

EXTRACT OF DRAFT MINUTES 55  
PLANNING COMMITTEE  
28 NOVEMBER 2017

EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 55  
COMITÉ DE L'URBANISME  
LE 28 NOVEMBRE 2017

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**BUILT HERITAGE RECOMMENDATION AS AMENDED**

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, 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.)**

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 10 November 2017. The Sub-committee received a revised landscape plan (Document 6) and passed a motion to approve the report as amended by such, as outlined in the recommendations listed above. The Sub-committee also heard delegations and received written correspondence on this matter, as noted in their Minutes.

Planning Committee considered this item concurrently with Agenda Item 4, the Zoning

By-Law Amendment for 667 Bank Street, which included receiving a combined PowerPoint presentation and hearing delegations on both items. The presentation was provided by Alison Hamlin, Planner, and Sally Coutts, Coordinator of Heritage Services, Planning, Infrastructure and Economic Development (PIED) department. A copy is held on file.

Doug James, Manager, Development Review - Central, PIED, also responded to questions.

Of the delegations heard on the two items, the following two individuals spoke in opposition to both the heritage-related application and the Zoning By-law amendment with concerns about setback, scale, height, landscaping and impact on the existing street character:

- Wolf Illing
- Doug Casey

The committee also heard one delegation in support, John Stewart, Commonwealth Heritage Resources Management, who had prepared the Cultural Heritage Impact Statement (Document 9 of report ACS2017-PIE-RHU-0024)

Item 3 of Planning Committee Agenda 55, as amended by the Built Heritage Subcommittee and set out below, was put to Committee.

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- 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.)

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CARRIED