

Staff Recommendation for Council Resolution

Property: 15 O'Brien Street

Public Hearing: June 24, 2024

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 1 st and 2 nd reading to an Amendment to the Zoning By-Law which rezones a parcel of land having an area of approximately 3,118 square metres, located at 15 O'Brien Street, also identified as PID Number 00415711 from General Commercial (CG) to Two-Unit Residential (R2).
Other	No	

3rd Reading: Tentative Date is July 8, 2024

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 3 rd reading to an Amendment to the Zoning by-law which rezones a parcel of land having an area of approximately 3,118 square metres, located at 15 O'Brien Street, also identified as PID Number 00415711 from General Commercial (CG) to Two-Unit Residential (R2).
Recission of Previous s. 39/s. 59 Conditions	No	That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, rescind the conditions imposed on the September 26, 2022, rezoning, for the parcel of land having an area of approximately 3,118 square metres, located at 15 O'Brien Street, also identified as PID Number 00415711, stating: <ul style="list-style-type: none"> a. That the development of the site be limited to the applicant's proposal for a mixed-use development incorporating two buildings with uses limited to the following: <ul style="list-style-type: none"> i. The southern building, located adjacent to Wilson Street having a maximum of 50 dwelling units and 4 live-work units.

		<ul style="list-style-type: none">ii. the northern building be limited to a maximum of 50 dwelling units.b. That notwithstanding subparagraph 11.7(3)(c)(i) of the Zoning By-Law, dwelling units may be located below the second storey of the proposed buildings.c. The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, garbage enclosures, outdoor storage, driveway accesses, vehicle and bicycle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features including front yard landscaping in conformance with the Zoning By-Law and side yard landscaping as illustrated on the site plan submitted with the application.d. The above plans referenced in (c) be attached to the permit application for the development of the parcel of land.e. That pedestrian access to and from the development is facilitated by connecting to the sidewalk on O'Brien Street.f. If any municipal infrastructure improvements are required to service this proposal, it will be the owner/developer's full responsibility and cost to complete. Prior to determining this, detailed engineering plans and a design brief must be submitted by the owner/developer's engineering consultant to the City for review and approval by the City.g. That the parcel of land be developed and maintained in accordance with an engineering storm water drainage plan and design report, prepared by a professional engineer on behalf of the proponent and subject to the approval of the Chief City Engineer, and that such approved plan and report be attached to any development and/or building permit for the proposed development.h. Should the location of the building sprinkler connections necessitate the installation of an additional fire hydrant, this hydrant installation will be at the expense of the developer.
--	--	---

		<ul style="list-style-type: none"> i. That concrete curb and sidewalk be extended by the developer along the Wilson Street frontage of the site. j. That prior to issuance of any building permits for the proposed development, a Traffic Impact Statement be completed by an engineering consultant engaged by the developer at the developer's expense to review the traffic impacts on the existing roadway network and any required improvements to the existing road network including traffic calming measures. Any improvements identified by the Traffic Impact Statement be the developer's responsibility and cost to complete.
Section 59 Conditions	No	
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	No	