
Zoning By-Law Amendment – 250 and 252 Hinchey Avenue

ACS2020-PIE-PS-0081

Kitchissippi (15)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 250 and 252 Hinchey Avenue to permit a three storey 16-unit apartment building, as detailed in Document 2.
2. 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 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 January 27, 2021", subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter, as follows:

- Linda Hoad, co-chair, Zoning Committee, Hintonburg Community Association (HCA)¹, was disappointed the proposal has not been adapted to recognize and respect the consistency of the streetscape in this particular area and worried it would set a precedent for similar infill and disruption of the existing streetscape. The HCA would like to see, as a condition of application approval, modification to the design of the building to make it read as two distinct buildings occupying two lots. The HCA also has concerns about parking, given parking is no longer required in new R4 zones and given neighbouring developments that have little or no parking. They request that the City review and implement some form of on-street permit parking and accessory parking (e.g. permitting private rental of

¹ Written submission on file

existing driveways), beginning in 2021.

- The applicant, as represented by Jennifer Murray, Terrain Development Consulting², and Ryan Koolwine, Project 1 Studio Inc., provided site context and a brief overview of the proposal, noting that the development is very responsive to the character of the neighbourhood and more appropriate for the site than the two side-by-side long semi-detached structures they have approval to build, and is more in keeping with the City's goals to introduce intensification into these low-rise stable neighbourhoods. The purpose of the requested Zoning By-law Amendment is to allow 16 units to be built in the one building that will occupy two lots, as R4 zoning would allow an 8-unit building on each of the separate lots but does not contemplate a larger / combined lot.

In addition to the submissions previously noted, the following correspondence was provided to the committee coordinator between December 1 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on December 11, 2020, a copy of which is held on file:

- Email dated December 10 from Jeanna Chan and Jeff Morton

The following Planning, Infrastructure and Economic Development department staff responded to questions: Steve Gauthier, Planner II; Doug James, Acting Director, Planning Services.

The committee CARRIED the report recommendations as presented.

² Slides on file