

**Small City,
Big Heart.**

49 Quinton Avenue

Public Hearing Presentation

Common Council

December 9, 2024



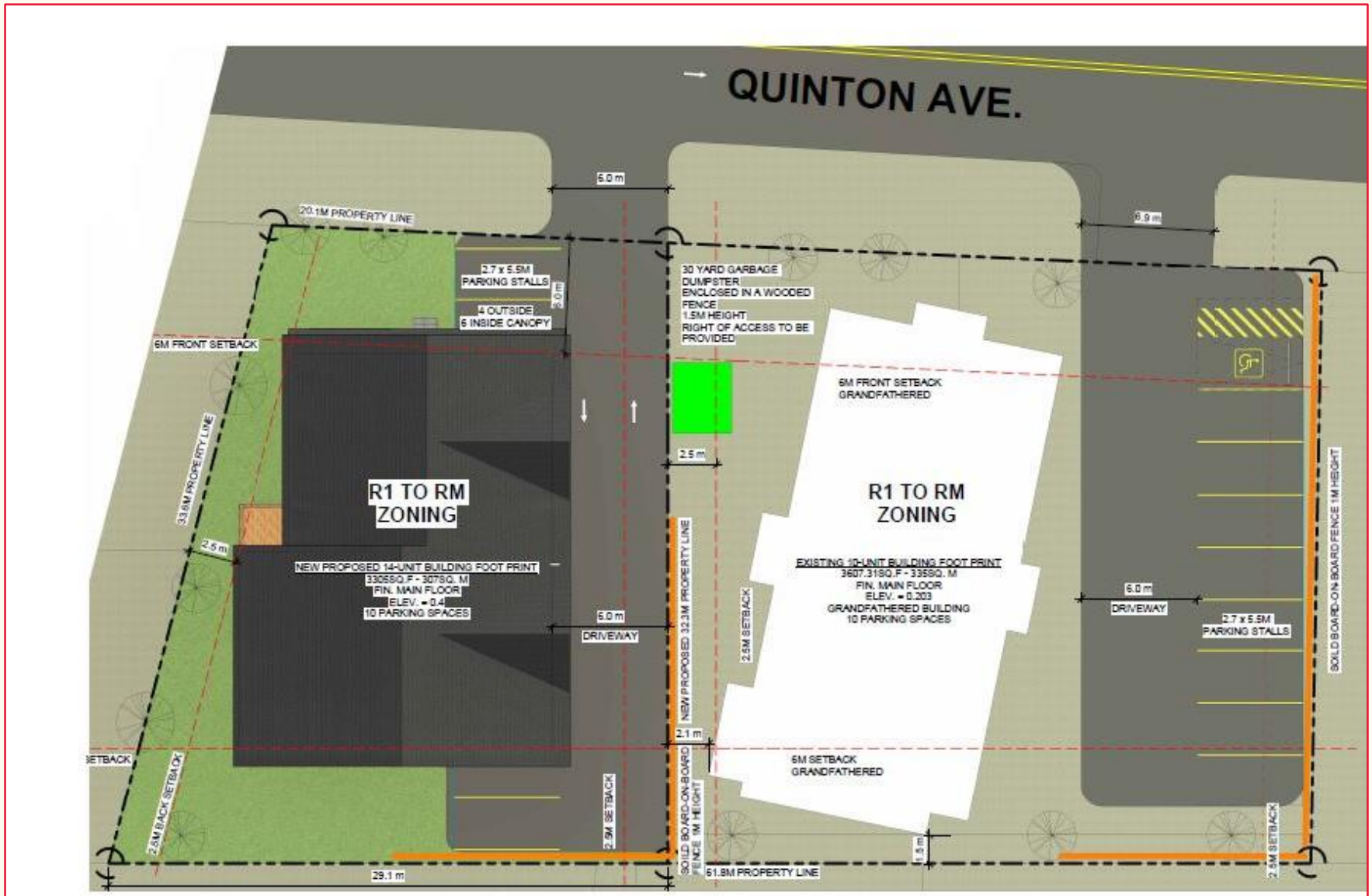
SUBJECT SITE



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PROPOSED DEVELOPMENT



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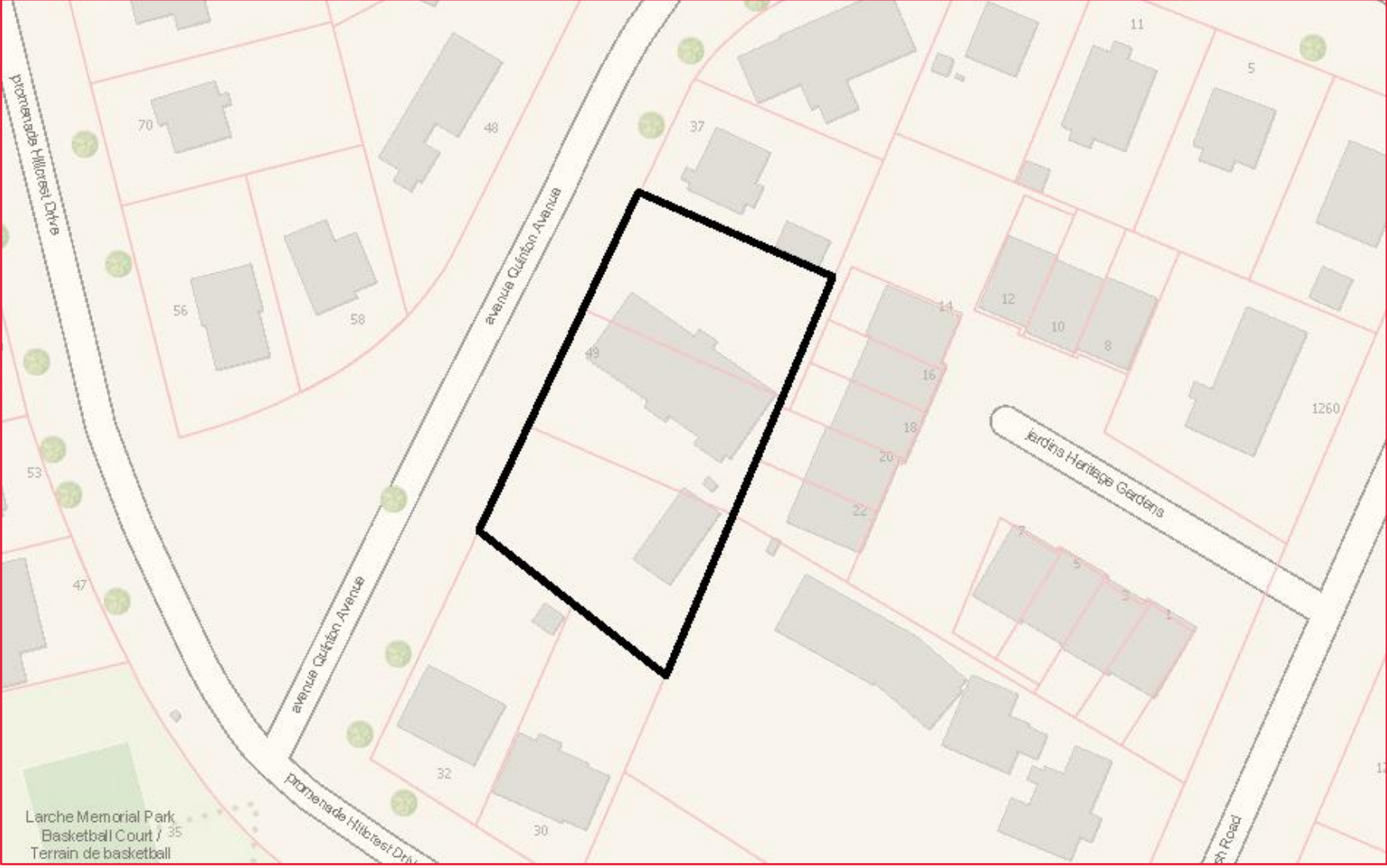
Proposal – 2023 and 2024

	2023	2024
Unit Count	14 units including 4 affordable units	10 units
Parking Requirement	12 Parking Stalls	10 Parking Stalls
Parking Provided	10 Parking Stalls Variance for 2 Parking Stalls	10 Parking Stalls No Variance Required
Amenity Space	None Provided Variance to 0%	Providing all required amenity space including private balconies for street facing units. No Variance Required

SITE LOCATION



MUNICIPAL PLAN



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- Designated Stable Residential where housing of almost every form and density can be found.
- Compatibility with the following Municipal Plan policies:
 - LU-88
 - UD-9
 - I-2

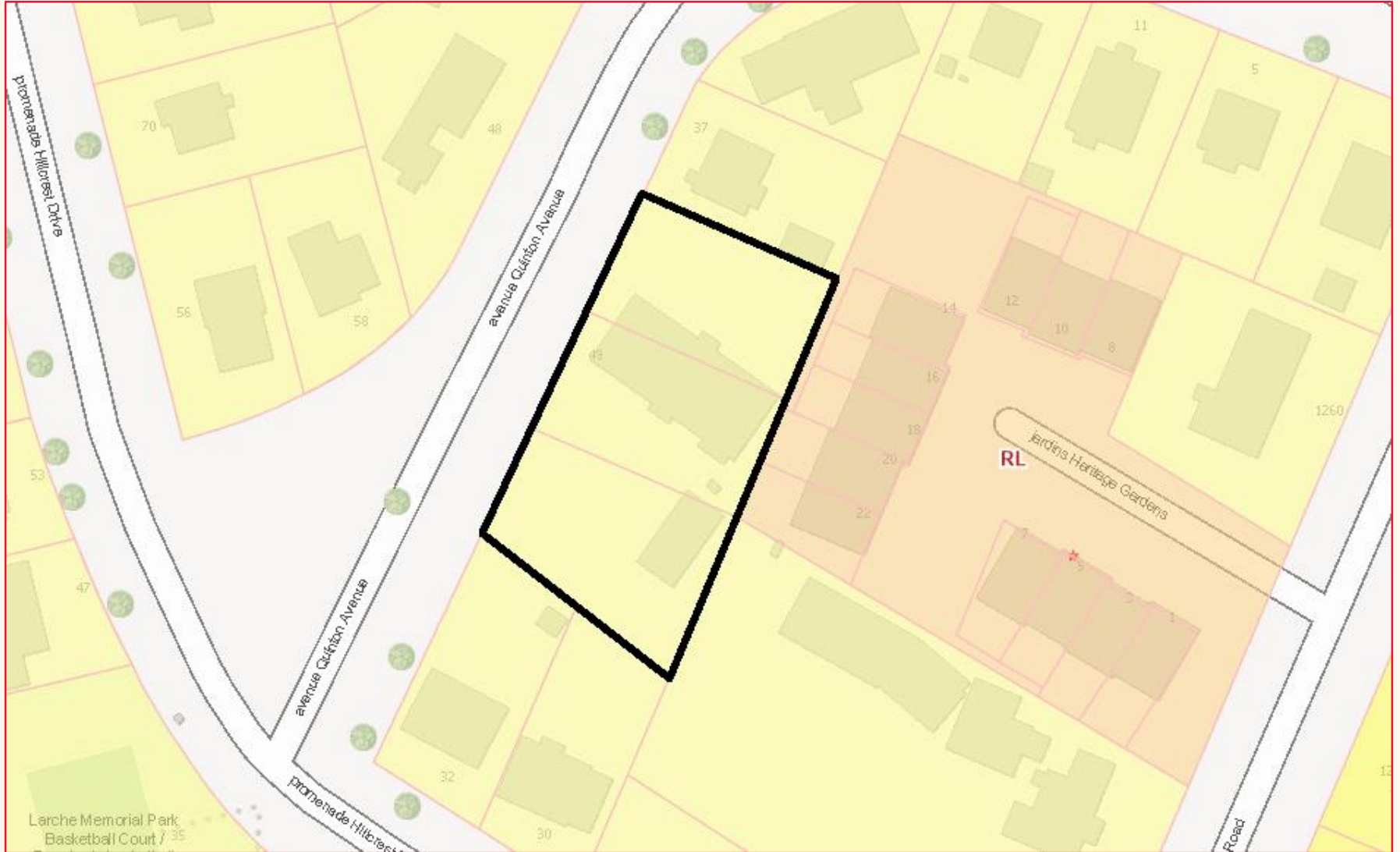
Policies LU-88 and UD-9

- **LU-88** ensures that development is appropriate for an existing neighbourhood and has access to municipal services.
- **UD-9** ensures that development proposals generally conform to the General Urban Design Principles.
 - The proposed 10-unit building incorporates complimentary designs to the neighbourhood.
 - Building design incorporates design elements to promote a dynamic façade.

Policy I-2

- I-2 considers whether conditions of development should apply to amendments to the Zoning By-Law.
 - Conditions are being recommended on providing 100% of amenity space on-site that I will mention later.

ZONING



SECTION 59 CONDITIONS

Staff are recommending conditions that:

- Limit the development to the existing 10-unit building and the proposed 10-unit building
- Limit the development to the proposed footprint
- Provides 100% of required amenity space

ENGAGEMENT

Letters were sent to landowners within 100 metres of the subject property on November 4, 2024.

Public Notice was posted on November 14, 2024

PAC RECOMMENDATION

- Deny the rezoning of the property from One-Unit Residential (R1) to Mid-Rise Residential (RM)

STAFF RECOMMENDATION

- Rezone from One-Unit Residential (R1) to Mid-Rise Residential (RM)
- Impose Section 59 conditions related to:
 - Limiting the development to the existing 10-unit building and the proposed 10-unit building
 - Limit to proposed building design
 - Amenity space including balconies

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