



## **MUNICIPAL PLANNING COMMISSION**

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### **Proposed Official Community Plan Amendment and Zoning by Agreement – 509 12th Street East**

#### **Recommendation of the Commission**

1. That Bylaw No. 9700, Official Community Plan Bylaw, 2020, be amended to include 509 12<sup>th</sup> Street East within the boundary of the City Centre;
2. That the Land Use Designation of the property be amended from High Density Residential to Special Area Commercial on the Official Community Plan Land Use Map; and
3. That Bylaw No. 8770, Zoning Bylaw, 2009, be amended to rezone 509 12<sup>th</sup> Street East, from PUD – Planned Unit Development to B5B – Broadway Commercial District, subject to a Zoning Agreement.

#### **History**

The Municipal Planning Commission, at its meeting held on July 25, 2023, considered a report of the Community Services Division regarding the above, along with letters submitting comments from:

- DeeAnn Mercier, Broadway Business Improvement District
- Cary Tarasoff
- Kieron Kilduff
- Scott and Kathy Grant
- Chris Luczka, Baydo Development Corporation
- Shirley Koob
- Terry Klein, Bridgewater Condo Board
- Jolie Phaneuf
- Paul Vass
- David Parker
- Christina Stus
- Valerie Dewald
- Valerie O'Grady
- Angela Neumann
- Shaun O'Grady
- Laurent and Margot Bussiere
- Daniel Galon
- Melanie Downing
- Sara Downing
- Jennifer Fehr



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- Zubair Sheikh
- Jerry Helfrich
- Carrie Nagel

The Commission heard from the following speakers:

- Devin Stus, Modus Ventures Corp
- Kieron Kilduff

During discussion, the Commission was informed that while the City Centre Boundary line was not intended to be amended over time, following an analysis, it was determined that this case is a low risk, discrete expansion of the line.

The Commission expressed concerns regarding the lack of residential suites in the building. It was clarified that while there is a chance of the building being 100% commercial, the written agreement contains the option that up to four residential units may be included. If the application is approved, following full building design and planning, construction may start in the summer or fall of 2024.

### Attachments

1. July 25, 2023 report of the Community Services Division
2. January 25, 2022 letter from DeeAnn Mercier, Broadway Business Improvement District
3. September 7, 2022 letter from Cary Tarasoff
4. September 7, 2022 letter from Kieron Kilduff
5. September 28, 2022 letter from Scott and Kathy Grant
6. July 10, 2023 letter from Chris Luczka, Baydo Development Corporation
7. July 10, 2023 letter from Shirley Koob
8. July 21, 2023 letter from Terry Klein, Bridgewater Condo Board
9. July 21, 2023 letter from Jolie Phaneuf
10. July 21, 2023 letter from Paul Vass
11. July 23, 2023 letter from David Parker
12. July 23, 2023 letter from Christina Stus
13. July 23, 2023 letter from Valerie Dewald
14. July 23, 2023 letter from Valerie O'Grady
15. July 23, 2023 letter from Angela Neumann
16. July 23, 2023 letter from Shaun O'Grady
17. July 23, 2023 letter from Laurent and Margot Bussiere
18. July 24, 2023 letter from Daniel Galon
19. July 24, 2023 letter from Melanie Downing



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- 20. July 24, 2023 letter from Sara Downing
- 21. July 24, 2023 letter from Jennifer Fehr
- 22. July 24, 2023 letter from Zubair Sheikh
- 23. July 24, 2023 letter from Jerry Helfrich
- 24. July 24, 2023 letter from Carrie Nagel