

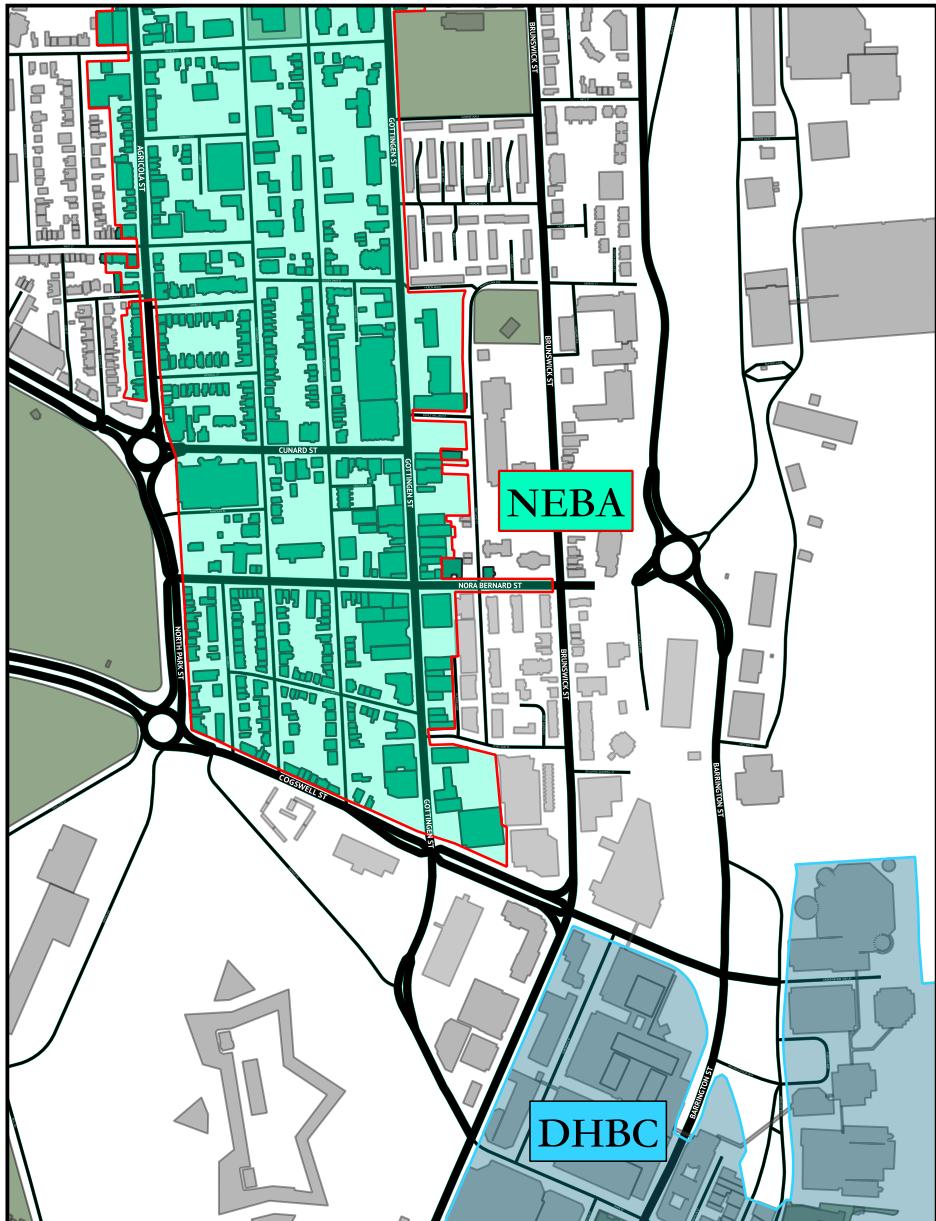
NEBA EXPANSION

Prepared
August 2025

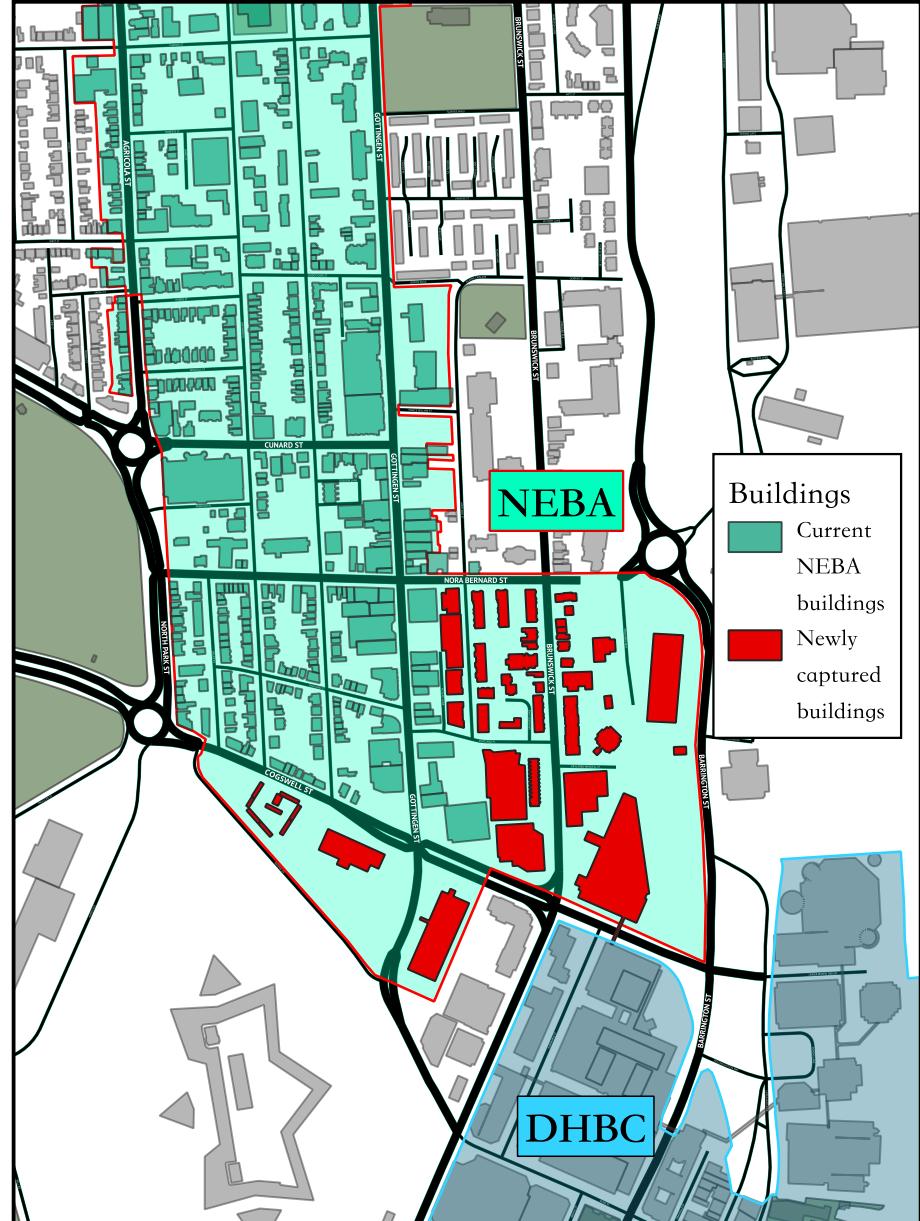
An initial proposal to expand NEBA's southern and south-eastern boundaries to include
the properties bounded by Nora Bernard, Barrington & Cogswell, and Cogswell,
Gottingen & Rainie Dr.

northend
BUSINESS ASSOCIATION

NEBA's current southern boundary



Proposed southern boundary

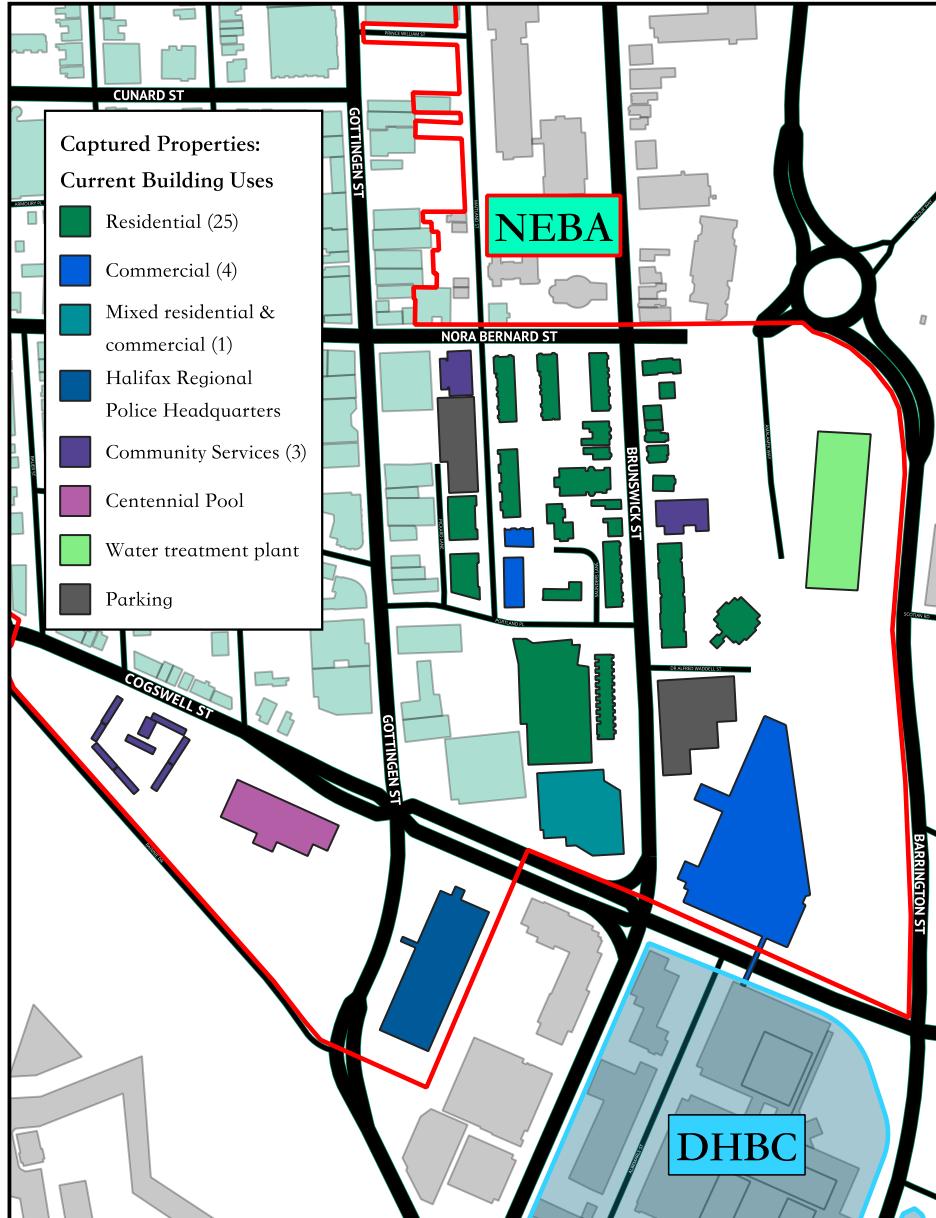


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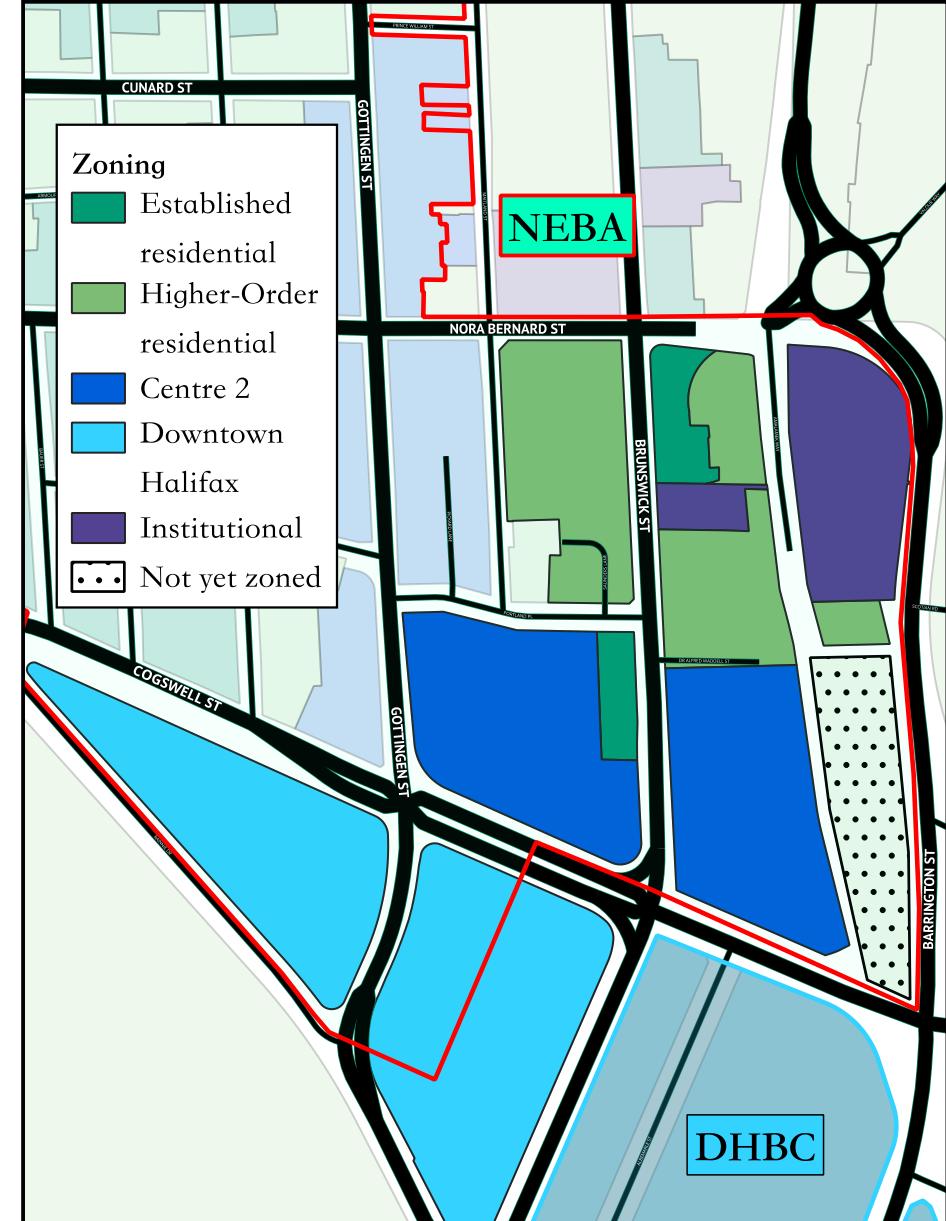
PROPERTIES CAPTURED IN EXPANDED BOUNDARIES

northend
BUSINESS ASSOCIATION

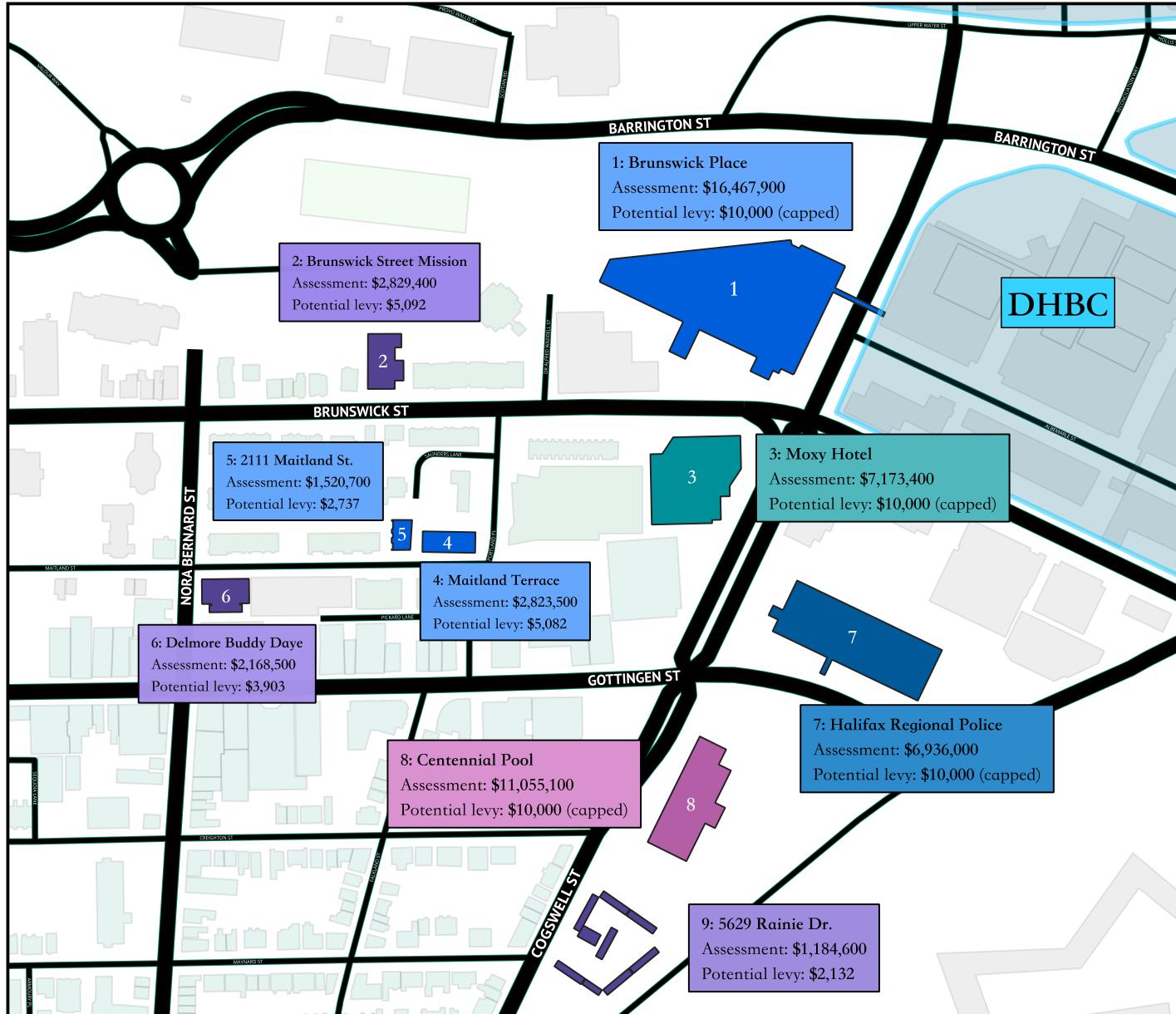
Current Building Uses



Current Zoning



COMERCIAL PROPERTY VALUES & POTENTIAL LEVIES



Summary:

\$58,946
in new levies

17
new businesses

- Grandway Marketing
- Silverback Productions
- Friendly Handyman
- i.d.ah. design studio inc.
- ReelData A.I.
- Brickyard Health
- ABO Energy
- Momentum IT Group
- Thinkwell Research
- Dr. Tara Lantz, ND Naturopathic Doctor
- Apple Self Storage
- II Eleven Backline Rentals
- Zayo Canada
- Oliver's Coffees
- Moxy Hotel
- Centennial Pool

Cogswell Redevelopment Parcels

Base graphic: Cogswell District Overall Masterplan,
prepared by WSP January, 2019

DHBC

NEBA

LAND USE POTENTIAL

From What We Heard Report: Cogswell Redevelopment Land Use (Oct. 2024):

"Residents supported **mixed-use development**, proposing a blend of residential and commercial spaces"

"Residents emphasized the need for essential services and retail options, including grocery stores, medical clinics and institutional uses, alongside educational facilities and year-round community spaces."

However...

30.5% of residents said that areas closer to the North End should have more residential, while areas closer to downtown should have a balanced mix of uses.

Planning & Development is currently drafting amendments to the Regional Centre Land-Use Bylaw to rezone Cogswell, which are supposed to be brought before council summer 2025.