

Applicant Submission

March 3, 2021

O2

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On behalf of Canada Lands Company, O2 Planning + Design (O2) proposes to redesignate the parcel located at 2566 Flanders Avenue SW and within the CFB West Master Plan, from Direct Control District (DC) to a Direct Control District (DC).

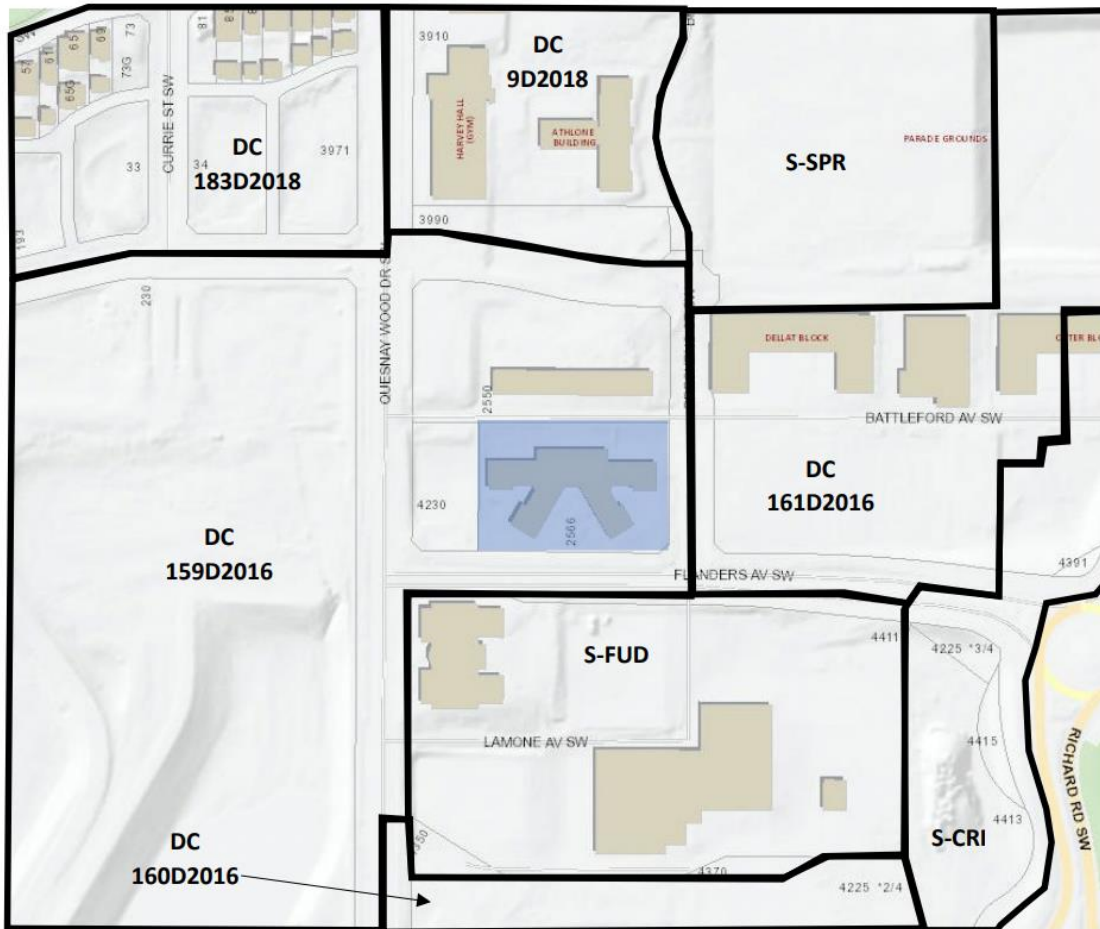
The subject site contains the provincially designated historic Currie Stables building on 0.535 hectares. To the north of the subject area is a vacant parcel and the Clear Water Academy, to the west is vacant land and the future main street, mixed use area. To the south is a Department of National Defence site and to the east is vacant land and an existing Currie Barracks building, housing the film services offices.


The proposed land use amendment is to change the microbrewery use in the existing DC to the already defined brewery, winery and distillery use in Land Use Bylaw 1P2007. The application also proposes to remove the minimum parking required for non-residential uses to be consistent with the non-residential parking requirements in Bylaw 1P2007 and because the existing historic site has minimal area to provide on site parking. This change is to accommodate a distillery within the historic building with associated dining and retail sales.

A DC district is being proposed due to the unique nature of the existing DC that the parcel is currently designated. The intent is to keep the original DC and modify it to accommodate the proposed development on this site.

Amended Site Plan

2566 Flanders Avenue SW – Plan 1612317; Blk 14; Lot 1 4



 - Subject Site

N

