

7. **Zoning By-law Amendment – 770 and 774 Bronson Avenue and 557 Cambridge Street South**
- Modification du Règlement de zonage – 770 et 774, avenue Bronson et 557, rue Cambridge Sud**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 770 and 774 Bronson Avenue and 557 Cambridge Street South, as shown in Document 1, to permit a 22-storey mixed-use building with 188 dwelling units and a nine-storey building with 90 dwelling units, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant les 770 et 774, avenue Bronson et le 557, rue Cambridge Sud, des biens-fonds illustrés dans le document 1, afin de permettre la construction d'un immeuble polyvalent de 22 étages abritant 188 logements et d'un immeuble de neuf étages abritant 90 logements, comme l'expose en détail le document 2.**

**Documentation/Documentation**

- 1 Report from Director, Planning Services, Planning, Real Estate and Economic Development, dated October 11, 2023  
(ACS2023-PRE-PS-0114)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 11 octobre 2023 (ACS2023-PRE-PS-0114)
- 2 Extract of draft Minutes, Planning and Housing Committee, November 15, 2023  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 novembre 2023

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Cambridge Street South

File No. ACS2023-PRE-PS-0114 – Capital (17)

Erin O’Connell Planner III, 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 Paul Black, Fotenn, provided an overview of the Application and responded to questions from Committee. Tanya Chowieri and Roberto Campos were also available to respond to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Duncan Ault as a member of the Dow’s Lake Residents Association, worked closely with the developer and noted compromises made satisfy a lot of concerns from the community related to trees and orientation of the podium. Collaboration with the developer was a wonderful experience from a community perspective.

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

- Email dated November 4, 2023 from Louise Aronoff
- Email dated November 4, 2023 from Sandra Dollin
- Email dated November 6, 2023 from Lauren Segal
- Email dated November 6, 2023 from Ruth Elias
- Email dated November 9, 2023 from JC Sulzenko
- Email dated November 11, 2023 from Angus McCabe
- Email dated November 13, 2023 from Peter Tossello

- Email dated November 14, 2023 from Olivia Craft
- Petition received on November 14, 2023 (96 signatures – to reduce to 12 storeys)

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations 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 770 and 774 Bronson Avenue and 557 Cambridge Street South, as shown in Document 1, to permit a 22-storey mixed-use building with 188 dwelling units and a nine-storey building with 90 dwelling units, 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 November 22, 2023 to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**