



# 0 Heather Way

Presentation to Common Council

July 8, 2019



**Growth & Community Planning Team**  
Growth & Community Development Services

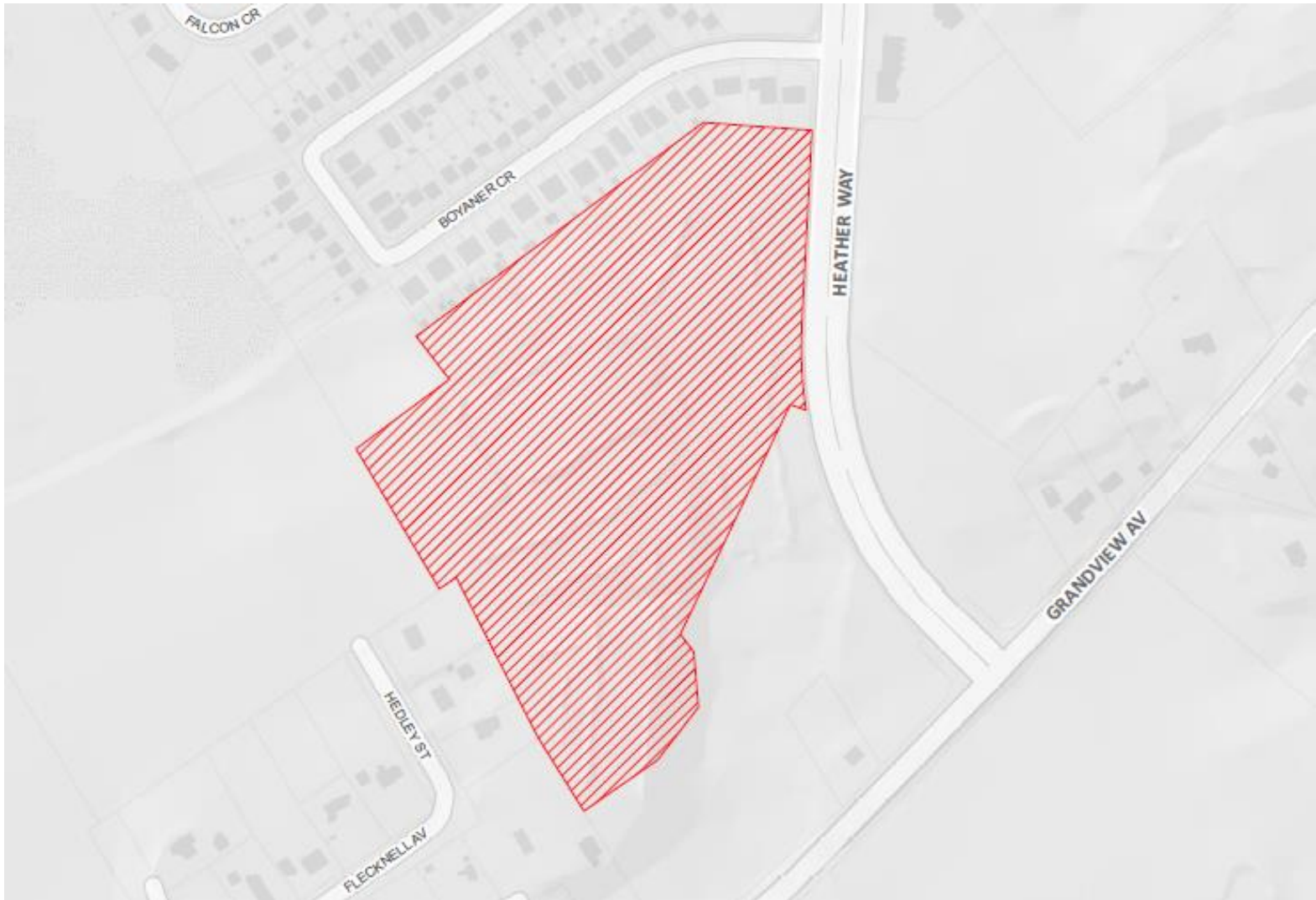


SAINT JOHN

# Proposal

- Rezoning from Two-Unit Residential (R2) to Mid-Rise Residential (RM).
- Proposal to facilitate new multi-unit residential development with new public street (11 buildings).
- Seeking to provide future affordable housing and cater to student housing needs (NBCC), in addition to market housing.

# Site Location





# Site Aerial



# Site Photos





# Site Photos



# Site Photos





# Site Photos





# Site Plan

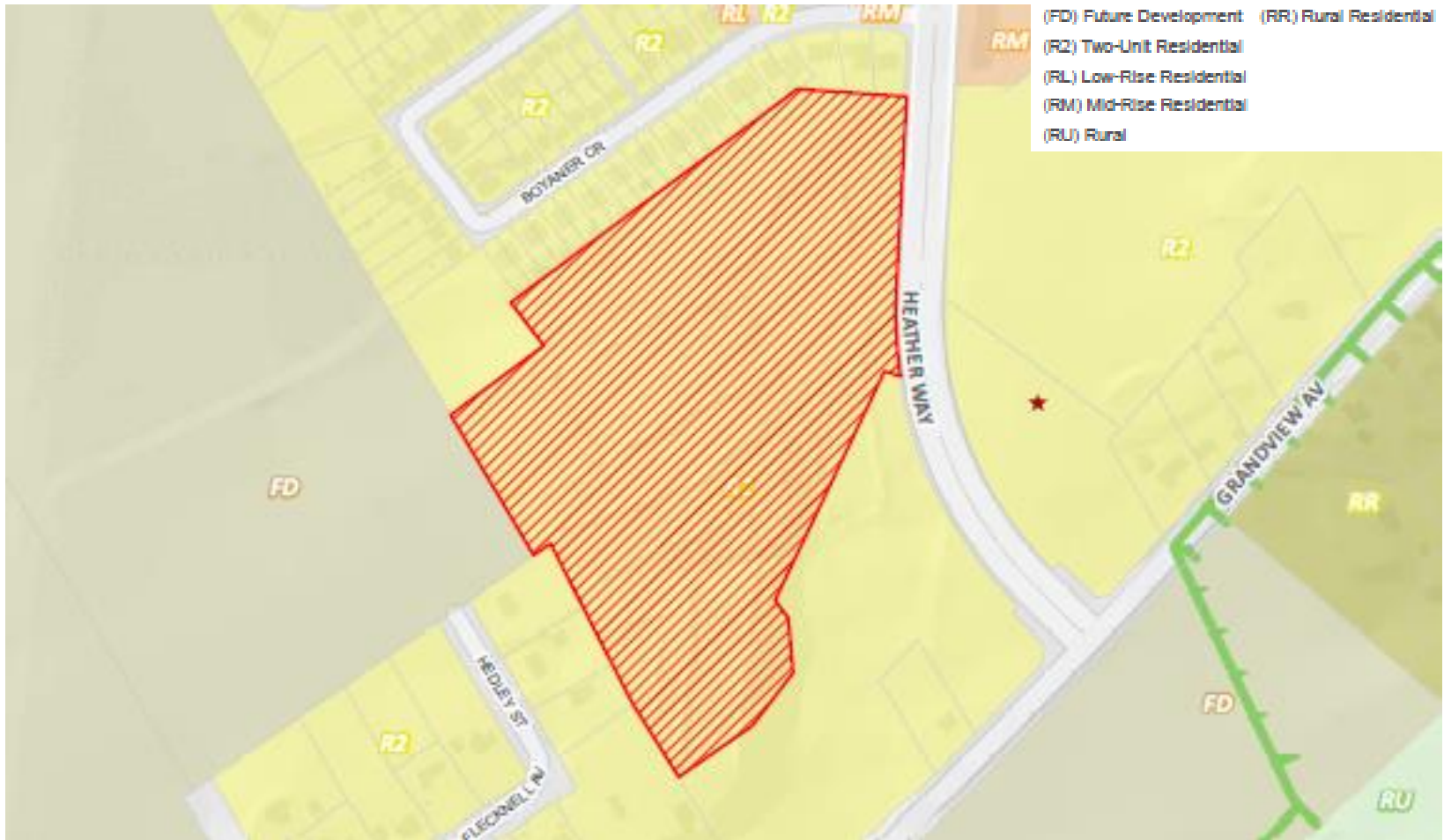


# Future Land Use





# Zoning



(FD) Future Development (RR) Rural Residential  
(R2) Two-Unit Residential  
(RL) Low-Rise Residential  
(RM) Mid-Rise Residential  
(RU) Rural



## Section 59 Conditions proposed for:

- Landscaped berm to act as buffer along properties of Boyaner Crescent.
- Cul-de-sac – future connectivity to underdeveloped lands.
- Site plans, details – for BP review.
- Phase 1 & 2 limits on development – future development will require monitoring, upgrades.
- Storm water management plan.



# Public Engagement

- 2 calls/letters of support.
- 3 letters of objection to proposal.

## **Applicant lead engagement**

- Letter circulation to residents of Boyaner Crescent with details of proposal.

# Public Engagement

## Key concerns expressed

- Privacy – buffer proposed. Additional buffer requested (Hedly Street).
- Property values – not a planning consideration.
- Traffic – Heather Way drastically underutilized from traffic concern. Can more than handle traffic generated.
- Drainage issues – drainage will have to be contained to the site (stormwater management plan).



# Staff Recommendation

Staff recommend that the Planning Advisory Committee:

1. Recommend Common Council rezone the subject parcel.
2. Recommend Common Council impose the proposed Section 59 conditions as contained in the staff report.

# Public Engagement

- Letter to land owners – June 6, 2019
  - 3 objections/1 letter of support/1 phone call of support.
- Website ad (Public Hearing) – June 17, 2019.
- PAC Meeting – June 18, 2019
  - Applicant presentation.
  - 1 member of the public spoke against proposal (also provided letter in package).
- PAC added condition for landscaped buffer (new condition) along Hedly Street.



# PAC Recommendation

PAC recommend Common Council:

1. Rezone the site.
2. Adopt the amended Section 59 conditions for the site.