amended accordingly by deleting the words “Documents 4, 5, 6 and 7” and substituting the words “Documents 4, 5 and 7, and the revised Landscape Plan prepared by Levstek Consultants Inc. dated November 8, 2017, attached as Document 6”.

Document 6 – Landscape Plan



CARRIED

Item 1 of Built Heritage Sub-Committee Agenda 24, as amended by Motion 24/1, was put to Committee and CARRIED.