



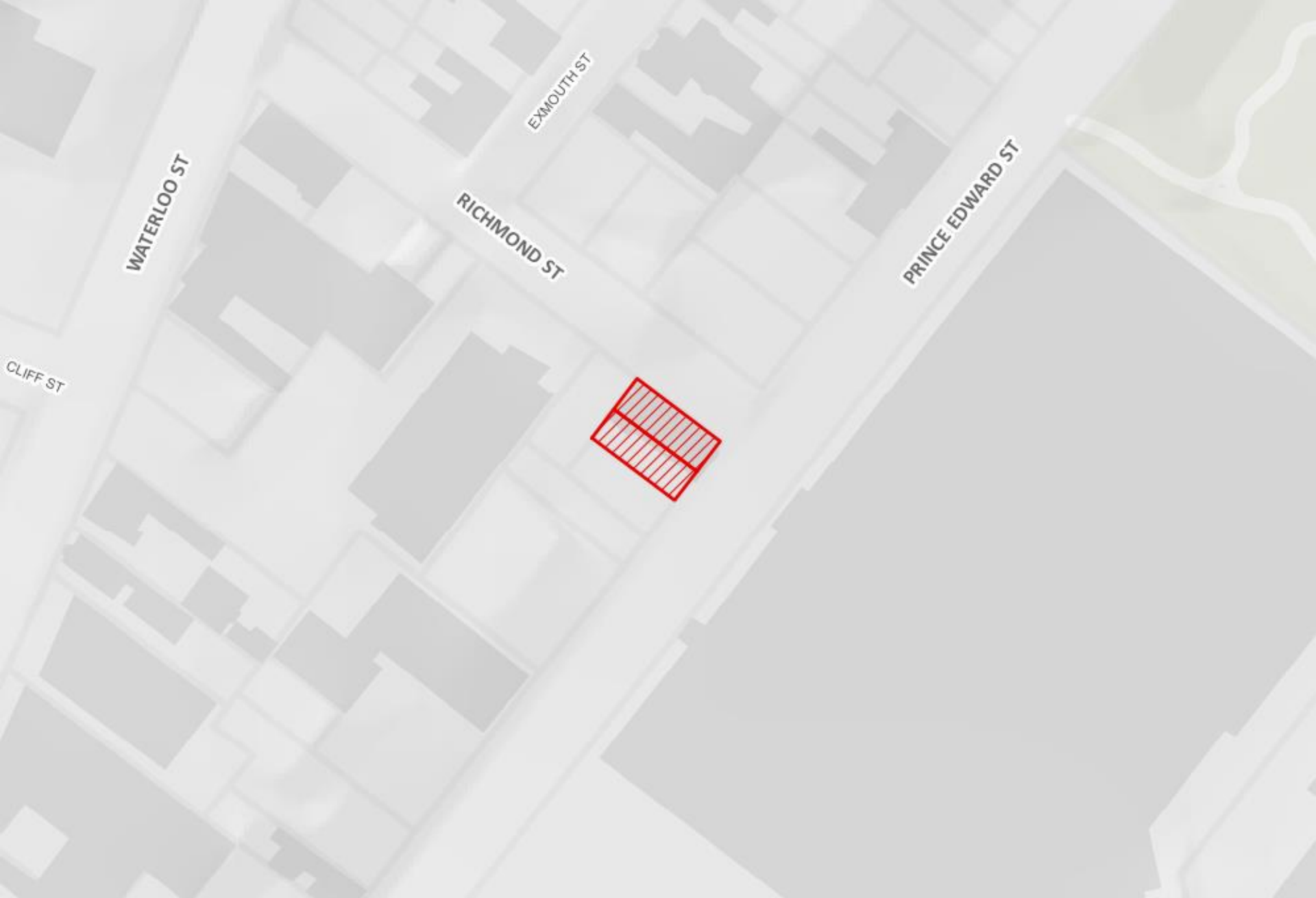
105 Prince Edward Street

Rezoning

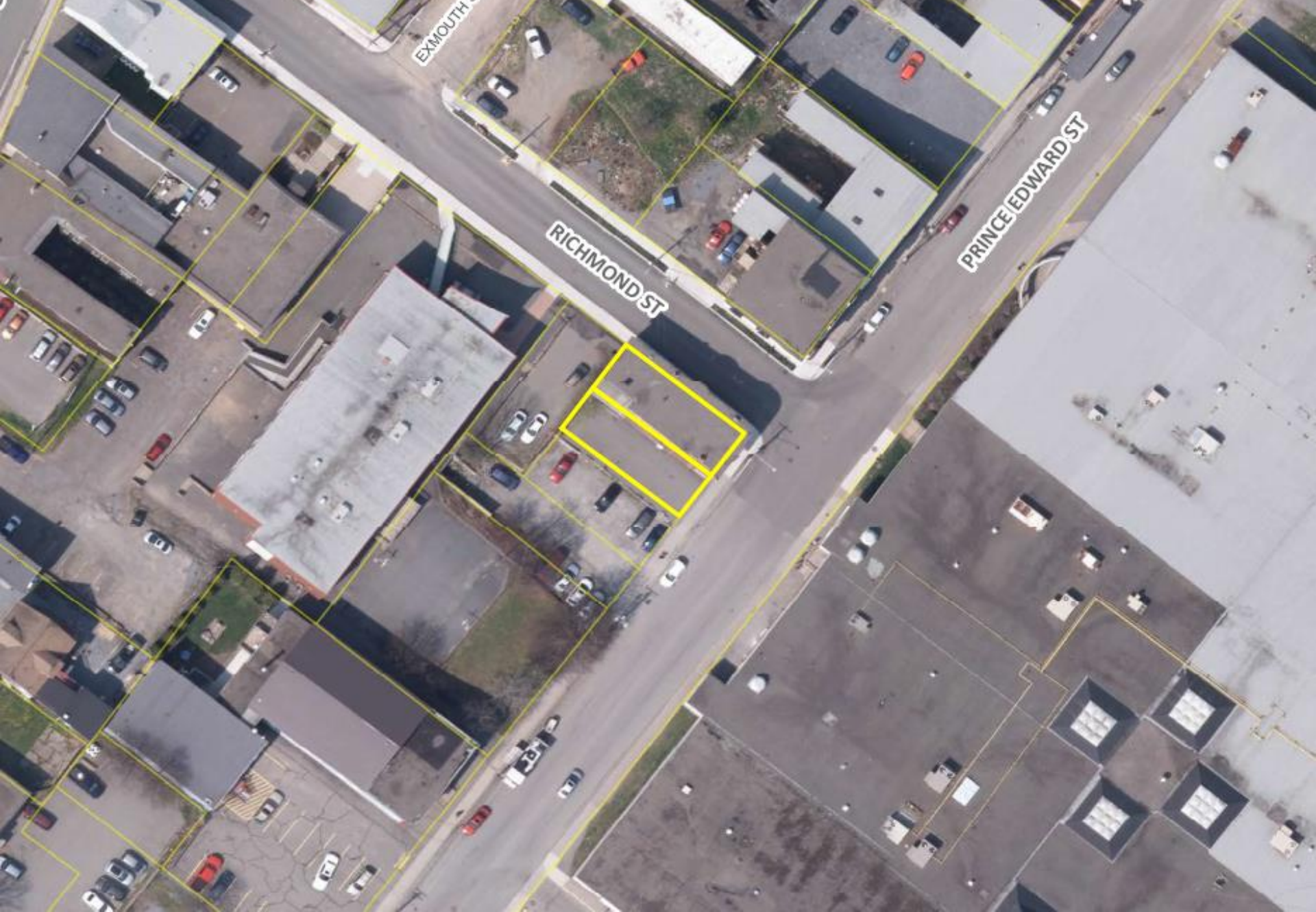


The City of Saint John

Growth & Community Planning
Growth & Community Development Services



site location



site aerial



View towards north



View towards north-east

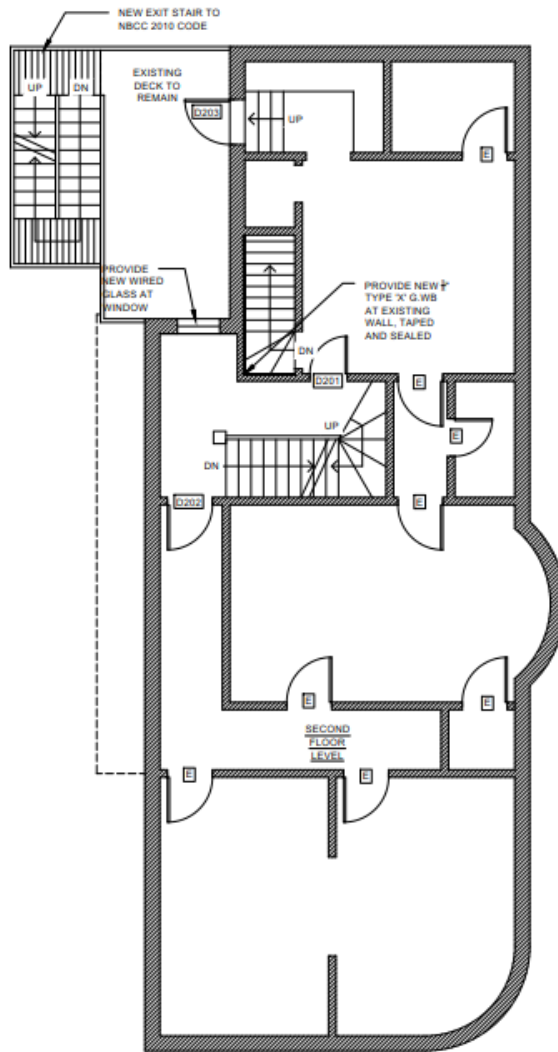


View towards south-west

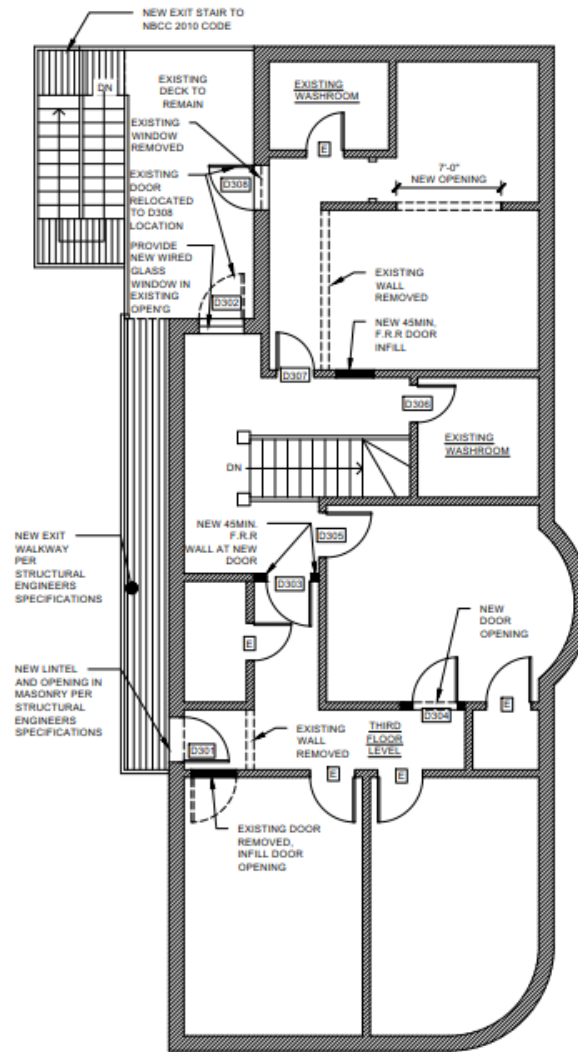


View towards south-east

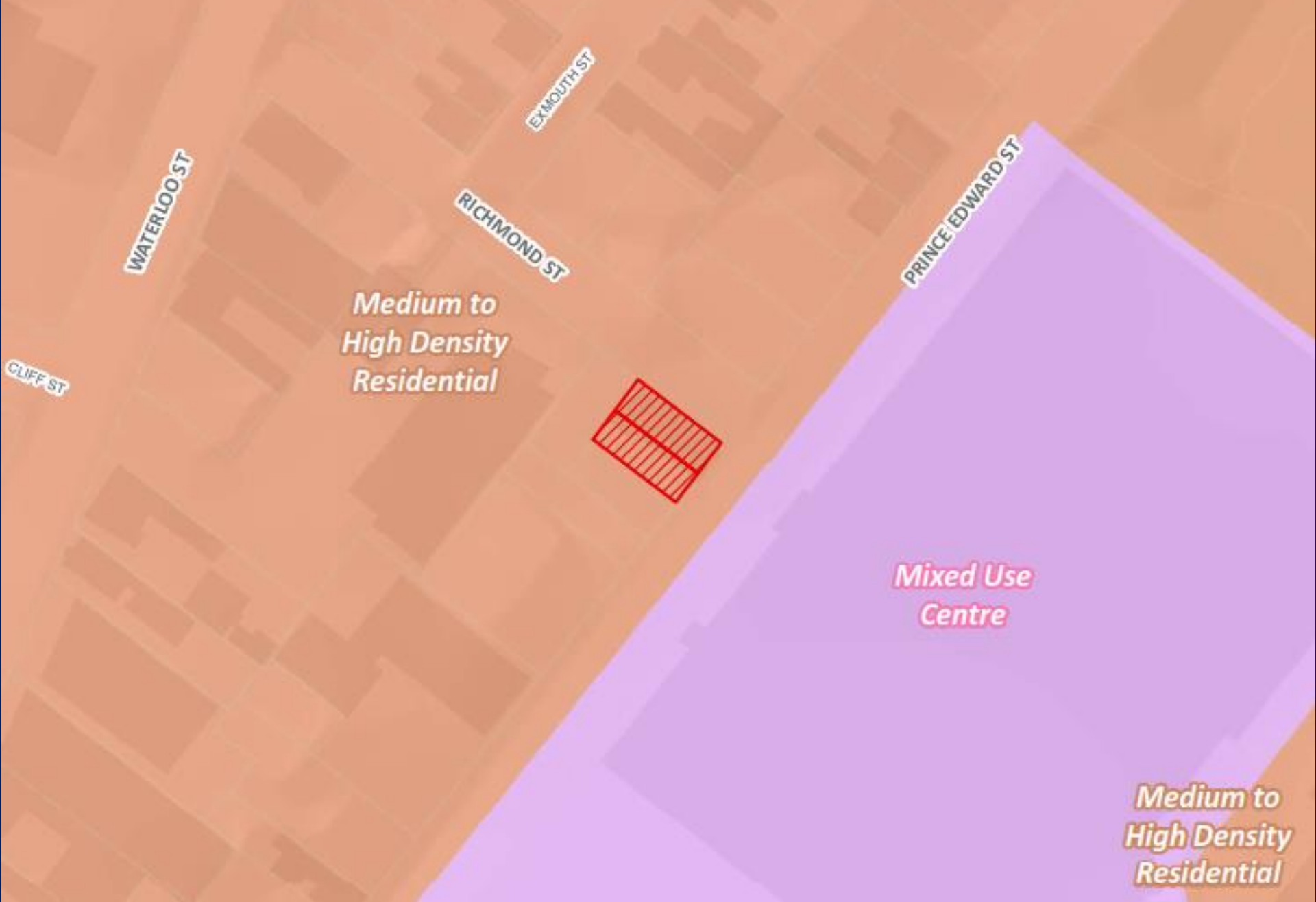
site photography



SECOND FLOOR LEVEL



THIRD FLOOR LEVEL



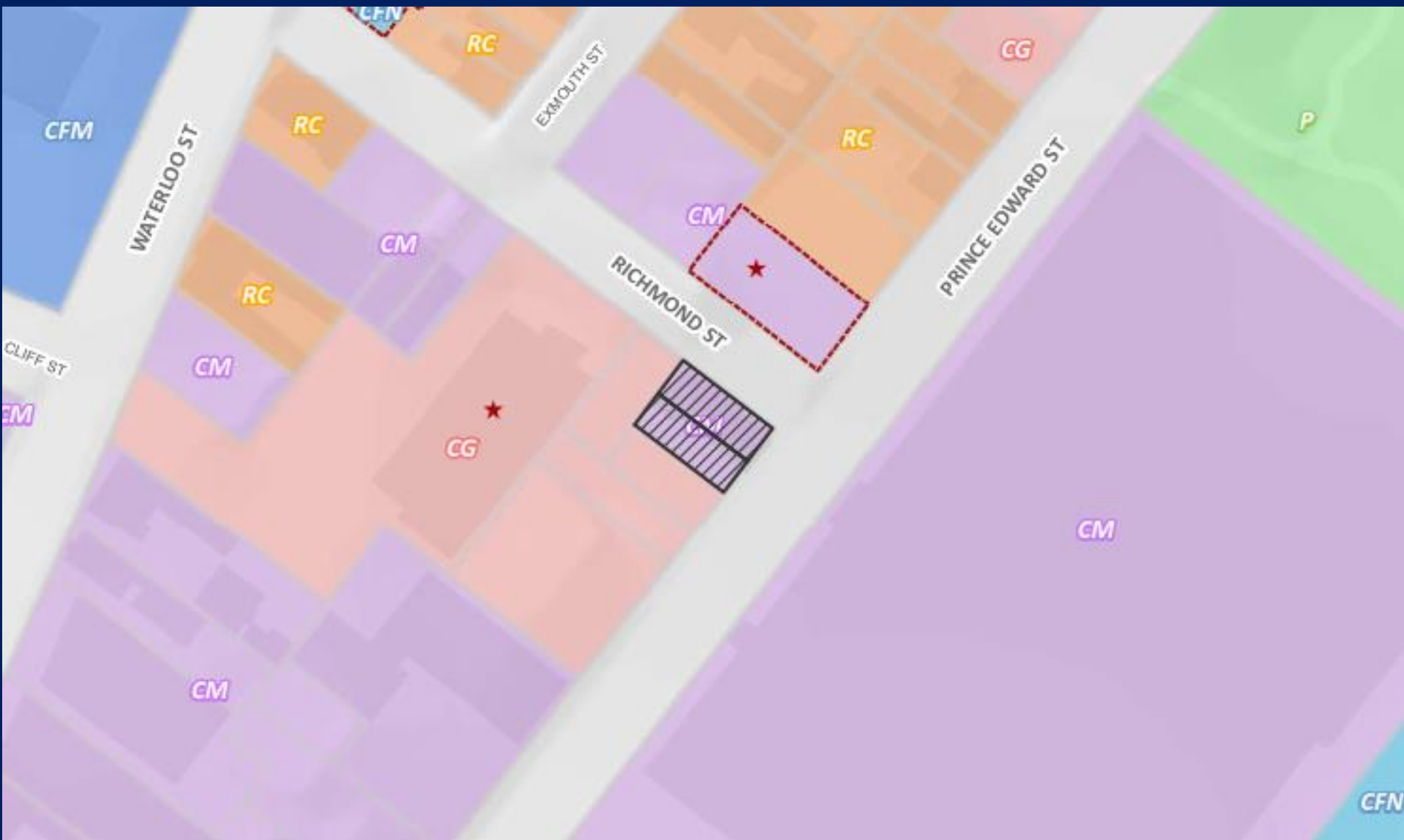
Municipal Plan

- **Medium to High Density Residential designation higher density residential development**
- **Waterloo Village and Peninsula Intensification Area**



Municipal Plan

- **Medium to High Density Residential designation higher density residential development**
- **South End Intensification Area**



Rezoning

- **Proposing General Commercial (CG) zone**
- **Small scale, business use, co-working spaces**
- **Fits well within neighbourhood context**
- **Outside of Uptown Parking Exemption Area; however, parking can be accommodated on-site**

Section 59 Conditions

- **Standard site plan conditions**
- **All site improvements illustrated on the plan must be completed within one year of obtaining building permit**

staff

recommendation



- **Approve proposed rezoning, apply S. 59 conditions on the subject property**

Committee Meeting

- **The applicant stood and stated that they were in agreement with staff's report.**
- **No one presented for or against the proposed rezoning.**

Community Engagement

- Advertised on City Website on November 8th, 2018
- Letters distributed to neighbours within 100m on November 9th, 2018
- No members of the public in attendance at Planning Advisory Committee meeting or letters received.

PAC recommendation



- **Approve proposed rezoning, apply S. 59 conditions on the subject property**



Community Planning & Development

Growth & Community Development Services