

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

Committee/Council Motion

Report / Agenda: ACS2025-PDB-PS-0020

Rapport / Ordre du jour:

Item / Article: 5.2

Re: N3C Zoning for Area north of Richmond Road along Woodroffe Avenue

Moved by / Motion de: Councillor T. Kavanagh

WHEREAS neighbourhoods zoned R2 in the current Zoning By-law within the Inner Urban Transect and subject to the Evolving Neighbourhood Overlay of the Official Plan are generally proposed to be zoned N3 in the new Zoning By-law;

WHEREAS the intent of the N3 – Neighbourhood Zone is to accommodate low- and medium-density residential development in a form that is compatible with and sensitive to the existing neighbourhood context; and

WHEREAS Subzone B and Subzone C establish different development standards for matters such as minimum lot width, front yard setback, and total interior side yard setbacks, which directly influence the scale, massing, and spacing of new residential buildings; and

WHEREAS applying the N3C subzone would better reflect and reinforce the established physical character of the area by requiring wider lots, increased setbacks, more generous yard provisions and reduce confusion for property owners and developers; and

THEREFORE BE IT RESOLVED that the proposed zoning for the N3B zoned areas located near Woodroffe Avenue, north of Richmond Road, be changed to N3C as detailed in the map, attached to this motion and on file with the City Clerk;

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

