

PROPOSED AMENDMENT ZONING BY-LAW N°20-2018

CORPORATION OF THE TOWN OF HAWKESBURY

[09/29/2022]

PLANNING



PUBLIC MEETING

- This public meeting is a *Planning Act* requirement and is being held to provide an opportunity for the public to voice their comments and concerns with regards to the proposed amendment to the Zoning By-law.
- No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.



APPLICATION AND SITE

- The purpose of the application is to rezone the properties from Residential Zone 1 (R1) for lot A and, from Residential Zone 2 (R2) for lots A and B to Residential Zone 4 (R4-X) for all lots, to allow a reduction in the interior side setbacks of townhouses (planned units) from the 6 meters required to 3 meters and 3.6 meters for townhouses (planned units) on lot B and lot C.
- The project also requires a reduction of the setback for the proposed townhouses (planned units) on either side of James Street to 1 metre instead of the required 6 metres. The project proposition increases the prescribed density to 1 dwelling per 90 m² instead of 1 dwelling per 100 m² for the apartments, and to 1 dwelling per 90 m² instead of 1 dwelling per 200 m² for the Townhouses (planned units) .
- A reduction of the required street façades is required, from 30 meters to 20.12 meters for lot A, and to 14.46 meters for lot C. Finally, the application includes a reduction in parking requirements for the apartment block of lot "A" from 1.5 spaces per unit to 1.2 spaces per unit, and from 20% to 10% for visitor parking.



APPLICATION AND SITE

- The current zoning of Lot A is Residential density 1 (R1) and “Residential density 2” (R2) and Lot B is Residential Density Zone 2 (R2). These areas do not allow housing of the apartment type or townhouse type (planned units). The proposed project is a residential project of 95 rental apartment units and 7 blocks of townhouses (planned units) having from 3 to 6 main units for a total of 34 main units of townhouses (planned units) and 21 secondary units located in 4 of the 7 blocks. The project will be subject to site plan agreements and will be approached as two lots (since lots B and C will need to be merged) located on either side of the undeveloped right-of-way of James street.
- Lot A has an area of 13 400 m² with 20.12 meters of façade on Higginson Street. The façade will be the entrance to the site.
- Lot B has an area of 2 400 m² with 14.46 meters of façade on Higginson Street. The façade will be the entrance to the site.
- Lot C has an area of 2 590.72 m² and does not have a façade on a public road, the entrance will be shared with lot B.
- The total area of the site is 18 363.95 m².



SUBJECT SITE



Figure 1: site in question, viewed from Higginson Street at the intersection of James Street
Source : Google Maps

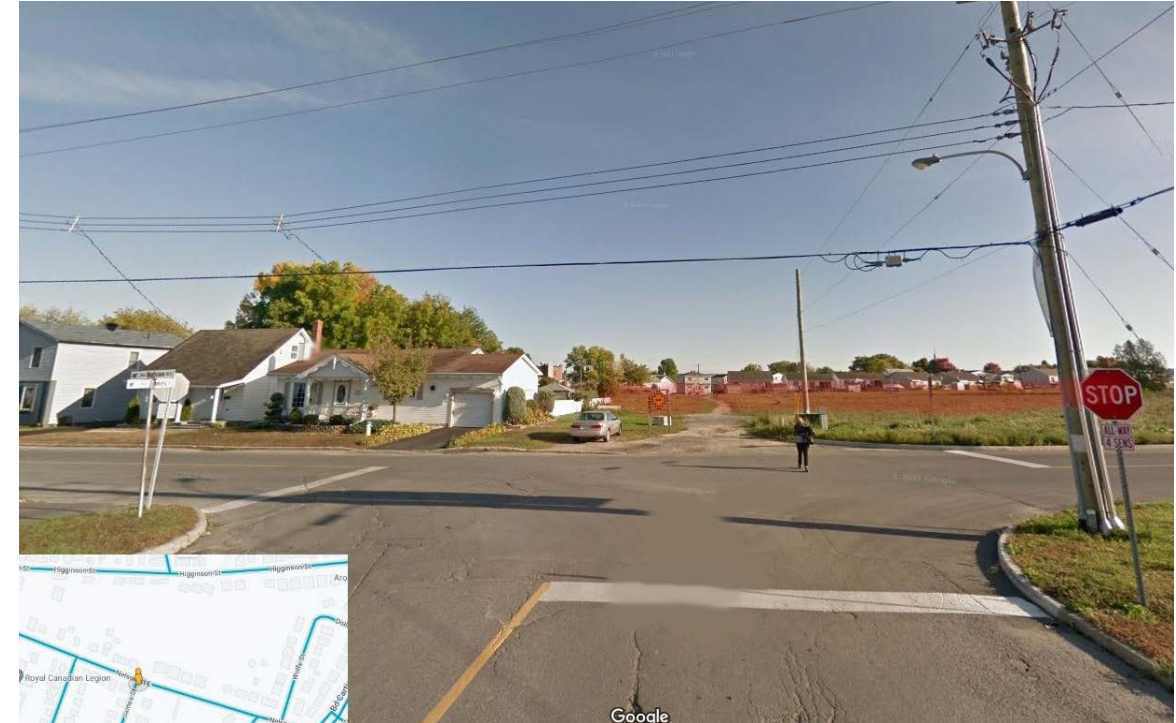


Figure 2 : site in question, viewed from Nelson Street East at the intersection of James Street
Source : Google Maps



SUBJECT SITE



Figure 3 : Lots A, B and C, subjects of the application, as seen from satellite
Source : Google Maps



SITE IN QUESTION

The surroundings of the site:

- **North:** adjacent to the site, there is a residential area composed of various housing typologies such as duplexes, single-family houses, semi-detached dwellings and converted dwellings. The zoning is Residential density 4 (R4) to the north of Regent Street. On Regent Street there are apartment blocks, duplexes and converted housing, it is also the beginning of the Community Core Commercial (CC) area.
- **East:** to the east side of the site, the residential area expands, the typology of dwellings varies between single-family houses and semi-detached dwellings. We find this variety on Wolfe Street, the zoning is Residential density 1 (R1).
- **South:** on the south side of the site, the area is still mostly residential, with some multi-residential blocks. The zoning is mainly Residential density 1 (R1) with some lots that are zoned Residential of density 4 (R4), particularly on the south side of Nelson Street, directly adjacent to the site targeted by the application.
- **West:** directly adjacent to the land that is the subject of this application, there is a lot with 2 blocks of apartments and, further on Stanley Street is a 3rd block of the same typology. There are also semi-detached dwellings. The zoning is Residential density 4 (R4).



ANALYSIS

OFFICIAL PLAN OF THE TOWN OF HAWKESBURY

The subject site is identified as a "Residential Policy Area" on the Schedule A map of the Town's Official Plan. The site is close to a collector road and to the recreational pathway proposed in the 2010 Official Plan.

3.5.1 Goal and Objectives

Goal: Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community while providing opportunities to develop new residential uses in mixed use buildings as well as non-residential neighbourhood components such as schools, community facilities, places of worship, parks and commercial uses.

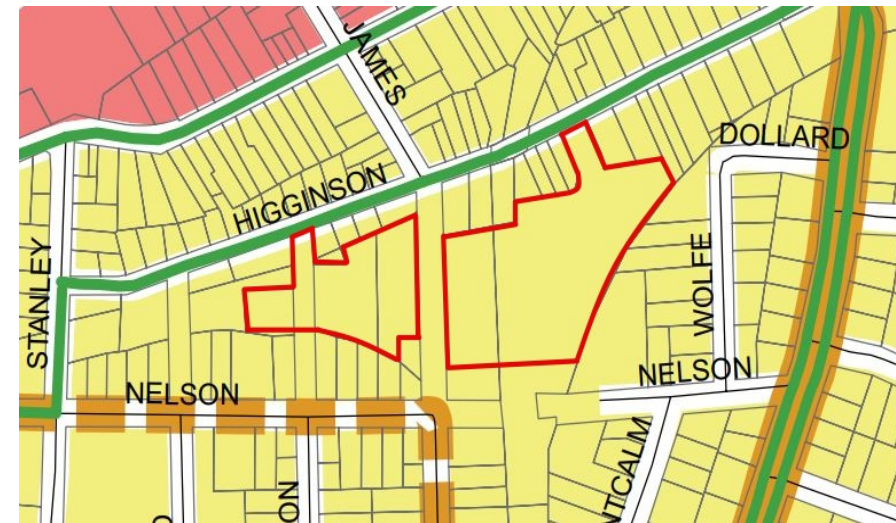


Figure 4 : Map of the Official Plan of the Town of Hawkesbury, site in question is outlined In red

Source : Schedule A, Official Plan of the Town of Hawkesbury

Legend

- Secteur des politiques résidentielles
Residential Policy Area
- Secteur des politiques du centre-ville
Downtown Core Policy Area
- Secteur des politiques commerciales communautaires
Community Commercial Policy Area
- Secteur des politiques commerciales régionales
Regional Commercial Policy Area
- Secteur des politiques de transition commerce et industrie
Trade & Industry Transition Policy Area
- Secteur des politiques commerce et industrie
Trade & Industry Policy Area
- Secteur des politiques riveraines
Waterfront Policy Area
- Artère de circulation existante
Existing Arterial Road
- Artère de circulation proposée
Proposed Arterial Road
- Route principale existante
Existing Collector Road
- Route principale proposée
Proposed Collector Road
- Piste récréative - Existante
Recreational pathway - Existing
- Piste récréative - Proposée
Recreational Pathway - Proposed
- Routes / Roads
- Chemins de fer / Railways
- Parcelles / Parcels
- Cours d'eau / Water Bodies
- Limites municipales / Municipal Boundary

ANALYSIS

ZONING BY-LAW N° 20-2018 OF THE TOWN OF HAWKESBURY

The purpose of the proposed Zoning By-law N° 20-2018 amendment is to rezone the property to a "Residential Density 4 with Exception" zoning (R4-X) while the lots are currently zoned "Residential Density 1" (R1), "Residential Density 2" (R2) and "Residential Density 4" (R4).

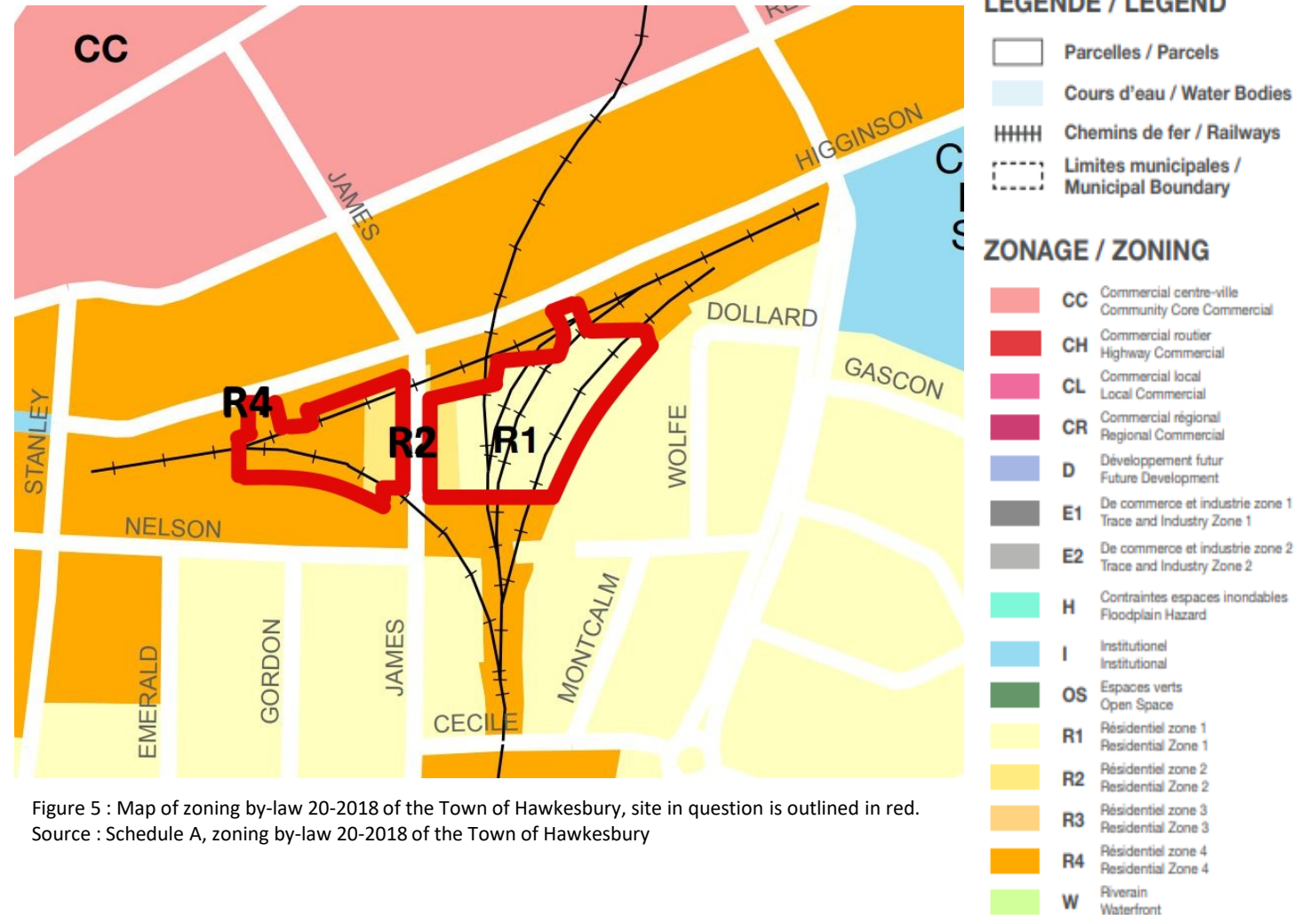


Figure 5 : Map of zoning by-law 20-2018 of the Town of Hawkesbury, site in question is outlined in red.
Source : Schedule A, zoning by-law 20-2018 of the Town of Hawkesbury

ANALYSIS

ZONING BY-LAW N° 20-2018 OF THE TOWN OF HAWKESBURY

The application also aims to allow a reduction in the interior side yard required for townhouses (planned units) from the required 6 metres to 3.6 metres for the block of 5 townhouses (planned units) located on Lot B not adjacent to the James Street right-of-way, and to reduce the required interior side yard to 3 metres instead of 6 metres for the block of 3 townhouses (planned units) located at the west of the entrance to Lot A.



Figure 6 : Site plan prepared by Fotenn for the group DevCore
Source : Fotenn planning + Design consultants

ANALYSIS

ZONING BY-LAW N° 20-2018 OF THE TOWN OF HAWKESBURY

The application also aims to allow the reduction of the façade from the 30 meters required for apartment blocks and townhouses (planned units), to 20.12 meters for lot A and 14.46 meters for lot B.

Finally, the request also aims to reduce the number of required parking spaces to 1.2 spaces per unit instead of 1.5 spaces and to 10% of parking spaces for visitors instead of the required 20%.

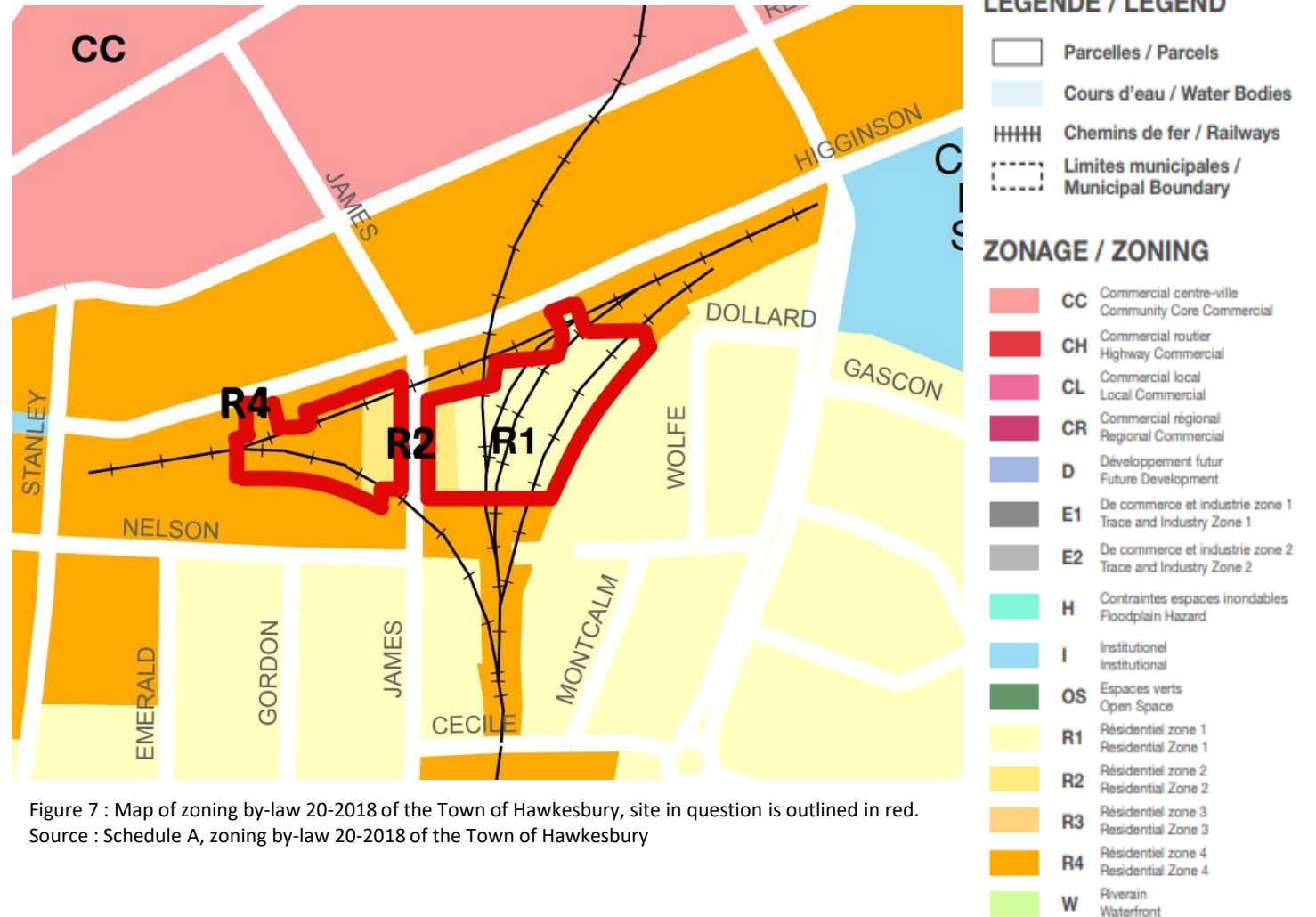


Figure 7 : Map of zoning by-law 20-2018 of the Town of Hawkesbury, site in question is outlined in red.
Source : Schedule A, zoning by-law 20-2018 of the Town of Hawkesbury

ANALYSIS

**Zoning
requirements**

**Section 2.30.10
Parking
requirements
chart**

**Zoning By-law
N°20-2018**

		Total
Required	1.5 parking spaces per unit with an addition of 20% for visitors parking spaces	$150 \times 1.5 \times 1.2 = 270$
Proposed	1.2 parking spaces per unit with an addition of 10% for visitors parking spaces	$150 \times 1.2 \times 1.1 = 198$



ANALYSIS

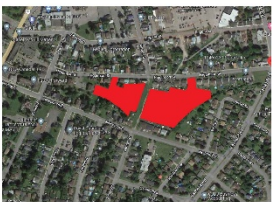
Applicant's Site Plan



SITE INFORMATION			
ZONING			
Actual Zone:			R1
Pretended Zone:			R4
SITE AREA			
Gross Site Area:	20,122.00m ²		2.01 Ha
PARKING RATES			
Residential:		1.5 per unit	
Visitor:		0.2 per unit	
Accessory Dwelling Unit:		1.0 per unit	
HEIGHT			
Maximum:	TH	Apartment	
	14.0m	21.0m	
SETBACKS			
	F.Y.	C.S.Y.	S.Y.
	6.0 m	6.0 m	6.0 m
			R.Y.
			7.5 m
DEVELOPMENT STATISTICS			
RESIDENTIAL UNITS			
Apartments (Thurso template):			94
2 storey Townhouses:			13
Accessory Dwelling Unit:			21
2.5 storey townhouses:			21
Total:			149
TOTAL BUILDING AREA			
Proposed buildings:		Residential	10,250m ²
GFA*			
Proposed buildings:		Residential	15,513m ²
*assumes an 85% efficiency			
PARKING			
	Required:	Provided:	
Residential:	191	TBC (U/G)	
Visitor:	30	30	
Accessory Dwelling Unit:	21	21	
Total:	242	TBC (U/G)	
DENSITY			
Permitted:		1.0 units per 100m ²	
Provided:		0.74 units per 100m ²	
NOTES			

1. Assumes typical Residential floor height of 3m.
2. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
3. The base plan (lot lines, existing roads and surrounding areas) is based on the Survey provided and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
5. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

JAMES/HIGGINSON STREET HAWKESBURY Concept Plan 1B



LEGEND

- PROPOSED BUILDING
- AMENITY SPACE
- POTENTIAL EASEMENT
- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- SETBACKS
- PEDESTRIAN CONNECTION

0 12m 25m 50m			
4	5 STOREY CONCEPT	2022.09.06	RP
3	CONCEPT PLAN 1B	2022.09.02	RP
2	DRAFT CONCEPT PLAN	2022.08.30	RP
1	BASE PLAN	2022.08.29	RP
No.	REVISION	DATE	BY

CLIENT
DEVCORE

FOTENN
Planning + Design

OTTAWA: 206 Cooper Street, Suite 200, Ottawa, ON K2H 2H7 613-730-5739
KINGSTON: 4 Catharqui St., Suite 111, Kingston, ON K7K 1Z7 613-542-5454
TORONTO: 74 Spadina Ave., Suite 204, Toronto, ON M5S 1Z2 416-789-4530

www.fotenn.com

DESIGNED	RP
REVIEWED	TS
DATE	2022.08.26

Figure 8 : Site plan submitted by the applicant
Source : Fotenn planning + Design consultants

NOTIFICATIONS

- The application to amend the Corporation of the Town of Hawkesbury Zoning By-Law N° 20-2018 was received on September 9, 2022. The proposed Zoning By-Law Amendment was circulated within the relevant Town administrative departments during August 2022.
- A notice of complete application to the zoning by-law and public meeting was sent to property owners within 120 meters of the site in question, to the agencies prescribed by the *Planning Act*, and a notice was posted on the site on September 09, 2022.



NEXT STEPS

- On October 11, 2022, the Municipal Council of the Corporation of the Town of Hawkesbury will either adopt or refuse this Zoning By-law N° 20-2018 amendment application.
- There will be a 20 day appeal period as prescribed by the *Planning Act* following the notice of the decision and the adoption of the amending by-law.
- If you wish to be notified of the decision of the Municipal Council, you must make a written request addressed to the Clerk, Corporation of the Town of Hawkesbury, 600, Higginson Street, Hawkesbury (Ontario) K6A 1H1.



THANK YOU FOR YOUR PARTICIPATION

CÉLESTE CORDONNIER - PLANNER

