Minute No. 237
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 4, 2019

Item No. 3 List of Historical Resources – Nomination of Hudson's Bay Company Store, 450 Portage Avenue

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That Hudson's Bay Company Store, 450 Portage Avenue be added to the List of Historical Resources, with the following character defining elements.

    A. Exterior:

        i. Limestone clad, six-storey structure filling the north portion of the block on Portage Avenue between Memorial Boulevard and Vaughan Street, its three main facades facing west (Memorial Boulevard), east (Vaughan Street) and north (Portage Avenue) and its rear facade partially hidden by a parkade;

        ii. Canopy running along the east, west and north facades;

        iii. Metal base of beacon on roof; and

        iv. Its main floors with large display windows protected by a canopy, rounded northwest and northeast corners, five bronze framed entrances, upper floors with bays created by unfluted pilasters with Corinthian capitals, windows on all levels in rectilinear openings, cornice between fifth and sixth floors and parapet with balustrade.

    B. Interior:

        i. Examples of reinforced concrete structural system;

        ii. Examples of the curved elevator lobby.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 12, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 4, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee, with the following amendments:

- Delete Recommendations B.ii and B.iv, and renumber the remaining recommendations accordingly,

and submitted the matter to the Executive Policy Committee and Council.

Evan Hunter, Republic Architecture, on behalf of the owner, submitted a communication, dated March 1, 2019, in opposition to the matter.

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

On February 12, 2019, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Hudson's Bay Company Store, 450 Portage Avenue be added to the List of Historical Resources, with the following character defining elements.

    A. Exterior:

        i. Limestone clad, six-storey structure filling the north portion of the block on Portage Avenue between Memorial Boulevard and Vaughan Street, its three main facades facing west (Memorial Boulevard), east (Vaughan Street) and north (Portage Avenue) and its rear facade partially hidden by a parkade;

        ii. Canopy running along the east, west and north facades;

        iii. Metal base of beacon on roof; and

        iv. Its main floors with large display windows protected by a canopy, rounded northwest and northeast corners, five bronze framed entrances, upper floors with bays created by unfluted pilasters with Corinthian capitals, windows on all levels in rectilinear openings, cornice between fifth and sixth floors and parapet with balustrade.

    B. Interior:

        i. Examples of reinforced concrete structural system;

        ii. Escalators;

        iii. Examples of the curved elevator lobby; and

        iv. Finishes of the main staircase.

On January 22, 2019, the matter was referred back to the Historical Buildings and Resources Committee for reconsideration, due to a procedural error.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee and submitted the matter to the Executive Policy Committee and Council.

Franco Perugini, VP, Associate General Counsel, Hudson's Bay Company, on behalf of the owner, submitted a communication dated December 20, 2018, in opposition to the matter.

On November 22, 2018, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that Hudson's Bay Company Store, 450 Portage Avenue be added to the List of Historical Resources, with the following character defining elements:
Exterior:

- Limestone clad, six-storey structure filling the north portion of the block on Portage Avenue between Memorial Boulevard and Vaughan Street, its three main facades facing west (Memorial Boulevard), east (Vaughan Street) and north (Portage Avenue) and its rear facade partially hidden by a parkade;

- Canopy running along the east, west and north facades;

- Metal base of beacon on roof; and

- Its main floors with large display windows protected by a canopy, rounded northwest and northeast corners, five bronze framed entrances, upper floors with bays created by

- unfluted pilasters with Corinthian capitals, windows on all levels in rectilinear openings, cornice between fifth and sixth floors and parapet with balustrade.

Interior:
- Examples of reinforced concrete structural system;
- Escalators;
- Examples of the curved elevator lobby; and
- Finishes of the main staircase.

The Historical Buildings and Resources Committee received a written submission from a representative on behalf of the owner, dated November 8, 2018, in opposition to the Hudson's Bay Company Store, 450 Portage Avenue, being added to the List of Historical Resources.