

### **Staff Recommendation for Council Resolution**

**Property:** 859 Sand Cove Road

3<sup>rd</sup> Reading : July 28, 2025

| Item:  | Required:<br>(Y/N) | Recommendation  |
|--|--------------------|---|
| Municipal Plan Amendment                     | No                 |   |
| Zoning By-Law Amendment                      | Yes                | That Common Council give 3rd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an area of approximately 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809, from Neighbourhood <b>Community Facility (CFN)</b> to <b>Mid-Rise Residential (RM)</b> .           |
| Recission of Previous s. 39/s. 59 Conditions | No                 |   |
| Section 59 Conditions                        | Yes                | a. That the height of the development be limited to 4 storeys.  |
| Section 59 Agreement                         | No                 |   |
| Section 131 Agreement                        | No                 |   |
| Other  | Yes                | It is recommended that Common Council amend the list of Official Street Names and approve the following changes:<br><br>a. Add the name "place Tranquility Place".  |
| Other  | No                 | As a separate recommendation to the Staff Recommendation, the Planning Advisory Committee also recommends that Common Council direct City Staff to investigate infrastructure at the intersection of Bluery Street, Sand Cove Road, and direct the Parking department to investigate the concerns of residents on Duck Cove Lane. |