

**City Council, Standing Committee and Commission  
Conseil, comités permanents et commission**

**Committee/Council Motion**

Report / Agenda: City Council Agenda 22 – 11 October 2023, Planning and Housing Committee Report 16

Rapport / Ordre du jour:

Item / Article: 15.2 – Zoning By-law Amendment 12, 14, 16, 18, 20, 22 and 24 Hawthorne Avenue

**Re: Parking and rear yard trees**

Moved by / Motion de: **Councillor S. Menard**

Seconded by / Appuyée par: **Councillor J. Leiper**

**WHEREAS Planning and Housing Committee recommended Council to approve a zoning by-law amendment, in accordance with report ACS2023-PRE-PS-0122, for 12, 14, 16, 18, 20, 22 and 24 Hawthorne Avenue as presented at the October 4, 2023 meeting; and**

**WHEREAS during the October 4 Committee discussion, public delegations and Committee member concerns were raised with respect to the proposed development providing more parking than the minimum zoning requirements with a design that did not allow for large mature trees in the rear yard; and**

**WHEREAS the Official Plan in section 4.8.2 prescribes that space be provided for “mature, healthy trees on private and public property, including the provision of adequate volumes of high-quality soil...”; and**

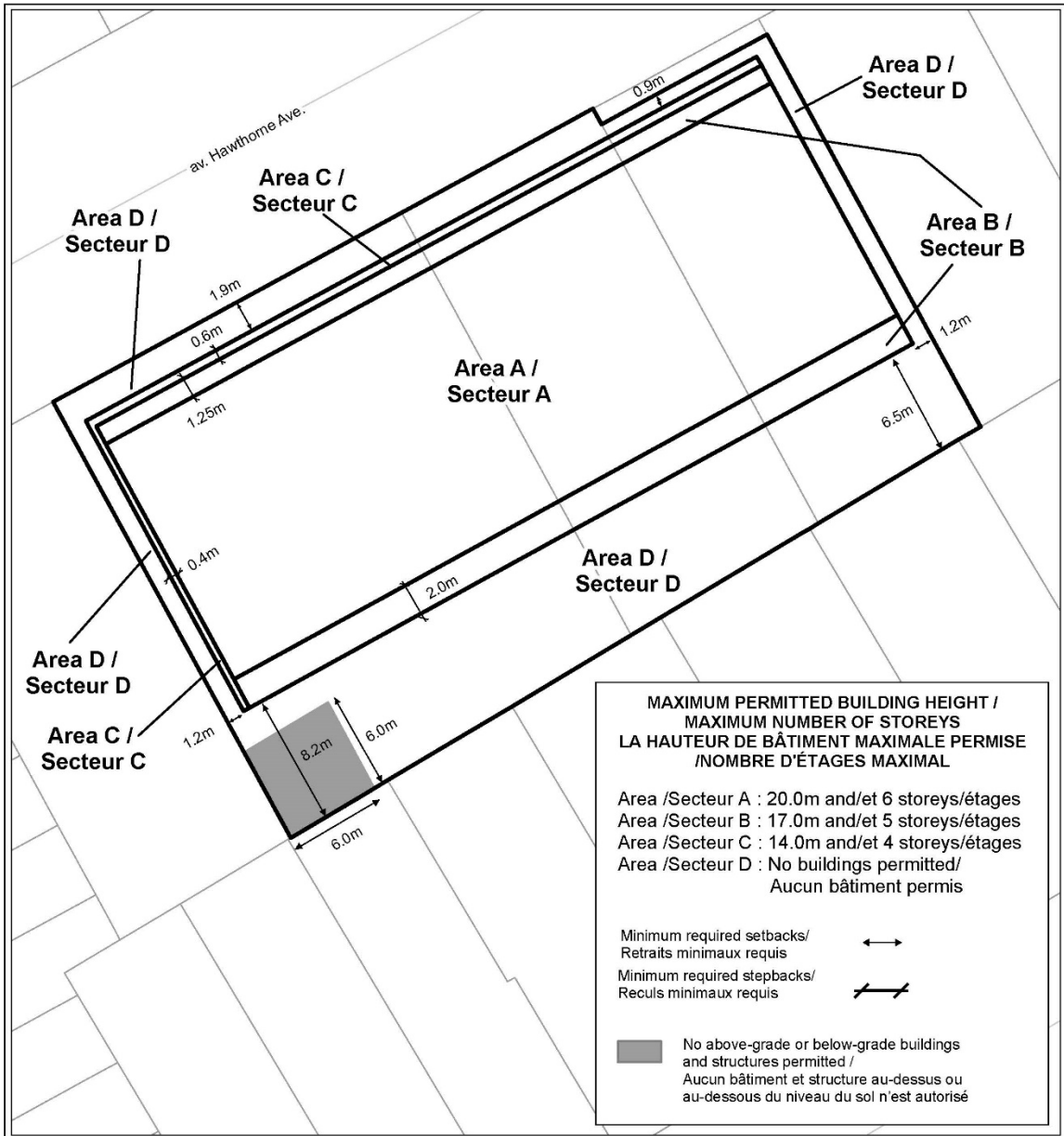
**WHEREAS following the October 4 Committee meeting, staff worked with the applicant team, receiving updated plans, to revise the design of the parking garage by notching out the southwest corner resulting in the removal of four parking spaces, which allows for a large mature tree planting area in the rear yard; and**

**WHEREAS the design of the planter box above the underground garage has been further designed to remove the previously proposed small trees, with the replacement of sufficient soil volume for four medium sized trees, achieving an appropriate urban canopy for the given site.**

**THEREFORE BE IT RESOLVED THAT Schedule ‘YYY, in Document 3, be replaced with the attached Schedule (held on file with the City Clerk), which adds a new restricted buildable area in the rear yard where no buildings and structures above or below grade are permitted, to align with the revised landscape plan showing a large tree in this location; and**

**BE IT FURTHER RESOLVED THAT Document 2, Details of Recommended Zoning, be amended by deleting the text of provision “i” and replacing it with “maximum building heights, minimum setbacks, minimum stepbacks and restricted buildable area as per Schedule ‘YYY’”.**

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



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**This is Schedule 485 to Zoning By-law No. 2008-250  
Annexe 485 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number \_\_\_\_\_, passed \_\_\_\_\_, 2023  
 Pièce jointe n° 2 du Règlement municipal n° \_\_\_\_\_, adopté le \_\_\_\_\_ 2023

