

**Small City,
Big Heart.**

**35 University Avenue
Section 59 Amendment**

Common Council
December 9, 2024



PROPOSAL

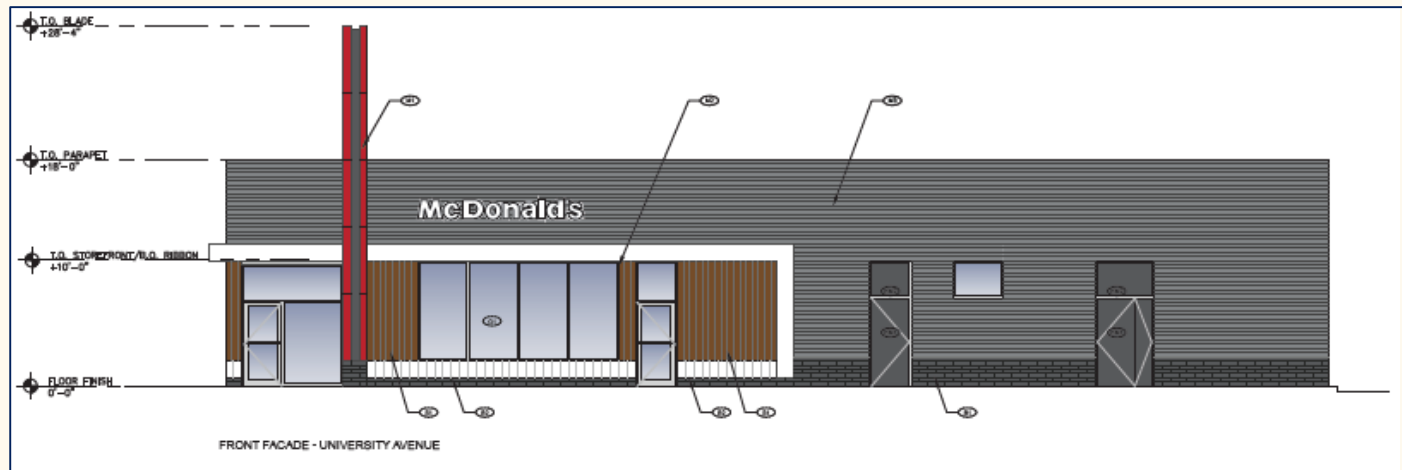
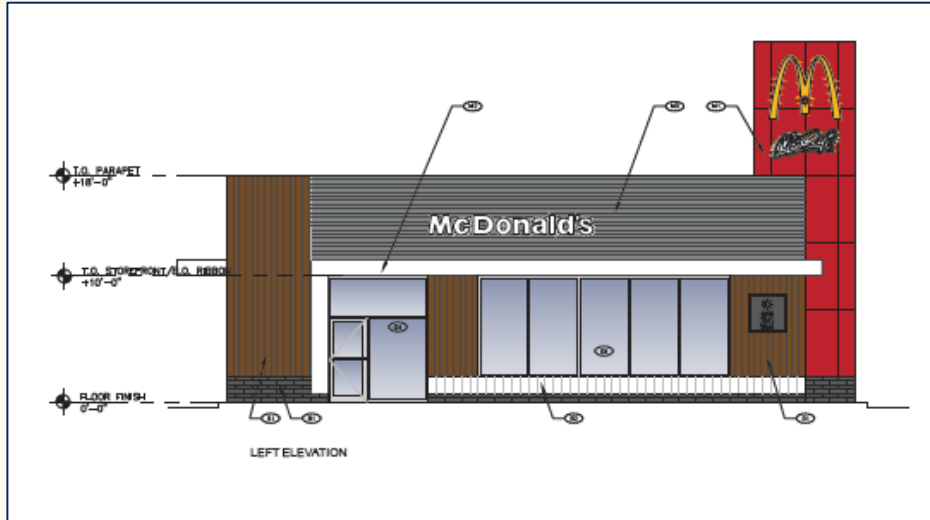


- **Amend Section 59 conditions**
- **Permit drive-thru restaurant**

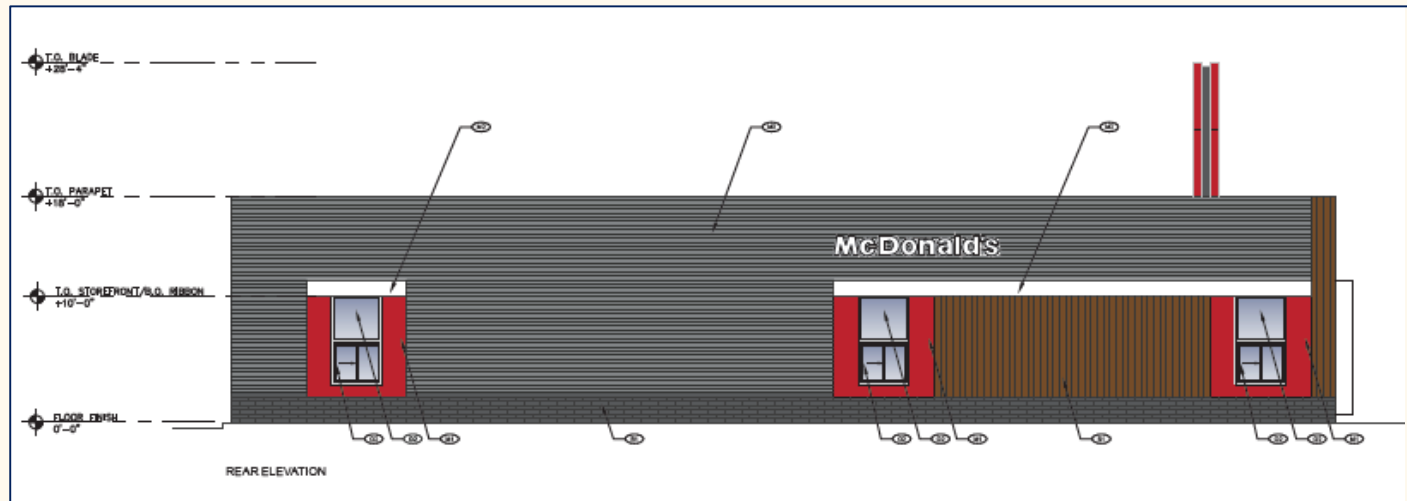
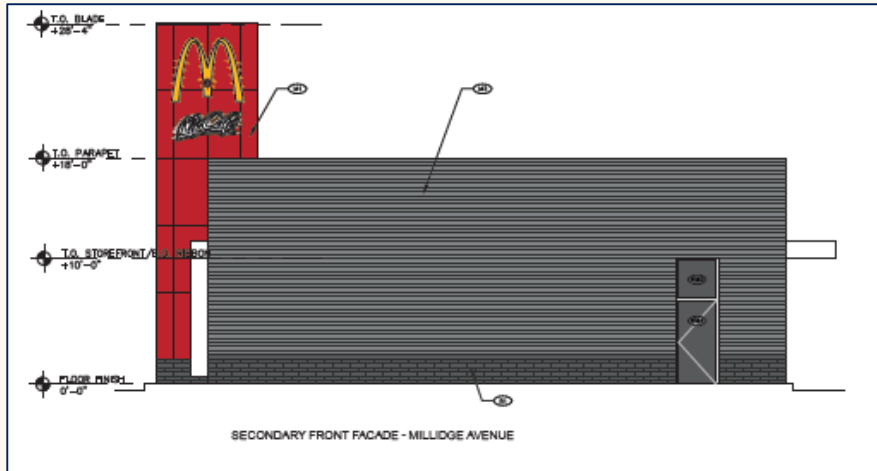
PROPOSAL



PROPOSAL





PROPOSAL



SITE LOCATION

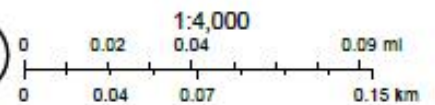


2024-10-21

-  Subject Site
-  Property Parcels



North



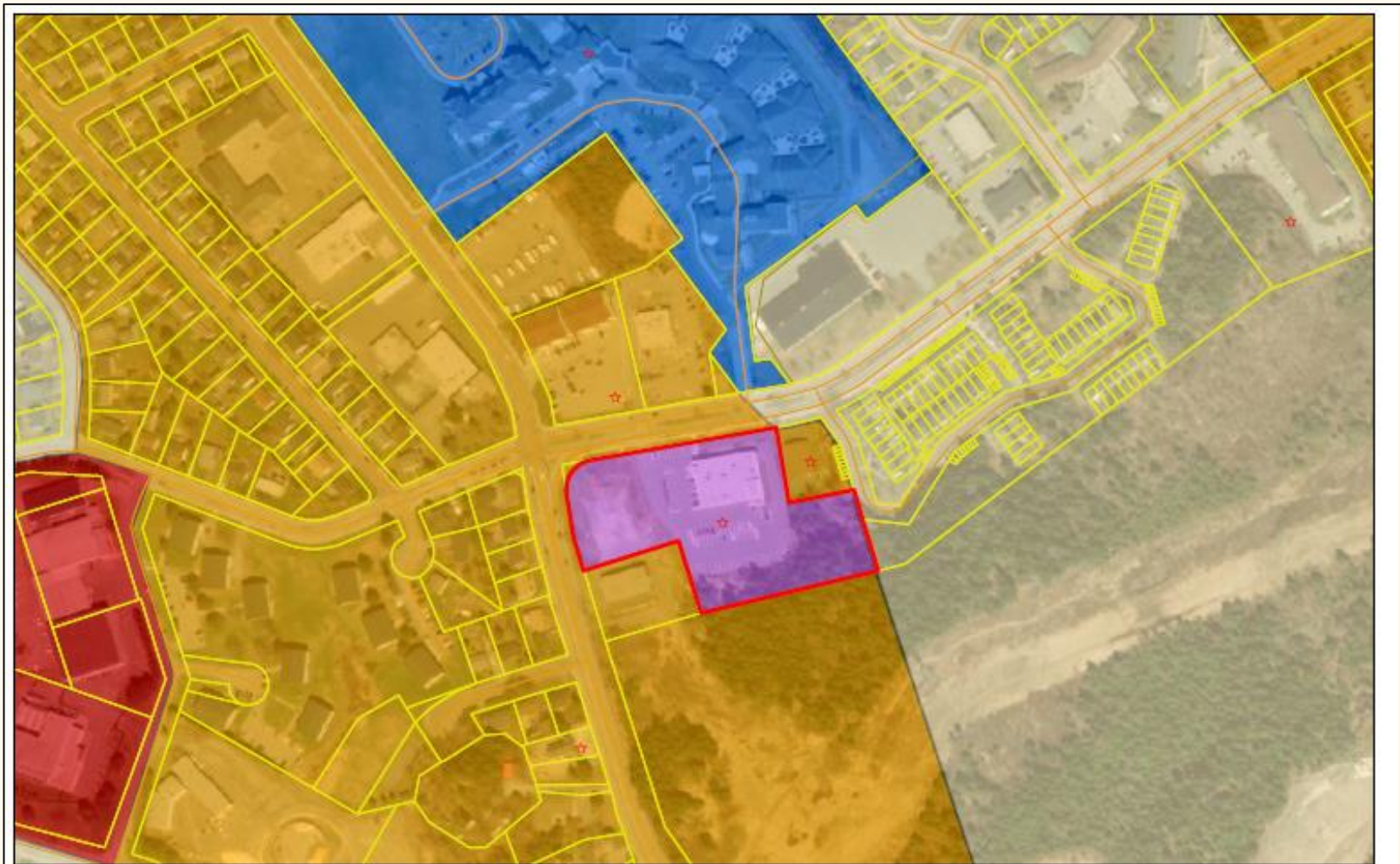
SITE AND NEIGHBOURHOOD



SITE AND NEIGHBOURHOOD



MUNICIPAL PLAN

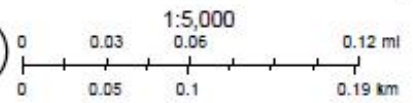


2024-10-21

- | | | |
|-------------------------------|--|--------------------------|
| Subject Site | Street Centrelines | Major Community Facility |
| Property Parcels | Future Land Use
Low to Medium Density Residential | Stable Residential |
| Conditional Zoning | Local Centre | |
| Conditional Zoning Boundaries | Business Centre | |



North



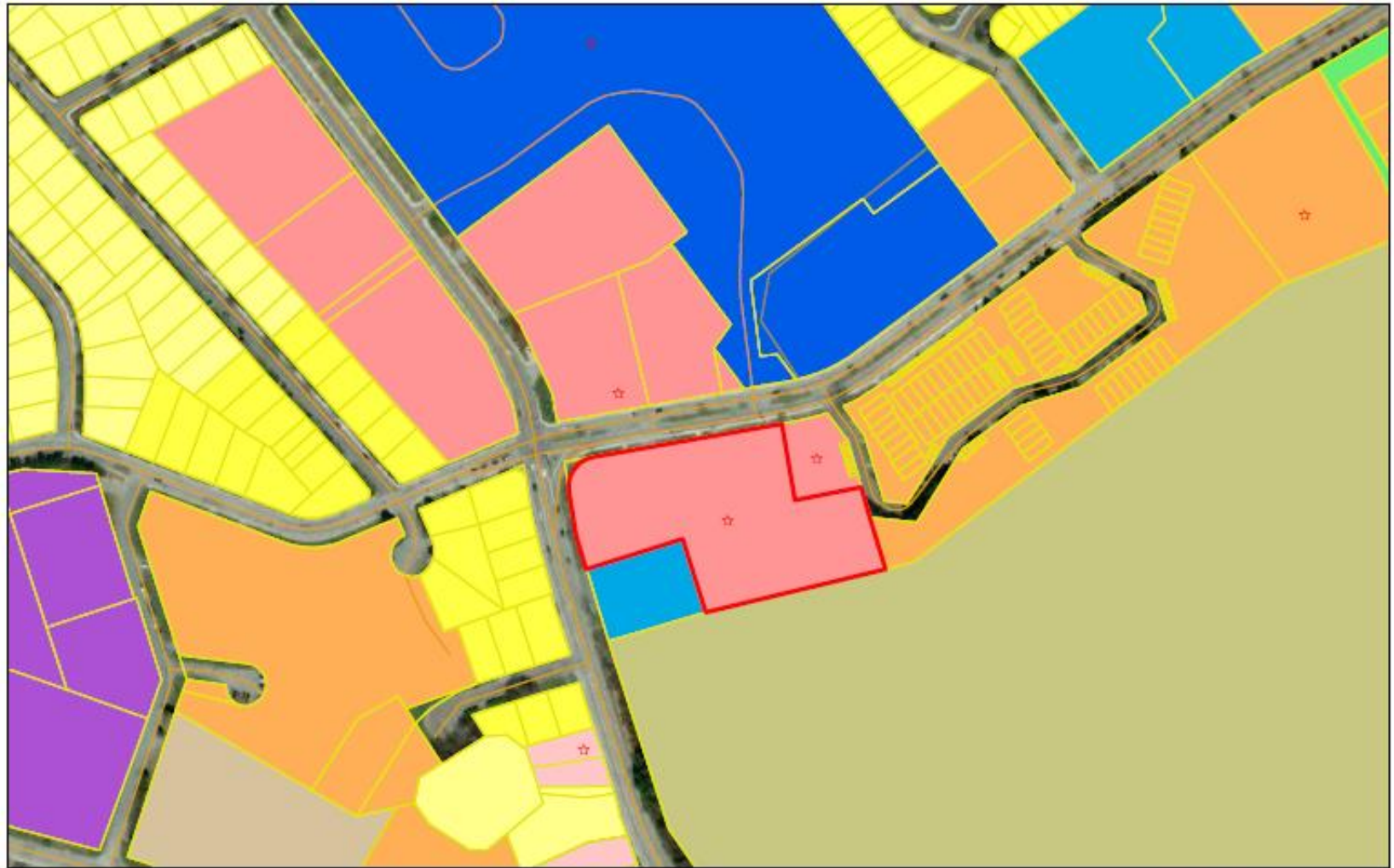
MUNICIPAL PLAN



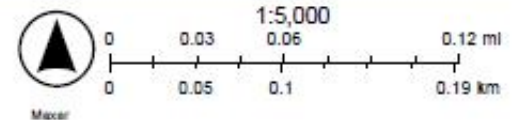
- Local Centre
 - Commercial and higher-density residential
 - North End and Millidgeville
- Proposal Conforms to Municipal Plan
 - Incorporates landscaping and buffering



ZONING



2024-10-21



ZONING



- General Commercial (CG)
- Drive-thru Restaurant is a permitted use

SECTION 59 CONDITIONS



- Approval of future development was a condition of 2016 rezoning
- Amend Existing Conditions
 - Landscaping and Buffering
 - Traffic
 - Candlewood Lane
 - No access to/from site
 - 6 meter treed buffer adjacent to Candlewood Lane
 - ~~• Cross access agreement when former fire station site developed~~
 - ~~• Discretion of City Staff~~

ENGAGEMENT

On November 5, 2024 letters sent to property owners within 100 metres of the subject property.

On November 13, 2024 public notice posted on the City's website.

ENGAGEMENT – PAC MEETING

- 4 letters received regarding application
- Applicant and their traffic consultant appeared before PAC
- 1 area resident appeared before PAC
 - Voiced objections and concerns regarding the proposal

STAFF RECOMMENDATION

- Amend Section 59 conditions

PAC RECOMMENDATION

- Amend Section 59 conditions
- Separate Recommendation
 - Review potential for interim cross-access agreement prior to sale of former fire station site