Summary of Written and Oral Submissions

Official Plan and Zoning By-Law Amendment – 16 and 20 Hamilton Avenue North

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Planning Committee: 5

Number of written submissions received by Planning Committee and Council between June 17 and July 10, 2019 : 1

Primary concerns, by individual **Linda Hoad, Hintonburg Community Association** (oral and written submission)

- the proposal disregards the approved six-storey height limit of the Community Design Plan (CDP)
- there is no compelling argument or planning rationale to support the proposal, and no community benefit being offered by developer in return for additional height requested
- refuted both the argument that increased intensification on this site is justified because the Wellington Street West CDP was adopted before LRT was an approved project, and the planning rationale in respect of intensification on this site or near Tunney's Pasture LRT, given the adoption of the Scott Street CDP in 2014 and its findings about the density targets of this area
- concurred with the statements of the Urban Design Review Panel with respect to height and setback, and possible precedent toward overdevelopment in the area

Wanda Goneau (oral submission)

- potential detrimental impacts on the community's primary asset, the Parkdale Park and Market

- proposal does not respect the policies of the area Community Design Plan, which was approved less than 10 years ago after considerable community, business and staff input
- approval would create zoning uncertainty and instability for the wider area that will undermine the entire neighbourhood
- proposal has 63 parking spaces that will add significant traffic to an area already at gridlock, including dangerous traffic near the Park playground
- development provides no community benefit in exchange for the requested height increase

Richard Moore (oral submission)

- noted the staff report does not mention the number of approved units not yet completed on Hinton and Hamilton Avenues, all of which were approved without an Official Plan Amendment or re-zoning
- suggested there should be large trees planted in the year yard (in addition to the small ones at the front), to contribute to the urban forest and to minimize the impact of the building
- recommended refusal of the application, to respect the Community Design Plan, noting that rejected proposals for the area have generally resulted in proposals that add benefit to the community

Primary reasons for support, by individual

Applicant, as represented by Jakub Ulak, Surface Developments; Brian Casagrande, Fotenn Consultants (oral submission)

- responded to concerns about the proposed height, the perception that the proposed development does not meet CDP policies, and the justification for intensification on the site
    - ❖ legislation allows amendments to Secondary Plans and Zoning By-laws to allow the right buildings to be built for particular sites
    - ❖ intensification is justified on this property, which is designated as a Mixed Use centre and is in close proximity to planned LRT

- ❖ proposed building respects its context, limits impact, rejuvenates the street, represents appropriate transition, and will further enhance Parkdale Park

Effect of Submissions on Planning Committee Decision:

Debate: The committee spent 45 minutes on the item

Vote: The committee considered all written and oral submissions in making its decision and Carried the report recommendations as presented, as well as a motion to amend that Document 3 of the report (Details of Recommended Zoning), by replacing the word "facing" with "closest to" in paragraph 2. a).

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED the item with an additional amendment to correct details of the recommended Official Plan Amendment. The final approved recommendations are as follows:

That Council approve:

1. an amendment to the Wellington Street West Secondary Plan, of the Official Plan, for 16 and 20 Hamilton Avenue North to permit an eight-storey mixed-use building, as detailed in Document 2, as amended by the following:
    - that Document 2 – Details of Recommended Official Plan Amendment be revised by replacing the text, "The seventh and eighth storey will be setback 9.0 metres from the front property line, which, if mirrored to the other side of the street, would represent a width of 36.3 metres" with the text, "The seventh and eighth storey will be setback 8.0 metres from the front property line, which, if mirrored to the other side of the street, would represent a width of 34.3 metres.";
2. an amendment to Zoning By-law 2008-250 for 16 and 20 Hamilton Avenue North to permit an eight-storey mixed-use building, as detailed in Document 3, as amended by the following:
    - that Document 3 – Details of Recommended Zoning, paragraph 2. a) be revised by replacing the word "facing" with "closest to";
3. that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given.