

**Staff Recommendation for Council Resolution**

**Property:** 49 Quinton Avenue

**Public Hearing, 1<sup>st</sup> and 2<sup>nd</sup> Reading: December 9, 2024**

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 1 <sup>st</sup> and 2 <sup>nd</sup> reading to an Amendment to the Zoning By-law which rezones the parcels of land having an approximate area of 1,838 square metres, located at 49 Quinton Avenue, also identified as PID Numbers 55031827, 55031819 and 00402651, from <b>One-Unit Residential (R1)</b> to <b>Mid-Rise Residential (RM)</b> .
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	No	

**3<sup>rd</sup> Reading: Tentative Date is January 13, 2024**

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 3 <sup>rd</sup> reading to an Amendment to the Zoning By-law which rezones the parcels of land having an approximate area of 1,838 square metres, located at 49 Quinton Avenue, also identified as PID Numbers 55031827, 55031819 and 00402651, from <b>One-Unit Residential (R1)</b> to <b>Mid-Rise Residential (RM)</b> .
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	That Common Council, pursuant to the provisions of Section 59 of the <i>Community Planning Act</i> , impose the following

		<p>conditions for the parcel of land having an area of approximately 1,838 square metres, located at 49 Quinton Avenue, also identified as PID Numbers 55031827, 55031819 and 00402651:</p> <ul style="list-style-type: none"> <li>a) That development of the site be limited to the existing 10-unit residential building and the proposed 10-unit residential building, as identified in the submitted site plan and associated renderings.</li> <li>b) The footprint, height and massing of the development be in substantial conformity with the plans submitted with the rezoning application, and includes: <ul style="list-style-type: none"> <li>i. exterior cladding being composed of materials and colour palette or those similar in the elevation renderings;</li> <li>ii. a landscaping plan, to be approved by the Development Officer, that maintains or includes landscaping and/or fencing that act as a privacy buffer along property lines shared with neighbouring properties; and</li> <li>iii. that all required amenity space for the proposed multi-unit building be provided on the subject property and that the street facing façade incorporate private amenity space in the form of balconies.</li> </ul> </li> </ul>
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	No	