



MUNICIPAL PLANNING COMMISSION

Discretionary Use Application – Private School – 38 23rd Street East

Recommendation of the Commission

That, at the time of the Public Hearing, the Discretionary Use Application, submitted by Andrea Calow, requesting approval to operate a Private School that includes studio space at 38 23rd Street East (unit 205A Pacific Avenue), be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences including a Building Permit; and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

History

The Municipal Planning Commission, at its meeting held on February 27, 2024, considered a report of the Community Services Division regarding the above. Andrea Calow, Second Act Dancewear Ltd., was in attendance and responded to questions of the Commission.

During discussion, the Administration clarified that the discretionary use approval is for the specific land use and any other private school could move in and operate. However, if a different private school moved in and wanted to increase the intensity of the use, a new discretionary use application would be required. The approval is valid on the site as long as it remains operating. If a discretionary use ceases to operate for 24 consecutive months, the discretionary use approval becomes invalid.

The Applicant noted that the dance studio space would be available to rent.

No concerns were expressed.

Attachment

February 27, 2024 report of the Community Services Division