

Bylaw No. B-05/2025, Land Use Bylaw Amendment
Standing Committee Questions and Notes
Standing Committee Meeting: January 14, 2025

Administration presented Bylaw No. B-05/2025, a Land Use Bylaw amendment to redistrict the property at 516 Centre Avenue NE from CS, Service Commercial District to M1, Neighbourhood Mixed Use District.

Questions and comments from the Standing Committee, and answers provided by Administration were as follows. Where additional information was not a part of the Standing Committee discussion but can be provided here for better clarity and context, these are provided below and marked as [Additional Notes].

Q: During opening remarks when introducing the bylaw, administration noted that it "generally" supports the amendment. Why is it only 'generally' supported and does that mean that administration does not fully support the proposal?

A: By saying "generally" Administration was intending to acknowledge that the amendment is one step in a more involved process and that there would be further work ahead at the Development Permit stage.

Q: In the applicant drawing there is a detail where both 516 and 520 Centre Avenue NE are circled. Can administration clarify the scope of the application and what is shown in the attachment?

A: Administration reviewed the drawing on the first page of Attachment 2 and clarified that the referenced detail is only delineating what is immediately around the subject property. The second page of Attachment 2 further showed the adjacent buildings which reflect the subject property as 516 Centre Avenue NE. Administration clarified that the proposed Bylaw is only redistricting 516 Centre Avenue NE.

Q: When the proposal proceeds through to a Development Permit application, are the environmental conditions of the site addressed at that time?

A: Yes, that would be a part of the Development Permit review and considerations.

Motion: Recommend that Council endorse Bylaw No. B-05/2025 as presented.

Passed [Unanimous]