

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

ACS2019-PIE-PS-0040

Kitchissippi (15)

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### Report Recommendations

That Planning Committee recommend 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;
2. that Planning Committee recommend Council approve 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.
3. That Planning 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 City Clerk and Solicitor's Office 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 10 July 2019," subject to submissions received between the publication of this report and the time of Council's decision.

The following staff, of the Planning, Infrastructure and Economic Development department, responded to questions: Steve Gauthier, Planner; Doug James, Manager, Development Review – Central.

The committee heard five delegations, as follows:

- Wanda Goneau opposed the eight-storey proposal because of potential detrimental impacts on the community's primary asset, the Parkdale Park and Market. She suggested the proposal: does not meet the policies of the approved Community Design Plan; will create zoning uncertainty and instability for the wider area; undermines the entire neighbourhood; has 63 parking spaces that will add significant traffic to an area already at gridlock, including dangerous traffic near the Park playground; provides no community benefit in exchange for the requested height increase.
- Richard Moore 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. He suggested there should be large trees planted in the rear yard (in addition to the small ones at the front), to contribute to the urban forest and to minimize the impact of the building. He 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.
- Linda Hoad, Hintonburg Community Association<sup>1</sup>, indicated the proposal disregards the approved six-storey limit of the Community Design Plan (CDP), that there is no compelling argument or planning rationale to support it, and no community benefit being offered by developer in return for additional height requested. She 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. Further, she concurred with the statements of the Urban Design Review Panel with respect to height and setback, and possible precedent toward overdevelopment in the area.
- The applicant, represented by the following individuals, 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: Jakub

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<sup>1</sup> Written submission provided; a copy is held on file

Ulak, Surface Developments; Brian Casagrande, Fotenn Consultants.

**Motion N° PLC 2019 10/3**

Moved by Councillor J. Leiper

**WHEREAS the report ASC2019-PIE-EDP-0040, Official Plan Amendment and Zoning By-law Amendment - 16 and 20 Hamilton Avenue North, proposes to allow two additional stories, a height of 27.5 metres, and a reduced communal amenity area; and**

**WHEREAS Document 3 contains the details of the recommend zoning; and**

**WHEREAS further clarity is required on the point of measurement for the building setbacks;**

**THEREFORE BE IT RESOLVED that Document 3 – Details of Recommended Zoning, paragraph 2. a) be revised by replacing the word “facing” with “closest to”;**

**AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

CARRIED

The report recommendations, as amended by Motion 10/3, CARRIED on a division of 6 YEAS and 1 NAY, as follows:

YEAS (6): Councillors R. Chiarelli, R. Brockington, S. Blais, A. Hubley, Vice-chair T. Tierney, Chair J. Harder

NAYS (1): Councillor J. Leiper