

Staff Recommendation for Council Resolution

Property: 435 Woodward Avenue

Public Hearing, 1st Reading and 2nd Reading was held on June 10, 2024

3rd Reading: June 24, 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 piece of land having an area of approximately 8,988 square metres, located at 435 Woodward Avenue, also identified as PID 00049916 from Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM).
Rescission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	No	That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 8,988 square metres, located at 435 Woodward Avenue, also identified as PID 00049916 stating: <ul style="list-style-type: none"> a. Access to the site on both Woodward Avenue and Boars Head Road must incorporate traffic calming elements, to be reviewed by City staff, to reduce instances of cut-through traffic.
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	No	