

**2. Zoning By-Law Amendment – 12, 14, 16, 18, 20, 22 and 24 Hawthorne Avenue**

**Modification du Règlement de zonage – 12, 14, 16, 18, 20, 22 et 24, avenue Hawthorne**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 12, 14, 16, 18, 20, 22 and 24 Hawthorne, as shown in Document 1, to permit a six-storey mixed-use, mid-rise building with site specific zoning exceptions, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification au Règlement de zonage (no 2008-250) pour les 12, 14, 16, 18, 20, 22 et 24, avenue Hawthorne, comme indiqué dans le document 1, afin de permettre la construction d'un bâtiment polyvalent de hauteur moyenne de six étages assorti d'exceptions de zonage propres à l'emplacement, comme décrit dans le document 2.**

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated September 21, 2023 (ACS2023-PRE-PS-0122)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 21 septembre 2023 (ACS2023-PRE-PS-0122)

- 2 Extract of draft Minutes, Planning and Housing Committee, October 4, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 octobre 2023

Zoning By-Law Amendment – 12, 14, 16, 18, 20, 22 and 24 Hawthorne Avenue

File No. ACS2023-PRE-PS-0122 - Capital (17)

Eric Forhan, Planner II, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Scott Alain, Fotenn Consultants and Roderick Lahey, RLA Architecture provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also present to respond to questions from the Applicant team were the following:

- Brian Casagrande, Fotenn Consultants
- Kevin Fagan, JBPA Developments

The Committee heard from the following delegations:

1. John Dance, OOECA spoke to a slide presentation (held on file with the Office of the City Clerk) that touched on compatibility, tree removal, parking and setbacks.
2. Francine Leduc expressed concern with the impact the parking garage will have on existing trees and soil volumes, noting the climate emergency and the importance of retaining the tree canopy.
3. Kristi Ross presented on behalf of Barbara and Ian Kirk, raising concerns with the underground parking extending to the rear property line and impacts this will have on the soil to enable the

existing trees to be retained on the site. A copy of slide presentation is held on file with the Office of the City Clerk.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated October 3, 2023 from Terry Patterson

Councillor Johnson introduced the following motion, however following discussions and questions of staff, the Councillor withdrew it.

*WHEREAS the proposed development at 12-24 Hawthorne Avenue is intended to provide significantly more residential parking spaces than are required by zoning by-law 2008-250; and,*

*WHEREAS the proposed parking garage will require a zoning amendment to include an above-grade portion; and,*

*WHEREAS there is insufficient distance between the parking garage wall and rear property line to allow the replacement of deep soil to either retain existing mature trees and landscaping or the replacement with trees that can grow into canopy trees when mature that have the potential to reduce the heat island effect in the urban area; and,*

*WHEREAS the Official Plan in section 4.8.2 prescribes that space be provided for “mature, healthy trees on private and public property, including the provision of adequate volumes of high-quality soil...” and that Council may refuse applications that result in avoidable tree loss; and,*

*WHEREAS the proposed development at 12-24 Hawthorne Avenue is within a centrally located, transit- and active-transportation-supportive geography in which private vehicle ownership is not a requirement for daily living; and*

*WHEREAS the Committee generally considers that the proposed density is appropriate to the site and wishes to preserve the number of housing units but that the loss of deep soil to accommodate parking spots is inappropriate during a housing emergency;*

*WHEREAS limiting parking at this site may allow for greater soil depth conducive to large, mature, healthy trees in line with the policies of the Official Plan;*

*THEREFORE BE IT RESOLVED that the Planning and Housing Committee recommend to Council that parking provided at 12-24 Hawthorne Ave be limited to the minimum requirement under the existing zoning by-law, and for this limitation to be fixed in the zoning by-law.*

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegation and Staff.

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

#### **Report recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 12, 14, 16, 18, 20, 22 and 24 Hawthorne, as shown in Document 1, to permit a six-storey mixed-use, mid-rise building with site specific zoning exceptions, as detailed in Document 2.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of October 11, 2023, subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**