

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

Committee/Council Motion

Report / Agenda: ACS2025-PDB-PS-0020 / Agenda 7

Rapport / Ordre du jour:

Item / Article: 5.2

Re: Amending the Neighbourhood Zone designation in Rothwell Heights from N2F to N1F

Moved by / Motion de: Councillor T. Tierney

WHEREAS neighbourhoods zoned R1 in the current Zoning By-law within the Outer Urban Transect of the Official Plan are generally proposed to be zoned N2 in the new Zoning By-law;

WHEREAS the Rothwell Heights neighbourhood consists of multiple properties with potential heritage interest, including properties listed on the Heritage Register

WHEREAS the proposed density permissions in the N2F zone for the Rothwell Heights neighbourhood, as shown in Document 1, attached to this motion and on file with the City Clerk, could have implications on existing character within the neighbourhood; and

WHEREAS potential density lost as a result of a change to an N1 Zone in Rothwell Heights could be accommodated through more permissive zoning elsewhere within Ward 11.

THEREFORE BE IT RESOLVED THAT the N2F zone proposed in Rothwell Heights be amended to an N1F zone in the final draft of the new Zoning By-law;

BE IT FURTHER RESOLVED THAT that areas identified in the accompanying Document 2, attached to this motion and on file with the City Clerk, receive an upzoning of one increment to the primary zone (e.g. N2 to N3; N3 to N4) to offset the housing potential lost in Rothwell Heights; and

BE IT FURTHER RESOLVED THAT Heritage staff be directed to undertake a preliminary review to determine the heritage potential of Rothwell Heights and report back to the Built Heritage Committee by memo in Q1 2027; and

BE IT FURTHER RESOLVED THAT Zoning staff be directed to consider amendments to the zoning by-law pending the outcome of the heritage review; and

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

Document 1

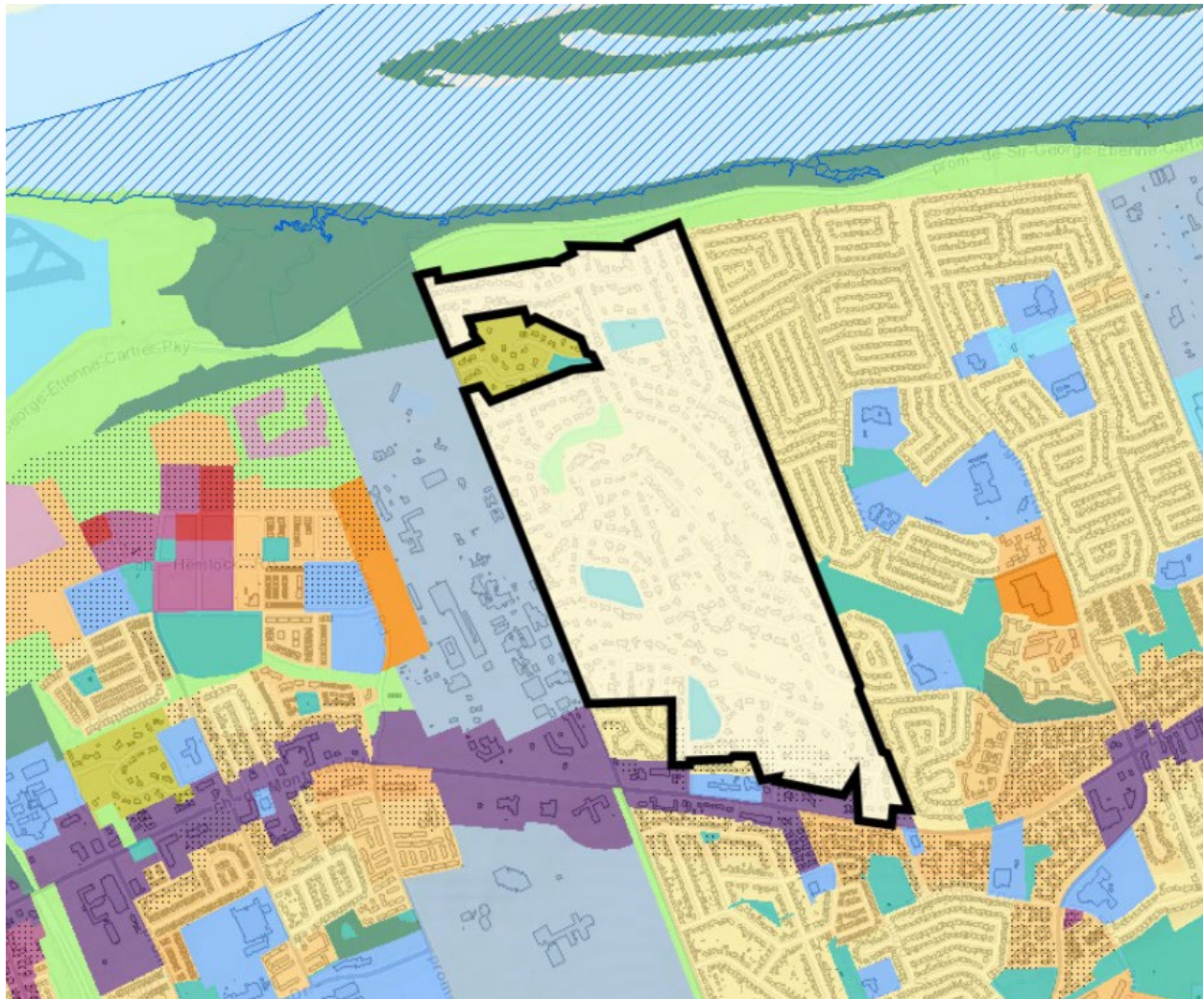


Figure 1: Rothwell Heights area zoned N2F to be zoned N1F in the final draft of the Zoning By-law

Document 2

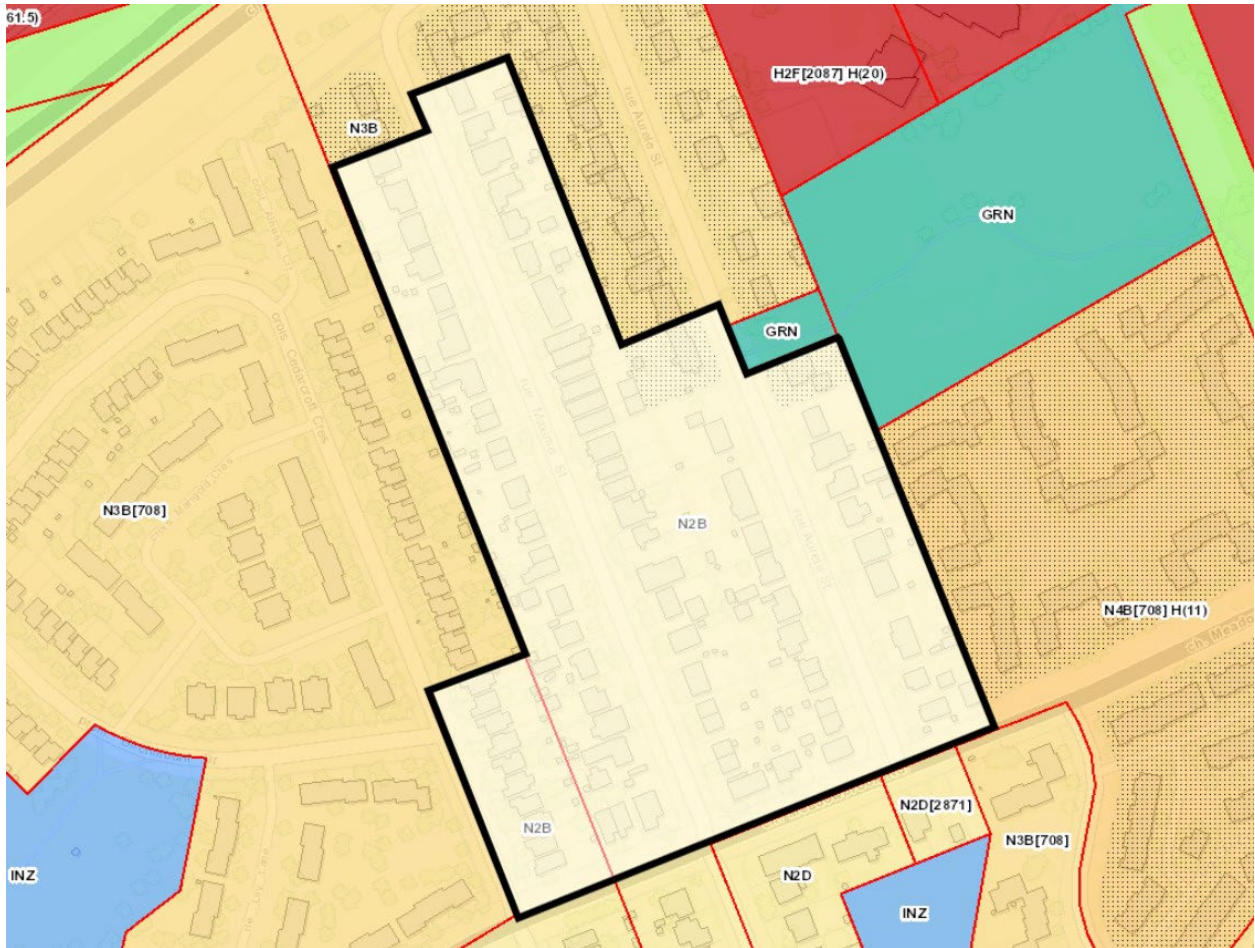


Figure 2: N2B-zoned area on Cedarcroft Court, Maxime Street, Aurele Street and Meadowbrook Road

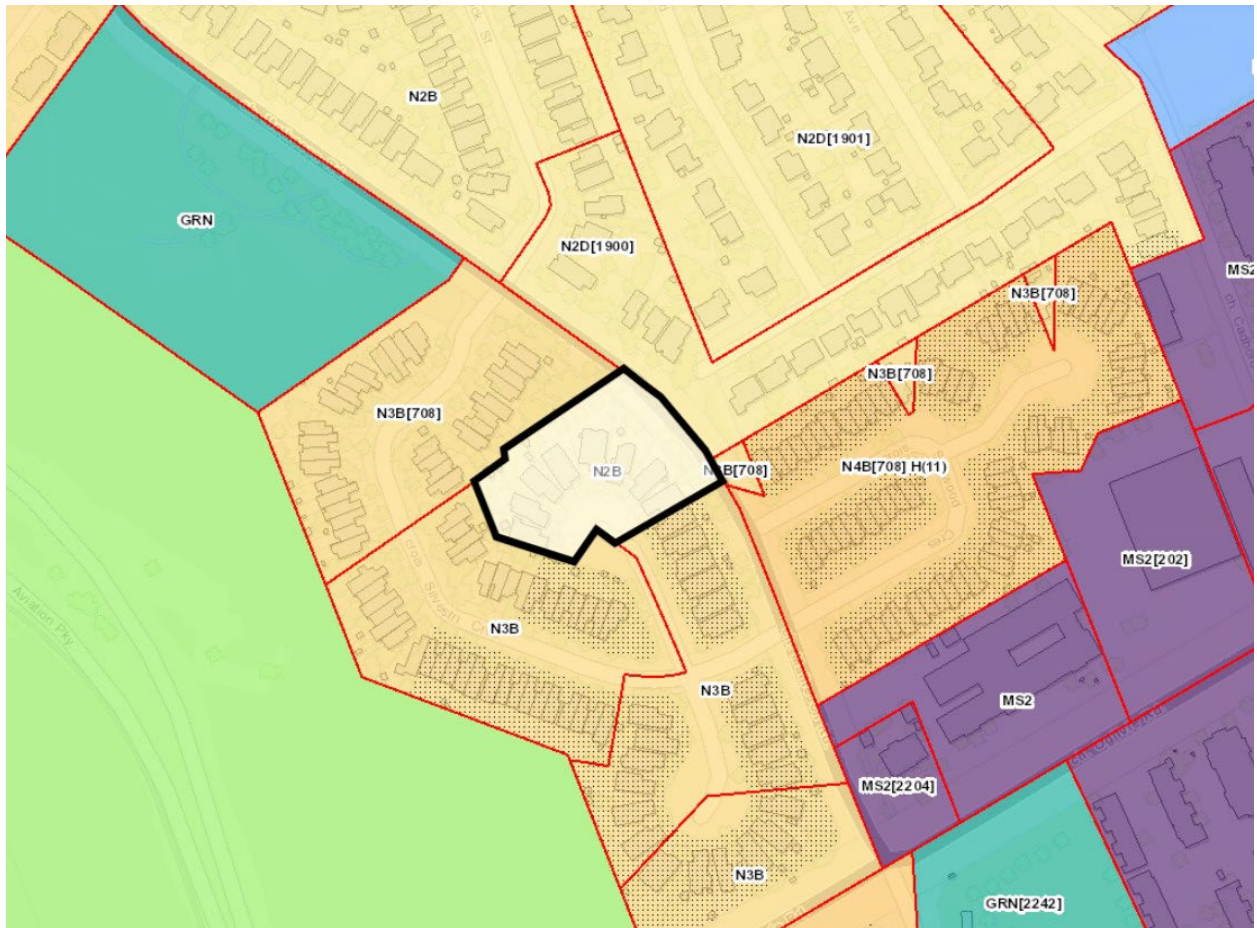


Figure 3: N2B-zoned area on Chicory Place

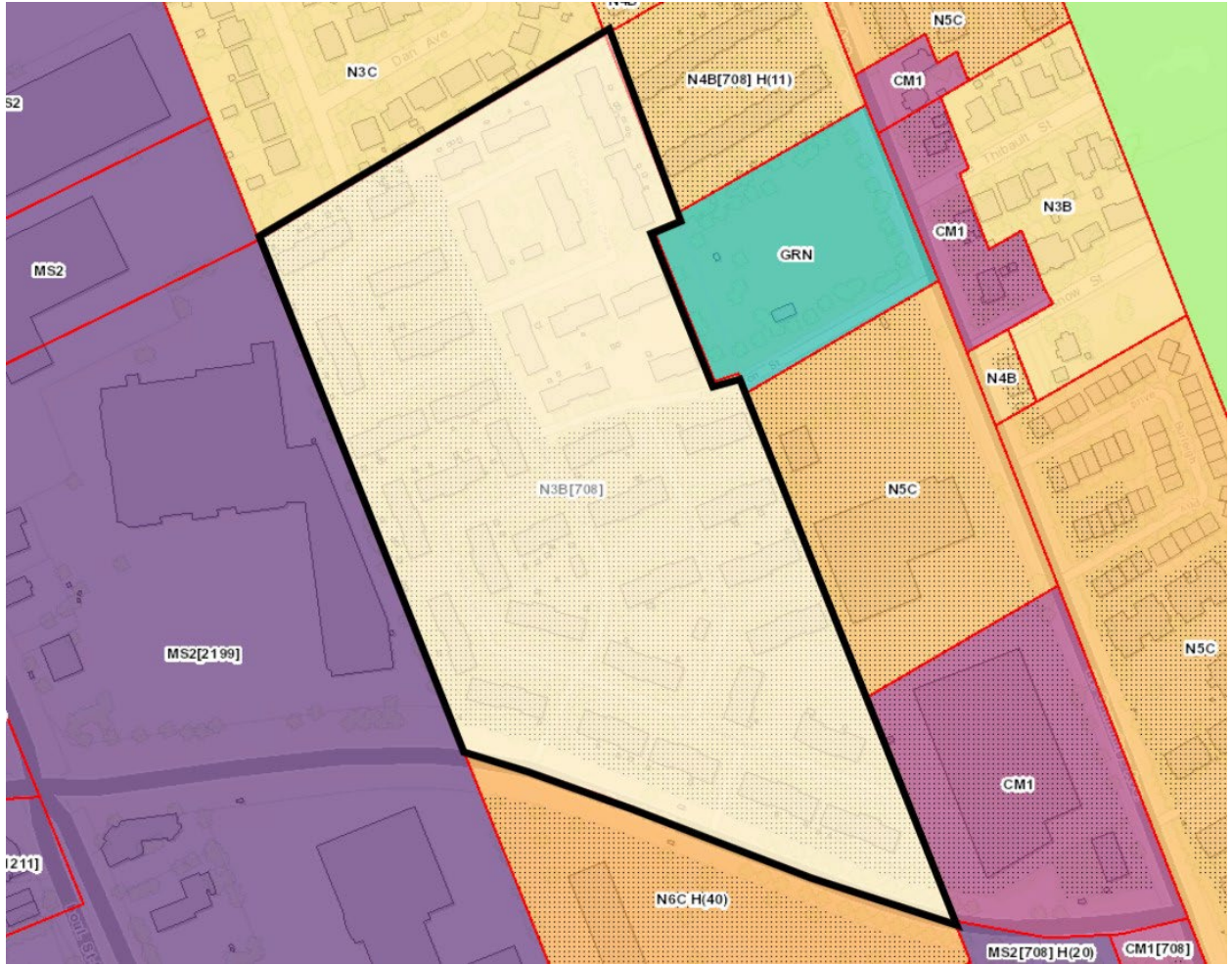


Figure 4: N3B-zoned area on Donald Street

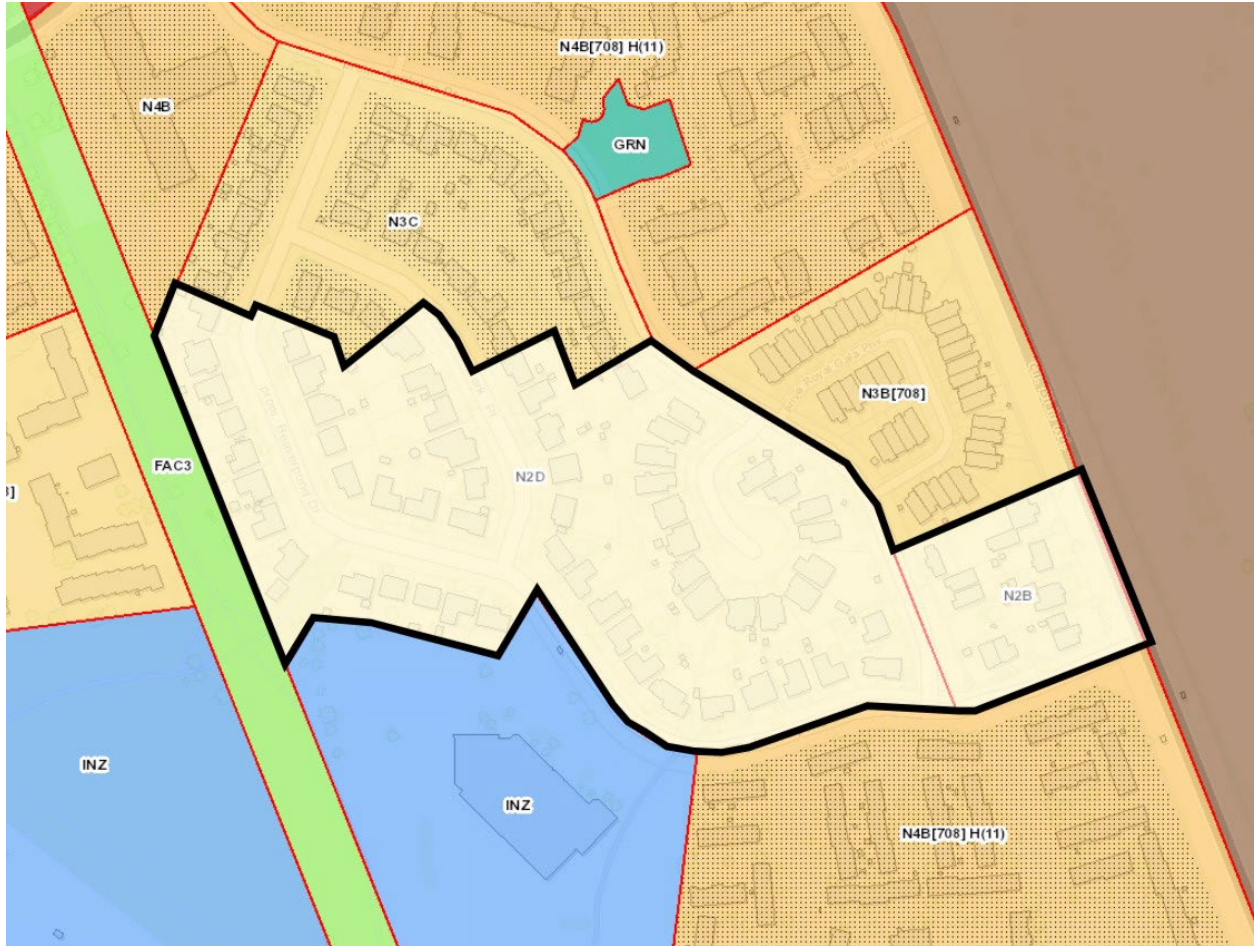


Figure 5: N2B and N2D-zoned area on Appleton Drive, Beaverpond Drive, Hallmark Place and Blossomfield Court

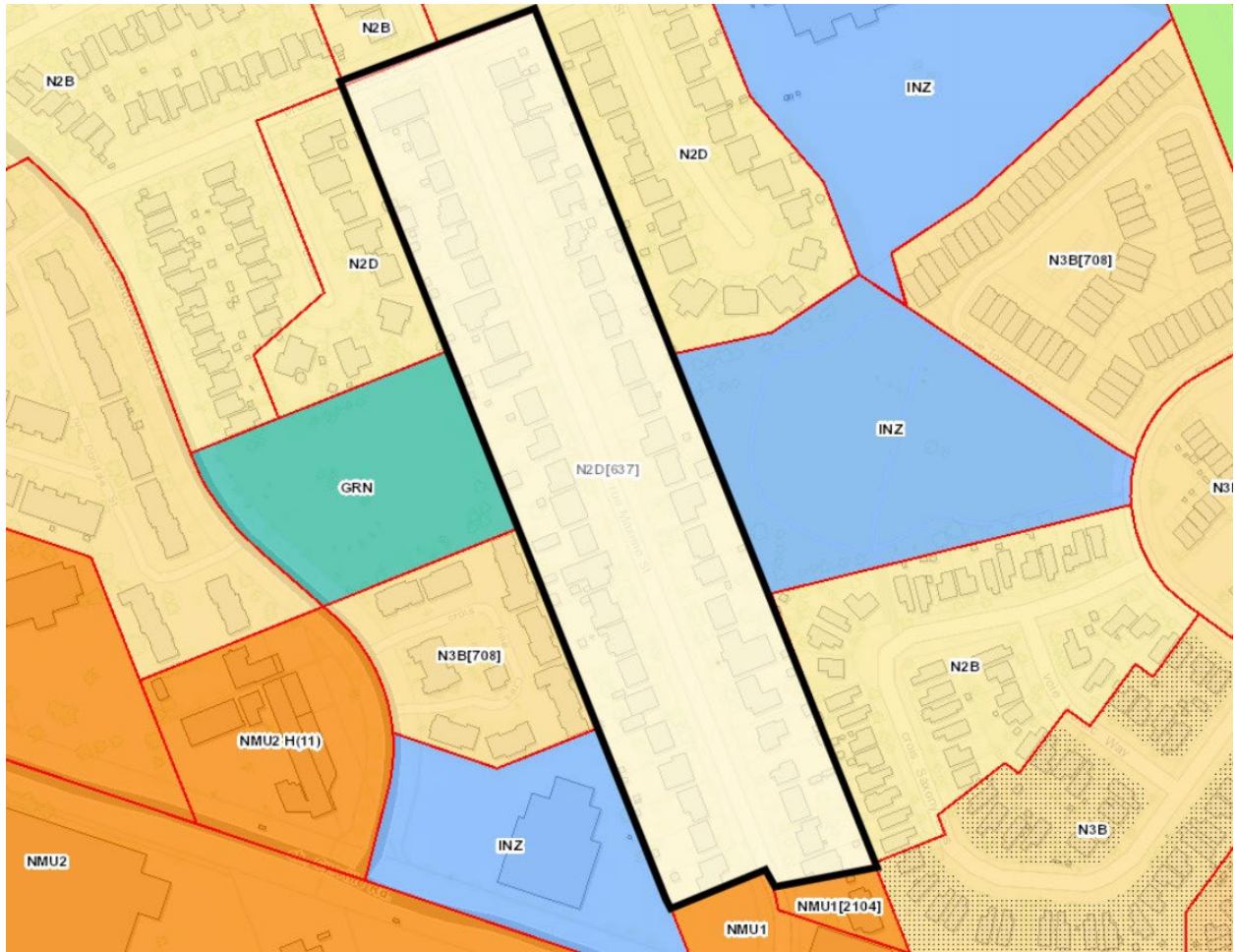


Figure 6: N2D-zoned area on Maxime Street

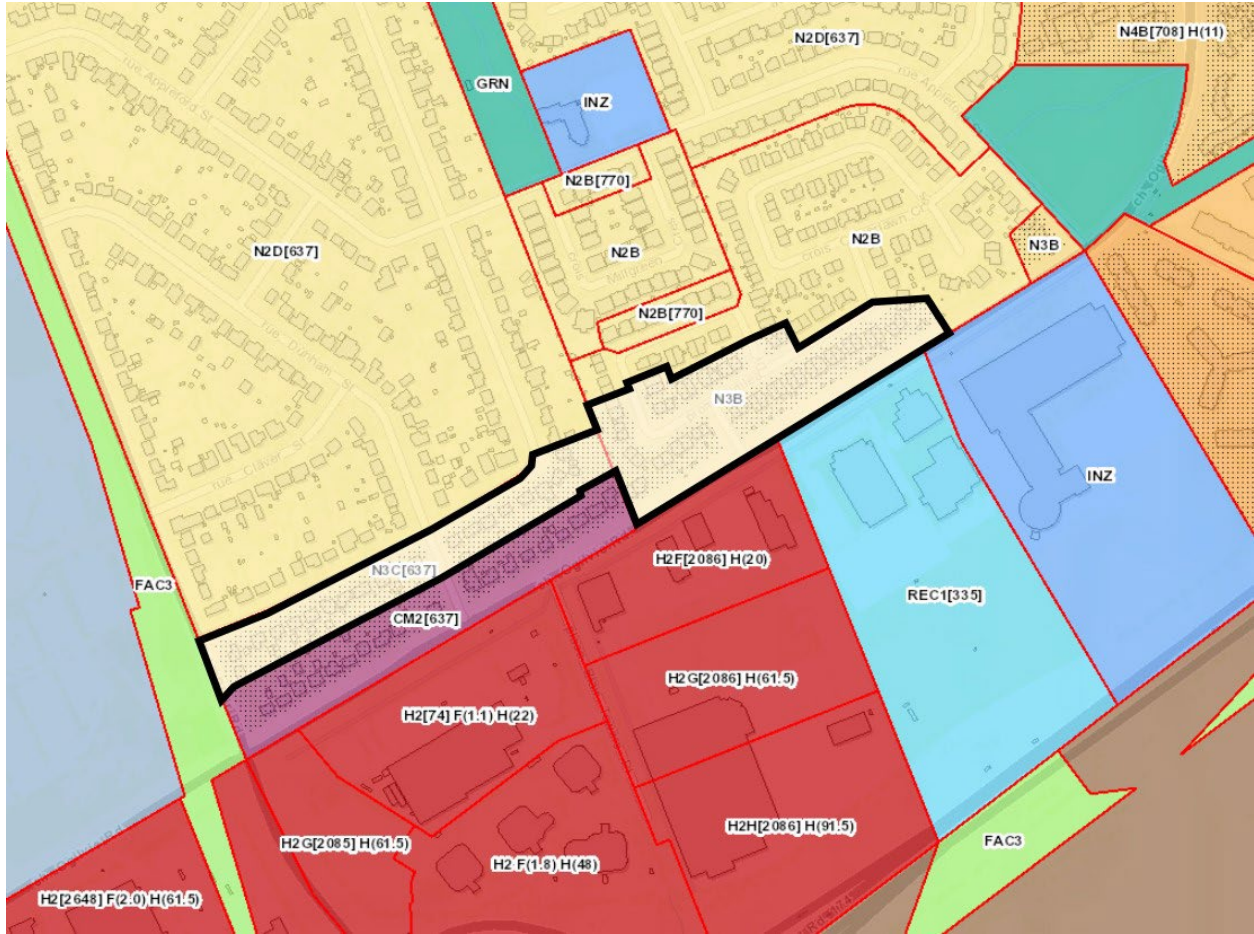


Figure 7: N3B and N3C-zoned area on Ogilvie Road, Crownhill Street, Elmlea Drive and Dunham Street

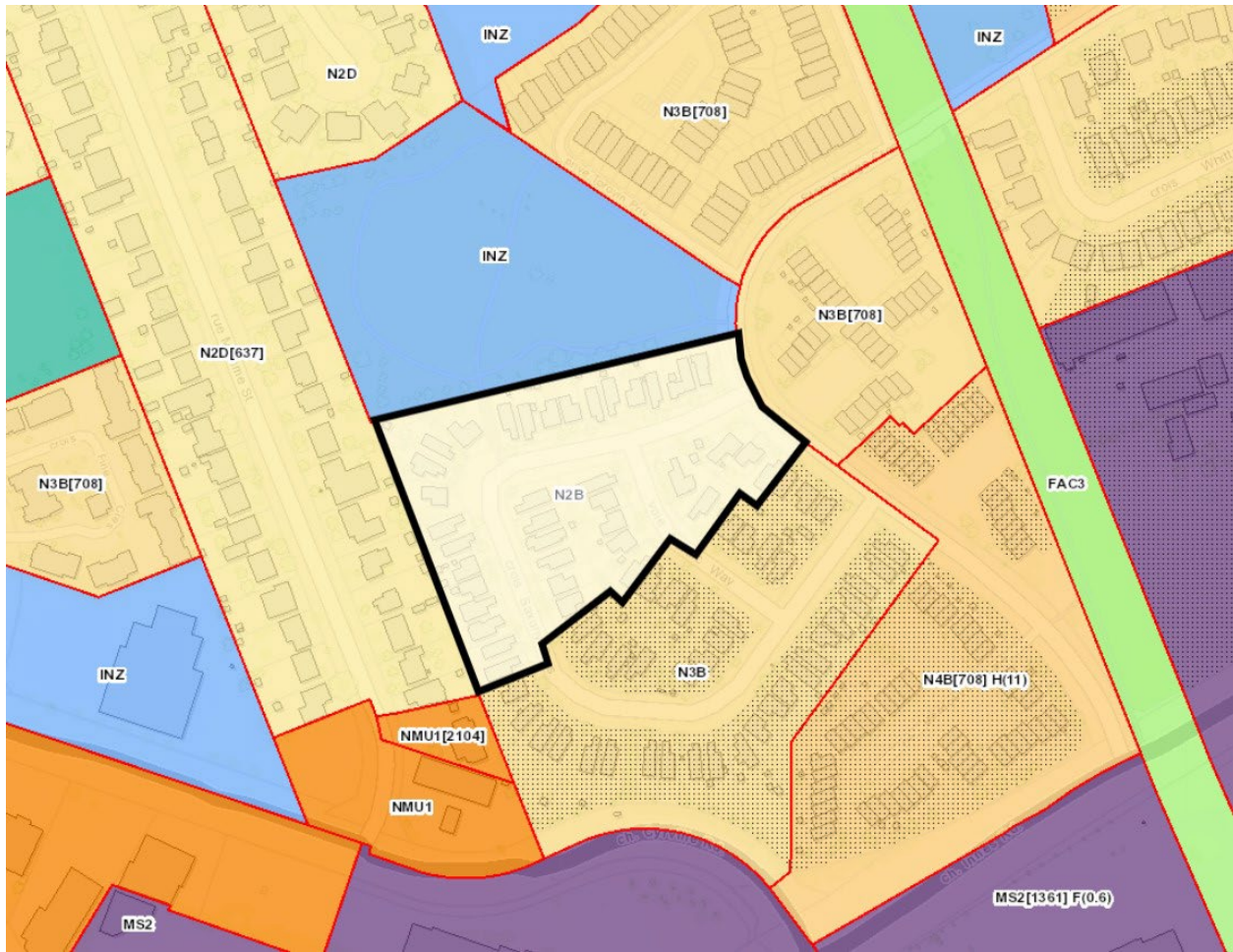


Figure 8: N2B-zoned area on Saxony Court and Nordic Way