

Statutory Public Meeting & Recommendation Report

Application for Zoning By-law Amendment

Applicant: Arcadis Professional Services
(Canada) Inc.

Addresses: 759 Maple Ave.

Ward: 2

File: 520-12/24

Date: December 3, 2024

Report: PL-88-24

Overview of Development Site

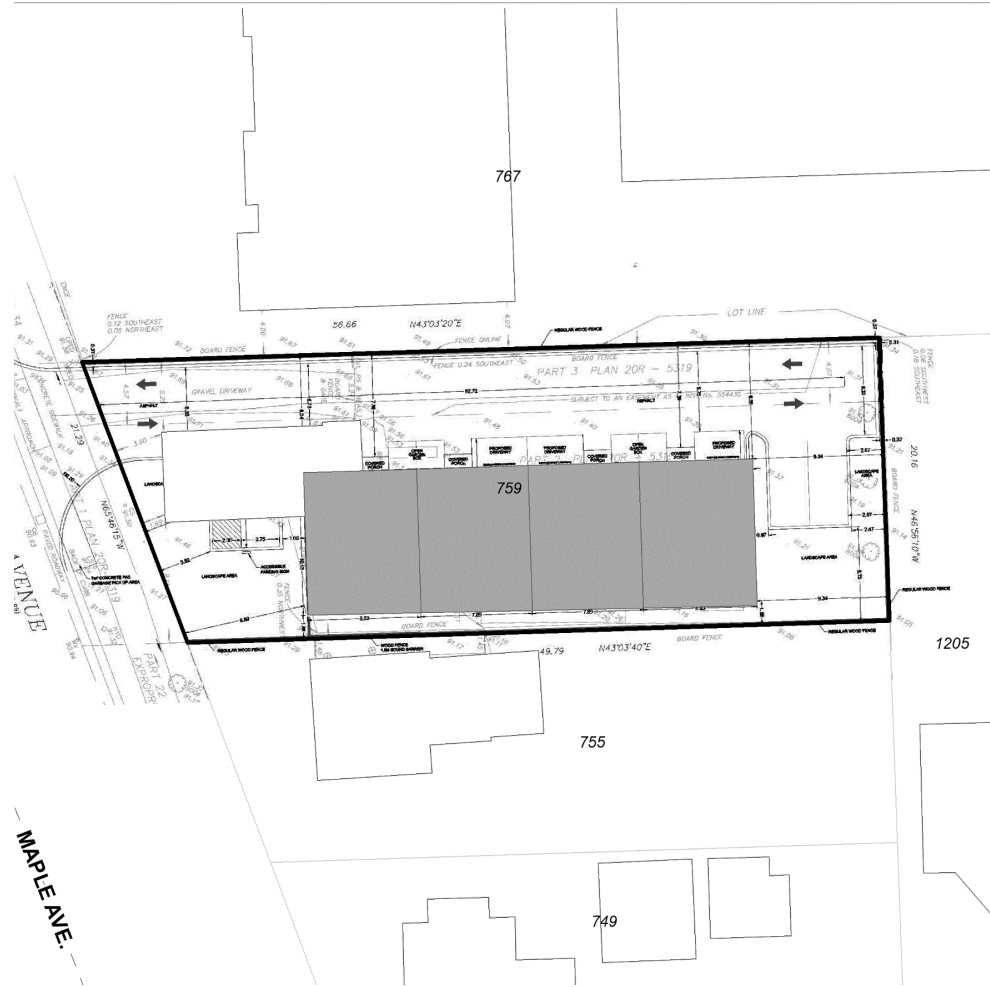


Application History

- Pre-Application Community Meeting – February 28, 2024
- Application Deemed Complete – October 10, 2024
- Notice of Complete Application and Request for Public Comments – October 17, 2024
- Notice of Statutory Public Meeting and Recommendation Report – November 1, 2024
- Statutory Public Meeting – December 3, 2024


Proposal

 SUBJECT PROPERTY - - Bus Route ● Bus Stop File No. 520-12/24

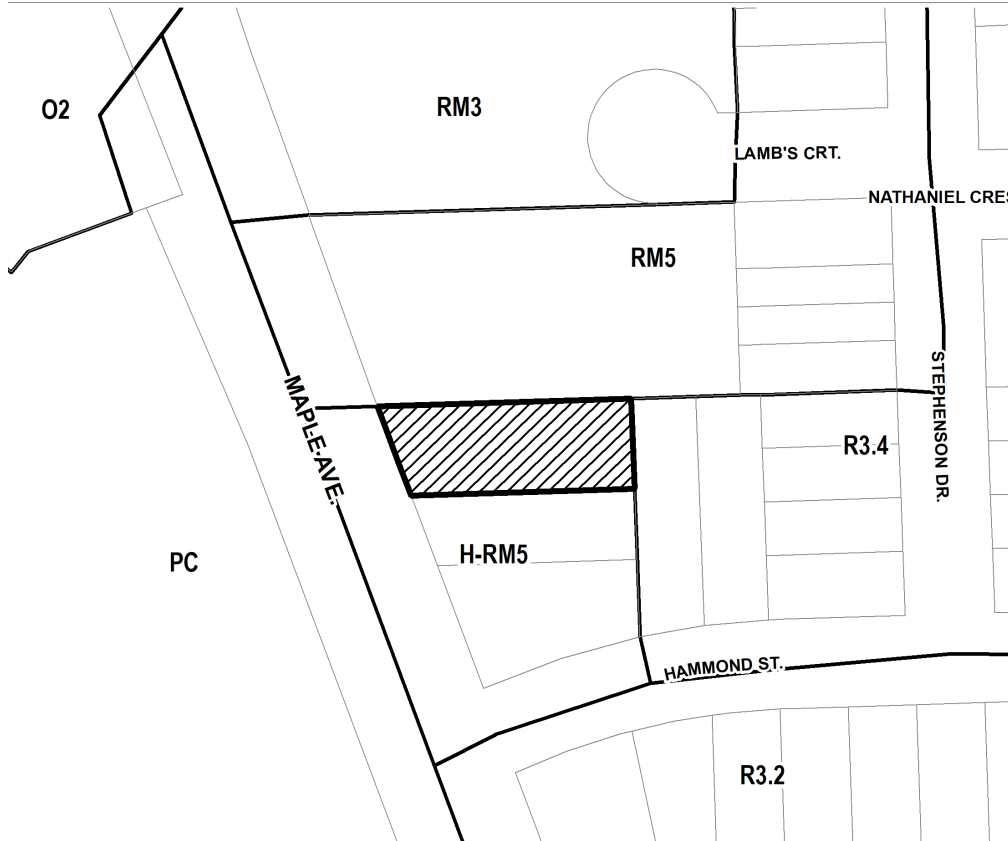


- Four (4) townhouse units of 4-storeys in height within one (1) building block
- Access to Maple Avenue proposed via a private road

Proposed Amendments

 SUBJECT PROPERTY

File No. 520-12/24



Proposed Zoning

- 'H-RM5' zone to 'H-RM2-546' zone
- Existing holding provisions to be lifted and new holding provisions to be included
- Site-specific exception 546 to be included

Staff Recommendation

- Approve the application for a Zoning By-law Amendment for 759 Maple Avenue as included under Zoning By-law Amendment 2020.489
- Detailed recommendation in report PL-88-24