

4. **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***

**Demande de démolition et de nouvelle construction aux 390-394, rue Bank, une propriété située dans le district de conservation du patrimoine du centre-ville et désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario***

**Committee recommendations as amended**

**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.**

**Recommandations du Comité, telles que modifiées**

**Que le Conseil :**

1. approuve la demande de démolition de la propriété des 390-394, rue Bank;
2. approuve la demande de construction aux 390-394, rue Bank, conformément aux plans soumis par RAW Design le 14 août 2020, sous réserve des conditions suivantes :
  - a. que le requérant, en consultation avec le personnel et le conseiller du quartier, installe un élément conceptuel supplémentaire sur la façade de la rue Bank afin de mieux refléter le caractère historique de faible hauteur de la rue Bank, à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, avant l'approbation du plan d'implantation;
  - b. que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre un permis de construire;
  - c. que le requérant soumette un plan d'éclairage au personnel responsable du patrimoine, dans le cadre du processus d'approbation du plan d'implantation, à des fins de conformité aux lignes directrices du district de conservation du patrimoine;
3. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
4. approuve la délivrance d'un permis patrimonial d'une validité de trois ans.

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated October 30, 2020 (ACS2020-PIE-RHU-0026)

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 30 octobre 2020 (ACS2020-PIE-RHU-0026)

2. Extract of draft Minutes, Built Heritage Sub-committee, November 13, 2020

Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 13 novembre 2020

3. Extract of draft Minutes, Planning Committee, November 26, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 26 novembre 2020

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
November 13, 2020 / 13 novembre 2020**

**and / et**

**Planning Committee / Comité de l'urbanisme  
November 26, 2020 / 26 novembre 2020**

**and Council / et au Conseil  
December 9, 2020 / 9 décembre 2020**

**Submitted on October 30, 2020  
Soumis le 30 octobre 2020**

**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:  
MacKenzie Kimm  
Planner / Urbaniste  
Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain  
613-580-2424, 15203, MacKenzie.Kimm@ottawa.ca**

**SUBJECT:** 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*

**OBJET:** Demande de démolition et de nouvelle construction aux 390-394, rue Bank, une propriété située dans le district de conservation du patrimoine du centre-ville et désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*

## **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 Heritage Conservation District 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.

## **RECOMMANDATIONS DU RAPPORT**

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

- 1. d'approuver la demande de démolition de la propriété des 390-394, rue Bank;**
- 2. d'approuver la demande de construction aux 390-394, rue Bank, conformément aux plans soumis par RAW Design le 14 août 2020, sous réserve des conditions suivantes :**
  - a. que le requérant, en consultation avec le personnel, installe un élément conceptuel supplémentaire sur la façade de la rue Bank afin de mieux refléter le caractère historique de faible hauteur de la rue Bank, à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, avant l'approbation du plan d'implantation;**
  - b. que le requérant fasse usage de brique plutôt que de béton apparent pour revêtir les colonnes proposées au rez-de-chaussée, sur la façade nord du bâtiment;**
  - c. que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre un permis de construire;**
  - d. que le requérant soumette un plan d'éclairage au personnel responsable du patrimoine, dans le cadre du processus d'approbation du plan d'implantation, à des fins de conformité aux lignes directrices du district de conservation du patrimoine;**
- 3. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;**
- 4. d'approuver la délivrance d'un permis patrimonial d'une validité de trois ans.**

## **EXECUTIVE SUMMARY**

This report is in response to an application for demolition and new construction related to the properties at 390-394 Bank Street. The properties contain one and two-storey frame and masonry buildings likely constructed between 1950-1970. These are non-contributing properties, designated under Part V of the *Ontario Heritage Act*, as part of the Centretown Heritage Conservation District (HCD).

Staff recommend approval of the application with conditions related to further improving the compatibility of the proposal with the historic main street character of Bank Street.

The proposal meets the guidelines in the Centertown HCD Plan and protects the established heritage value and attributes of HCD, as described in the Statement of Cultural Heritage Value. The proposal also meets Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada."

## **RÉSUMÉ**

Le présent rapport fait suite à une demande de démolition et de nouvelle construction visant la propriété située aux 390-394, rue Bank. Cette propriété est occupée par des bâtiments (charpente et maçonnerie) de plain-pied et de deux étages, probablement construits entre 1950 et 1970. Il s'agit de biens faisant partie du district de conservation du patrimoine (DCP) du centre-ville désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*.

Le personnel recommande l'approbation de la demande, sous réserve de conditions associées à l'amélioration de la compatibilité du projet avec le caractère de rue principale traditionnelle de la rue Bank.

Le projet respecte les lignes directrices du district de conservation du patrimoine du centre-ville, protège la valeur patrimoniale établie et les attributs du DCP (comme il est décrit dans la déclaration de valeur sur le plan du patrimoine culturel) et satisfait aux « Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada » de Parcs Canada.

## **BACKGROUND**

The properties at 390-394 Bank Street are located on the west side of Bank Street, between James and Florence Streets, backing onto a narrow laneway (see Location Map, Photos, Documents 1 and 2). The properties contain a one storey frame building, previously occupied by a restaurant, with a side deck/patio and large associated surface

parking lot at the rear, as well as a two storey concrete block, commercial office building; both buildings appear to have replaced original buildings on the block that would have dated from approximately 1912. A vacant lot at 406 Bank Street is located to the south. The properties are in the Centretown HCD, which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1997.

The Centretown HCD was designated for its cultural heritage value as a late 19th and early 20th century residential community within walking distance of Parliament Hill. The Statement of Cultural Heritage Value notes that the “area is unique both as an early residential suburb, and as the temporary and permanent home of many of those who have governed and shaped the nation”. It features one major commercial artery, Bank Street, and is unified by the dominance of red brick and wood materials (see Statement of Heritage Character in Document 3).

This report has been prepared because applications for demolition and new construction under the *Ontario Heritage Act* require City Council approval after consultation with the Built Heritage Sub-Committee. The proposal requires a Zoning By-law amendment and an application for Site Plan Control. A building permit under the *Building Code Act* will also be required.

## **DISCUSSION**

As part of the Centretown HCD study in 1997, City Council approved HCD Guidelines. The Guidelines in this document, along with the directions set out in the Centretown Community Design Plan, and the policies set out in the Official Plan including the Centretown Secondary Plan, serve as the basis for the evaluation of the proposed development.

### **Project Description**

This applicant is requesting permission to demolish the existing buildings at 390-394 Bank Street in order to construct a new nine-storey (seven storeys with the top two storeys stepped back) mixed-use building in their place. The proposed building will have 128 dwelling units, ground floor commercial space and two levels of underground parking. The ground floor is made up of glazed storefronts divided by masonry piers, featuring a metal sign band that spans the width of the Bank Street façade. The middle storeys (two to seven) are made up of irregularly spaced, red brick clad balconies that feature a brick screening detail, large rectangular glazing and glass railings. The top two storeys and the mechanical penthouse are clad in grey metal panels with taller and narrower windows with rooftop amenity space for the building (see Site Plan,



Elevations, Renderings and Perspectives in Documents 4, 5, and 6). At the intersection of James and Bank Streets, the proposed building features a recessed entrance on the first two floors, as well as a corner stepback above the fifth floor. The building also includes stepbacks at the south-east corner above the fourth floor, and at the rear.

The proposed building footprint will cover the majority of the lot, set close to each of the lot lines. Accordingly, very little soft landscaping is proposed on site. At-grade amenity area is proposed at the rear of the building, abutting the laneway. A brick screen is proposed to provide some separation from the laneway, with some plantings such as vines along the screen. All existing trees, street furniture and concrete paving in the right of way are to be retained or reinstated (see Site/Landscape Plan, Document 4).

The associated Zoning By-law amendment is for relief from the Traditional Mainstreet zone provisions including to: increase the permitted building height; reduce the minimum rear yard and corner side yard setbacks; and provide relief from the Heritage Overlay. Provisions are also required related to accommodate a pedestrian easement on Bank Street as well as to permit a commercial patio. The associated Site Plan application is forthcoming.

### **Recommendations 1 – Demolition of 390-394 Bank Street**

The proposed development includes the demolition of the existing buildings on the lot (see Current Conditions, Document 2). These buildings were likely constructed between 1950-1970. As part of the Centretown Inventory in 1996, the buildings were identified as “non-contributing” properties within the HCD. As part of the inventory completed for the on-going [Centretown Heritage Study](#), the City’s consultant, ERA Architects, determined that this evaluation remains the same.

The Centretown HCD Study does not have specific policies on demolition but notes that demolition requires Council approval. As these properties have very little cultural heritage value and do not contribute to the character of the Centretown HCD, staff have no objection to their demolition.

### **Recommendation 2 – New Construction**

#### **Centretown Heritage Conservation District Guidelines**

Section VII.5.5 of the Guidelines are related to commercial and mixed-use infill along existing commercial corridors. These guidelines seek to ensure that infill projects respect the existing late 19th and early 20th century heritage character by balancing a

design approach that is both sympathetic to the cultural heritage value of the HCD, but also contemporary and distinguishable as being “new”. The Guidelines for infill also contain specific direction that addresses the Bank Street corridor (Section VII.5.5, 2.1-2.4), recommending that infill reflect a “turn-of-the-century commercial vocabulary”.

### **Commercial and Mixed-Use Infill (Section VII.5.5)**

#### **Recommendations**

1. All infill should be of contemporary design, distinguishable as being of its own time. However, it must be sympathetic to the heritage character of the area and designed to enhance these existing properties rather than calling attention to itself.

The new building is distinguishable as contemporary design through its asymmetrical form and massing, notably the form of the brick-clad balconies as well as the use of grey metal panelling and glazing on the top storeys (see Building Materials, Document 7). The proposal is sympathetic to the heritage character of the area through its red brick material palette on the lower storeys, and the use of stepbacks on the north and south corners of the building to provide some transition to the adjacent low-rise buildings on Bank Street. Additionally, many of the proposed design elements are inspired by nearby heritage buildings such as the recessed ground floor corner entrance and the use of brick screen detailing. Further, subtle references to the historic character of the area are also seen in the pattern created by the balconies across the façade, inspired by courses of brick with “open” stretchers and headers. The ground floor will be slightly setback, which will allow the contributing properties nearby to remain the visual focal point as viewed from the pedestrian scale (see Streetscape Analysis, Document 8). In these ways, the proposal meets Recommendation 1.

The HCD plan also provides specific guidelines for the Bank Street corridor:

- 2.1 The form of new infill should reflect the character of the existing streetscape. The buildings should be two, three or four storeys in height, located tight to the sidewalk, with ground floor retail and commercial or residential uses on upper floors. In most cases, the buildings should cover the entire width of the lot to re-establish a continuous commercial frontage still evident in the immediate area.

The purpose of the HCD guidelines is to encourage the maintenance of the main street character of Bank Street, as it runs through the core of the HCD. The guidelines seek to ensure that new development respects the quality of the street in terms of height, massing and setbacks. The proposed building is nine storeys in height, with retail and commercial uses on the ground floor and residential uses above. This height is not in keeping with the general character of the district or the guidelines so a key consideration for this proposal is to ensure that the potential impacts of the proposed height on the historic character of Bank Street are mitigated. In general, staff are supportive of the proposed scale of the development, however a condition is proposed to further refine the Bank Street façade to mitigate the impact of the nine-storey street wall on the character of the historic core of Bank Street.

The footprint of the new building will cover nearly the entire lot, re-establishing a continuous commercial frontage along Bank Street and as it wraps the corner of James Street in this block. The height of the proposed building is taller than what is recommended in the HCD guidelines; however, efforts have been made to respond to their direction. These strategies include the use of stepbacks at the top two storeys and mechanical penthouse, which are clad in grey architectural metal panels to reduce their visual impact from the public realm. Impacts on the neighbouring residential buildings west on James and Florence Streets are mitigated by stepbacks at the rear, as well as the relief provided by the laneway that runs the width of the block. Along Bank Street, the open balconies and the corner stepback at the fifth storey at James Street provide some massing relief for the middle portion of the building. Additionally, the recessed corner entrance at Bank and James Streets, as well as the fourth storey stepback at the south east corner have been included to reflect the historically lower scale of Bank Street. In general, staff are supportive of the increased height, given the site's location outside of the concentration of contributing properties on Bank Street, the use of stepbacks and the improved cohesive streetscape on Bank and James Streets, including the removal of the surface parking lot.

Although efforts have been made to reflect the traditional low-rise character of Bank Street within the proposal, the references to that character are very subtle. Accordingly, staff are recommending a condition requiring the applicant introduce an additional design element that would more noticeably reflect the traditionally lower scale, "turn-of-the-century commercial vocabulary" outlined in the HCD guidelines.

Staff are of the opinion that the best method to achieve this would be to introduce a stepback along the Bank Street façade; comments to this affect have been provided to

the applicant on various occasions. Staff would continue to recommend further consideration of a setback at the fourth floor along the Bank Street façade. However, improved compatibility could also be achieved through a combination of additional strategies. For instance, through a change in brick colour or material above the fourth floor on the Bank Street façade. The applicant might also consider the introduction of a horizontal brick course or extending the brick screen detailing above the square “header-shaped” balconies at, or below the fourth floor along Bank Street. Consideration could be given to the development and implementation of an architectural lighting plan that could be used to visually highlight the lower floors in the evening. Conditions have been included in order to refine the proposal to this effect through the Site Plan process.

- 2.2 Ground floor façades should be transparent and three-dimensional, with large glass areas, recessed entrances, and articulated transoms. Signage should maintain existing patterns of horizontal banding. Projecting cornices can be used to emphasize the separation between ground floor and upper floors.
- 2.3 Upper floor façades should be more opaque, with smaller openings in a simple rhythm. The façade should be terminated by a substantial cornice or parapet detail at roof level. For buildings on corner lots, consideration should be given to the use of a turret or other device to acknowledge the corner presence.

The ground floor of the Bank Street façade features floor to ceiling steel and glazed storefronts, with vertical stone piers to echo the rhythm of traditional storefronts on Bank. A horizontal sign band spans the width of the façade, with glazing above to reference a transom window. At the second floor, the cladding becomes opaquer, changing to red brick to distinguish between the commercial uses on the ground floor, and residential upper floors. The rhythm created by the brick-clad balconies on floors three-to-seven is asymmetrical, but simple. The stepped back transition to glazing and grey metal panels for the top two floors and the mechanical penthouse provides a termination to the façade, that acts as a cornice detail. The recessed ground floor corner entrance at James Street acknowledges the corner presence.

- 2.4 Materials, colours and detailing should ensure continuity in the streetscape. Iron, glass and stone are traditional materials for ground level use, and brick with wood or decorative metal trim for upper floor use. These or comparable materials should be used. Colours should be rich and lighting should be

vibrant but discreet, highlighting any three-dimensional detailing of the façade.

The proposed material palette reflects the typical material palette of Centretown and maintains continuity with the adjacent buildings along all three streets. The large areas of glazing on Bank Street extend around to James Street façade, where the brick cladding of the upper floors extends to grade. This façade features an increased solid-to-void ratio that reflects the residential character of James Street. Staff have recommended that the exposed concrete columns be revised to be clad in brick as a condition of approval (Condition b)), in order to better reflect the use of traditional materials in the area. Architectural elements such as the brick screening detail, the articulation of the façade and rhythm of the storefronts, take their design cues from nearby buildings. In these ways, heritage staff are of the opinion that the proposal meets the intent of Guidelines 2.2, 2.3, and 2.4. Staff have included a condition for the applicant to provide a lighting plan to be approved as part of the Site Plan Control agreement for approval by staff, and to provide samples of all exterior cladding materials prior to issuance of a Building permit, in order to ensure compliance with the HCD guidelines (Conditions c and d).

### **Centretown Secondary Plan and Centretown Community Design Plan**

Both the Centretown Secondary Plan and Centretown Community Design Plan (CDP) address the protection of heritage buildings. The Centretown Community Design Plan has guidelines for new buildings in the HCD, including: using setbacks to appropriately transition with adjacent building heights, using compatible materials, giving predominance to corner elements, and modulating façades through the use of vertical breaks in a manner that is compatible with the surrounding heritage structures. The proposal meets the guidelines of the Centretown CDP. The setbacks above the second floor at the rear and those of the upper two floors, together with relief provided by the rear laneway, is an appropriate transition to the residential heritage buildings to the west. The red brick is a compatible material that reflects the character of Centretown. The use and height of blank walls is minimized, the corner at James Street is accentuated, and the façades are articulated through use of masonry piers on the ground floor, as well as the brick balconies above.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

The following Standards are applicable to this proposal:

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

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 existing buildings on the subject property are non-contributing properties in the HCD with little cultural heritage value. By providing ground floor commercial uses and upper floor residential, the proposed building maintains the associative cultural heritage value of the Centretown HCD. The new construction will be visually compatible in terms of material palette with the HCD and clearly distinguishable from the surrounding historic buildings in form, massing and details. Accordingly, the proposal meets the applicable Standards and Guidelines.

### **Cultural Heritage Impact Statement**

Section 4.6.1 of the City of Ottawa Official Plan requires that a Cultural Heritage Impact Statement (CHIS) be submitted where a proposed new construction, “has the potential to adversely affect the heritage conservation district.” A CHIS was prepared for this proposal by Bray Heritage and is attached as Document 9. Heritage staff have reviewed the document and have determined that it meets the requirements of the City’s Guidelines for Cultural Heritage Impact Statements. The CHIS concludes that the proposed design has made efforts to address the infill guidelines of the HCD study with architectural treatment, by taking cues from the existing mixed-use heritage buildings. Although it generally supports the project, the CHIS recognizes that the proposal does introduce a building that is taller than the heights recommended by the Centretown HCD guidelines for new development on Bank Street. The CHIS notes that:

The proposed mixed-use building, by providing residential units with ancillary commercial, addresses the associative value of this residential neighborhood in supporting Parliament Hill, and thus meets the broader intent of the HCD. By providing medium density housing in mid-rise form, the new development meets current City planning policy and supports the heritage commercial/residential character of Bank Street.

Heritage staff generally concur with the findings of the CHIS.

### **Conclusion**

Staff recommend the approval of the demolition and proposed new construction conditional upon some refinements to the design, as the proposal generally meets the

applicable heritage guidelines including the Centretown HCD Study and Parks Canada Standards and Guidelines. The removal of the existing building will have no impact on the cultural heritage value of the HCD and the new construction will make a positive contribution to the streetscape in this section of Bank Street. The proposal will be distinguishable from the historic buildings in the District and continue the historic commercial main street character. It will also result in the removal of an unattractive surface parking lot. Staff are recommending that the approval be conditional upon the refinement of the material palette as well as the changes to the Bank Street façade to better reflect the low-rise historic character of Bank Street, that will ensure the proposal respects the HCD guidelines to the fullest extent possible.

### **Recommendation 3 – Minor Design Changes**

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development Department to undertake these changes.

### **Recommendation 4 – Heritage Permit Expiry**

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A three-year expiry date is recommended to ensure that this project is completed in a timely fashion.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

Heritage Ottawa was notified of the application on October 1, 2020.

The plans were posted on the City's DevApps website on September 30, 2020.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

An earlier version of the design was reviewed by the Urban Design Review Panel in March 2019 where the panel expressed some concerns with the massing of the lower storeys along Bank Street, the expression of the ground floor, treatment of the rear façade, and the building's relationship to the vacant site to the south and Florence Street behind. The design was subsequently revised to address many of comments provided.

The Urban Design Review Panel reviewed the most recent version of the proposal in July 2020 and recommended that the proposal could be still improved by further study of the street wall height at the fourth floor, in order to better relate to the narrow right of way of Bank Street and the established building form along it.

The Centretown Community Association (CCA) was notified of the heritage permit application on October 1, 2020; however, the City received previous comments from the Community Association in response to the circulation of the associated Zoning By-law amendment in January 2020. The representative from the Community Association has indicated that these earlier comments remain relevant (see Document 10). In general, the CCA's comments provided are supportive of the proposal. However, concerns are noted regarding the impact of seven storey street wall, set tightly on Bank Street. The comments include a recommendation to consider a stepback or another measure (i.e. greenery or planters) to provide relief of the massing. The conditions proposed would address these concerns.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor McKenney provided the following comments:

"The use of red brick on the majority of the building integrates well with the surrounding buildings in the Centretown HCD. The unique fenestration pattern and offsetting stepbacks break up the massing of the building to create a more visually interesting and less bulky building. I appreciate the efforts to create a modern building with links to the heritage attributes of the area."

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendations.



## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with the recommendations of this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on December 10, 2020.

## **SUPPORTING DOCUMENTATION**

Document 1	Location Map
Document 2	Current Conditions
Document 3	Statement of Heritage Character
Document 4	Site Plan and Landscape Plan
Document 5	Elevations
Document 6	Renderings and Perspectives
Document 7	Building Materials Page

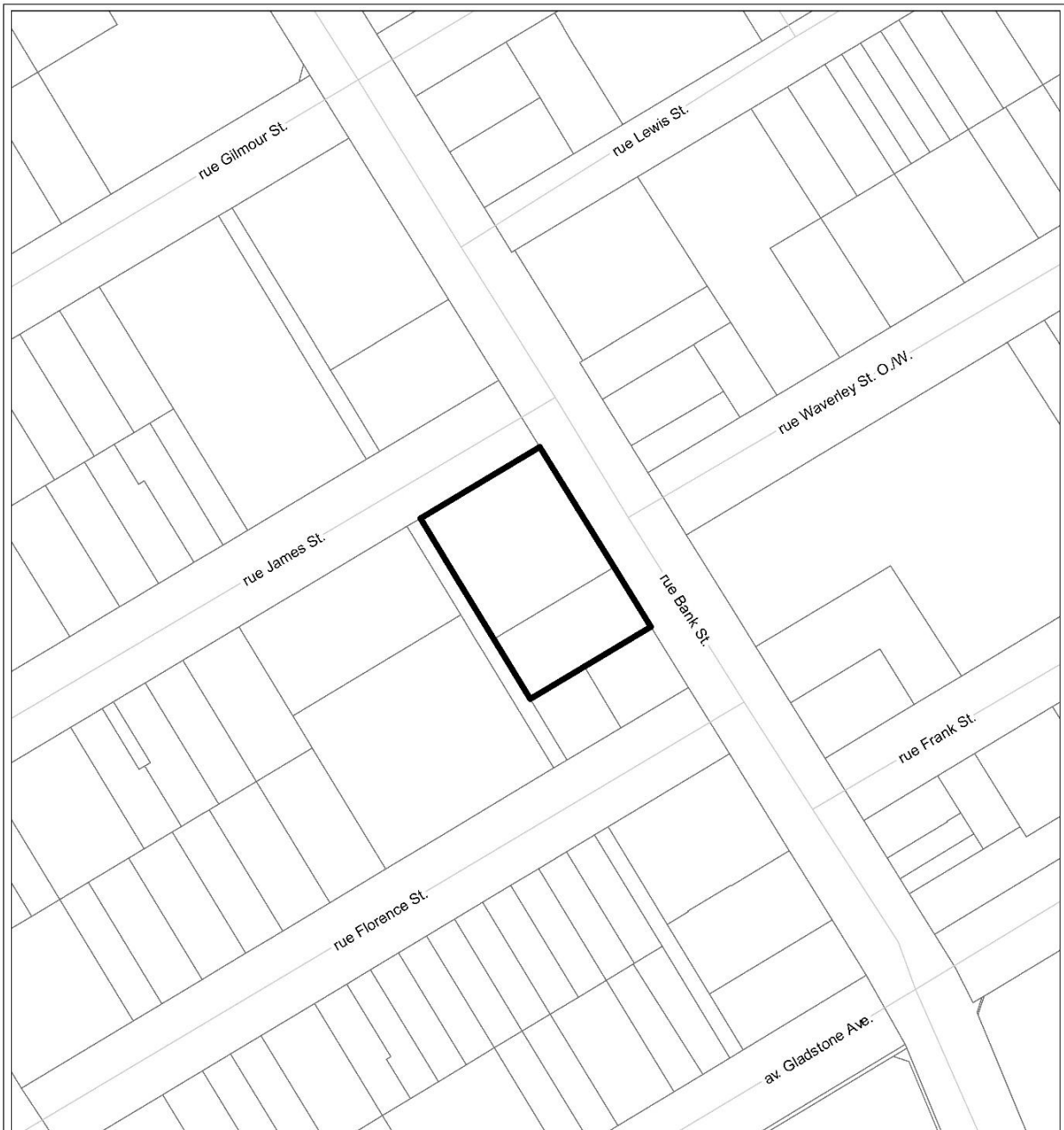
Document 8 Streetscape Analysis

Document 9 Cultural Heritage Impact Statement

Document 10 Comments from the Centretown Community Association

**DISPOSITION**

City Clerk's Office, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.



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REVISION / RÉVISION - 2020 / 10 / 15

LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE



390 & 394 rue Bank St.



NOT TO SCALE

Document 2 – Current Conditions



390-390 Bank Street.



390-394 Bank Street, looking north on Bank Street.





View of the property's side deck and former patio at corner of James Street.



View of the rear parking lot and laneway





View from intersection of James and Bank looking south towards 390-394 Bank Street.



Corner of Florence and Bank, looking north west, with the vacant lot adjacent to 390-394 Bank Street.

### **Document 3 – Statement of Heritage Character**

Centretown has always been a predominantly residential area, functionally linked to Parliament Hill and the structures of government. Over the past century, it has housed many individuals important to Canada's development as a nation.

The built fabric of this area is overwhelmingly residential. It is dominated by dwellings from the 1890-1914 period, built to accommodate an expanding civil service within walking distance of Parliament Hill and government offices. There is a wide variety of housing types from this period, mixed in scale and level of sophistication. It had an early suburban quality, laid out and built up by speculative developers with repetitive groupings.

There is a sprinkling of pre-1890 buildings on the north and south perimeters, which predate any major development. There are also apartment buildings constructed and redeveloped during the 1914-1918 period in response to the need to house additional parliamentary, military, civil service and support personnel. In the recent 1960-1990 period, the predominantly low-scale environment has been punctuated by high-rise residential development.

Over the past century, this area has functioned as soft support for the administrative and commercial activity linked to Parliament Hill. In addition to residences, it has accommodated club facilities, organizational headquarters, institutions, professional offices and transportation services, all associated with Ottawa's role as national capital. Conversely, many of the facilities that complement Centretown's existence as a residential community have traditionally been situated in the blocks between Laurier and Wellington, closer to Parliament Hill.

Centretown has one major commercial artery, Bank Street. This street predates the community of Centretown both as a commercial route and as the major transportation corridor between Parliament Hill and outlying areas to the south. Bank Street has always serviced the entire area, with secondary commercial corridors along Elgin, Somerset and Gladstone in select locations and time periods. The Bank Street commercial corridor broadens onto associated side streets in periods of intense pressure, then narrows back to the street itself with commercial activity in decline.

Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors. Long distance travellers have traditionally arrived on the

transportation corridor that marks the south boundary of the area- originally the Canadian Atlantic Railway and later its replacement, the Queensway. Travel within Centretown occurs east/west radiating from Bank Street.

As the federal government's residential quarter, planning initiatives in Centretown have been influenced by both federal and municipal authorities. Federal intervention in this area has established some of its unusual qualities such as the formal emphasis on the Metcalfe Street axis, early enhancement of its residential quality, and a number of its parks and services. The streetscapes have traditionally been enhanced by extensive public tree planting and other hard and soft landscape features, many of which have been in decline since the period of extensive tree removal in the 1930s and 40s. However, the scale and texture of the heritage streetscape are still discernable.

This area is unique both as an early residential suburb and as the temporary and permanent home of many of those who have governed and shaped the nation.