

LOCATION	CIVIC ADDRESS: <u>Heather Way</u>		PID #:	55208300
STAFF USE	HERITAGE AREA: Y / <u>N</u> INTENSIFICATION AREA: Y / <u>N</u> FLOOD RISK AREA: Y / <u>N</u> APPROVED GRADING PLAN: Y / <u>N</u>			
	APPLICATION #:	<u>19-0084</u>	DATE RECEIVED:	<u>May 9/19</u>
	<u>Planning App</u>		RECEIVED BY:	<u>Paula</u>
APPLICANT INFORMATION	APPLICANT		EMAIL	PHONE
	Don-More Surveys & Engineering Ltd. On Behalf of Dunnett's Landscaping Ltd. at@dmse.ca 506.636.2136			
	MAILING ADDRESS		POSTAL CODE	
	4-60 Maple Avenue, Sussex, NB E4E 2N5			
	CONTRACTOR		EMAIL	PHONE
	MAILING ADDRESS		POSTAL CODE	
OWNER		EMAIL	PHONE	
Dunnett's Landscaping Ltd. dunnettslandscaping@gmail.com		(333-1275)		
MAILING ADDRESS		POSTAL CODE		
101 Cedarwood Dr. Saint John, NB E2K 5P5				
PRESENT USE: Vacant Land		PROPOSED USE: New development		
CHECK ALL THAT APPLY	BUILDING		PLANNING	INFRASTRUCTURE
	<input type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> DECK <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> MINIMUM STANDARDS	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> POOL <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> VARIANCE <input checked="" type="checkbox"/> PLANNING LETTER <input checked="" type="checkbox"/> PAC APPLICATION <input checked="" type="checkbox"/> COUNCIL APP <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER	<input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> DRAINAGE <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> OTHER
HERITAGE				
<input type="checkbox"/> HERITAGE DEVELOPMENT <input type="checkbox"/> HERITAGE SIGN <input type="checkbox"/> HERITAGE INFILL <input type="checkbox"/> HERITAGE DEMO <input type="checkbox"/> OTHER				
DESCRIPTION OF WORK	Re-zoning to RM zone to support 3 story apartment buildings. See attached site plan and details.			
	<div style="display: flex; justify-content: space-between;"> Fee pd by <u>Dunnett's Landscaping</u> <u>\$2500 Fee</u> </div>			

☒ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program service; the collection is limited to that which is necessary to deliver the program service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building
 8th Floor - 15 Market Square
 Saint John, NB E2L 1E8
 commonclerk@saintjohn.ca
 (506) 658-2862



I hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

By submitting a complete permit application, the applicant grants permission to City inspectors to enter the land, building or premises at all reasonable times for the purposes of conducting inspection(s) associated with the permit.

5/9/2019

Customer Copy

City of Saint John
ONE STOP DEVELOPMENT SHOP
15 Market Sq 10th Floor
506-658-2911
onestop@saintjohn.ca

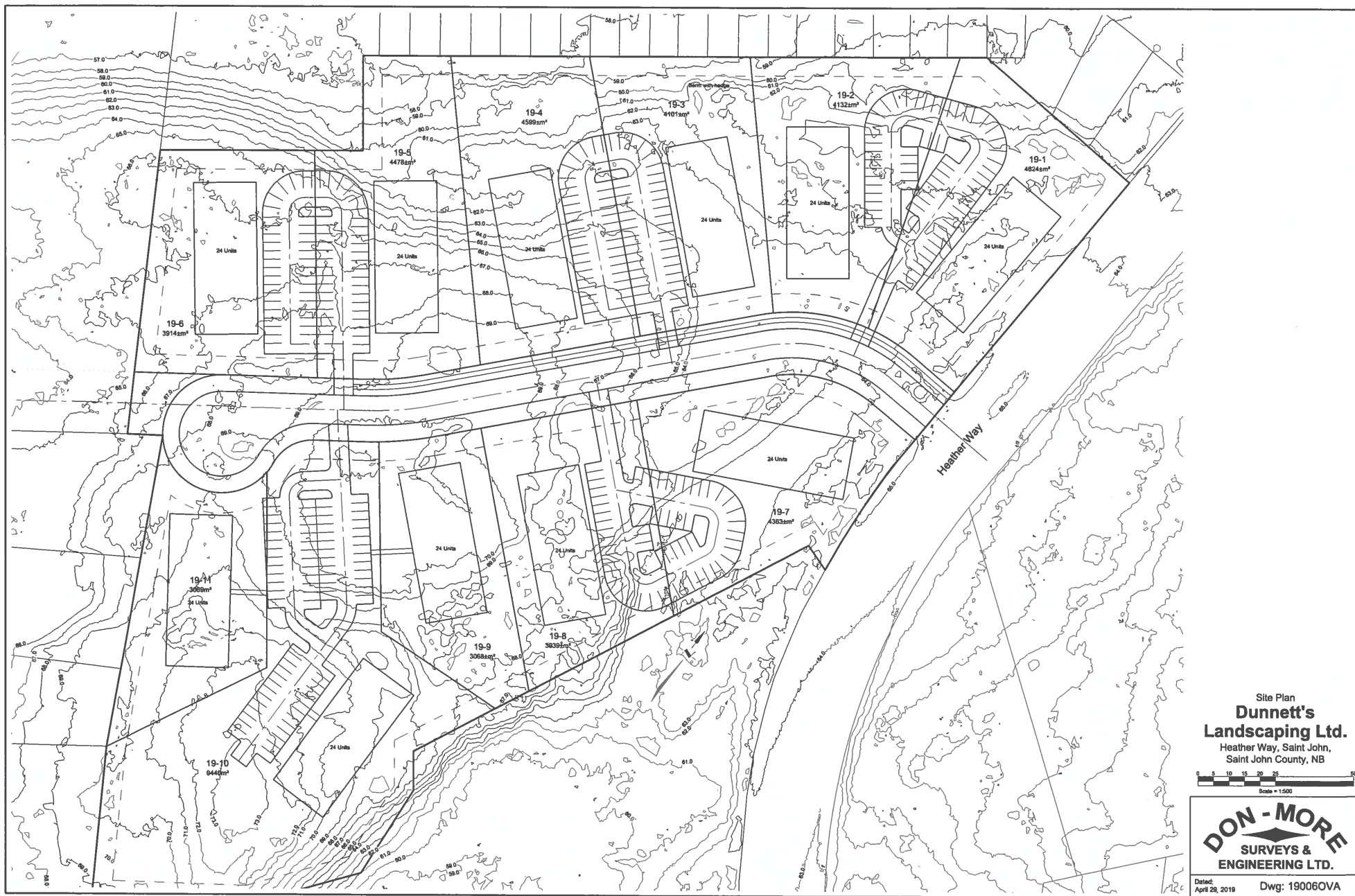
Term ID: 001

Sale - Approved

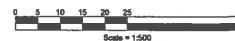
Date	05/09/19	Time 14:39:13
Method of Payment	Visa	
Entry Method	Manual	
Customer Name	Dunnits Landscaping	
Account #	XXXXXXXXXXXX8024	
Order ID	PA190084	
Order Description:	0 Heatherway ZONE	
Approval Code	465895	
Amount	\$2,500.00	

Thank you for your business!

Customer Copy



Site Plan
**Dunnett's
Landscaping Ltd.**
Heather Way, Saint John,
Saint John County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated:
April 28, 1919 DWG: 19006OVA



Site Plan
**Dunnett's
Landscaping Ltd.**
Heather Way, Saint John,
Saint John County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated:
April 28, 2019

Dwg: 19006OVA



Site Context Plan
Dunnett's
Landscaping Ltd.
Heather Way, Saint John,
Saint John County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated:
April 28, 2019 Dwg: 19006OVA



Phasing:

Phase 1:
1 - 24 unit building
12 - 1 bedroom units
12 - 2 bedroom units

Phase 2:
3 - 24 unit buildings
12 - 1 bedroom units
12 - 2 bedroom units

Phase 3:
3 - 24 unit buildings
12 - 1 bedroom units
12 - 2 bedroom units

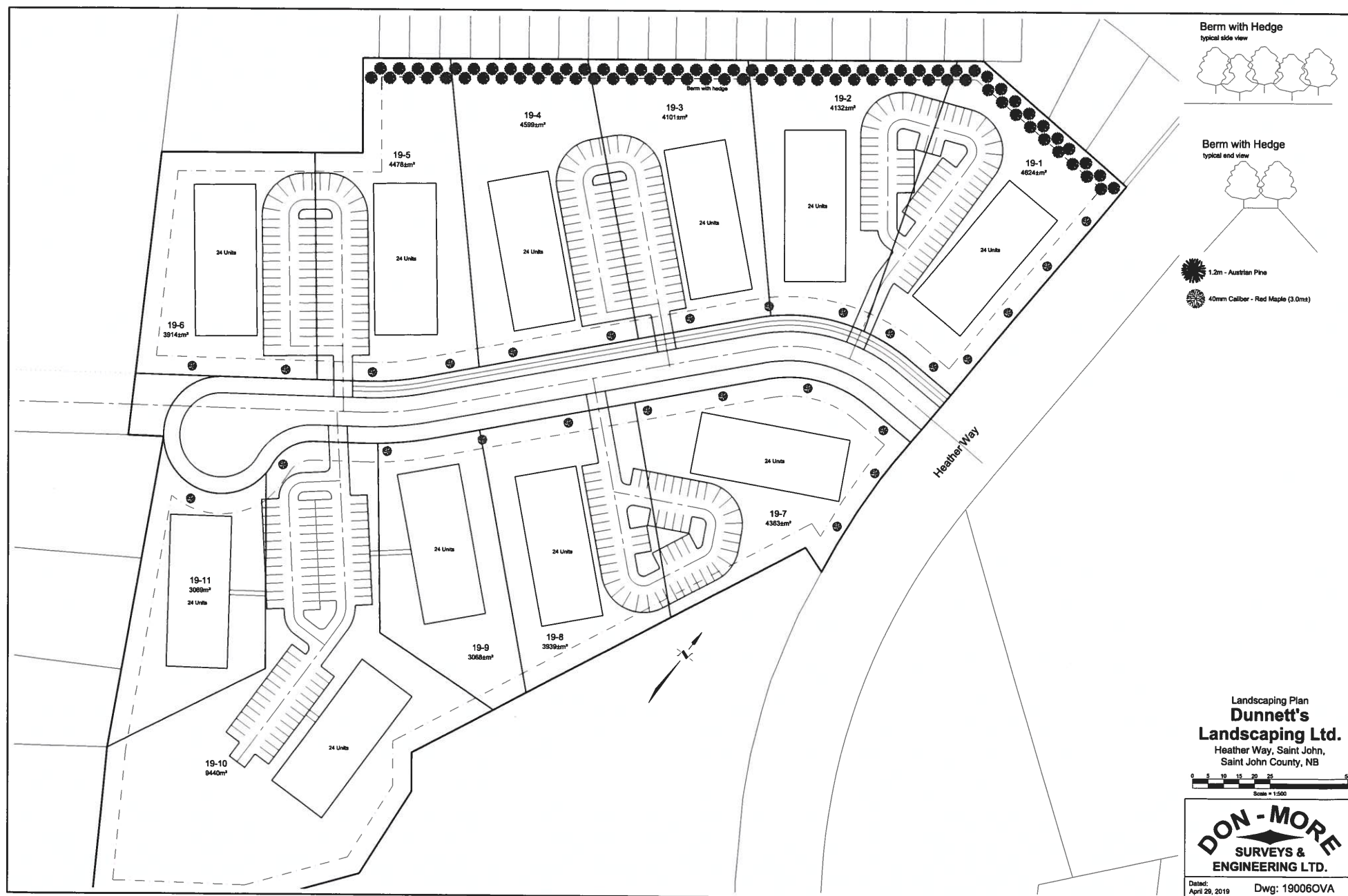
Phase 4:
4 - 24 unit buildings
12 - 1 bedroom units
12 - 2 bedroom units

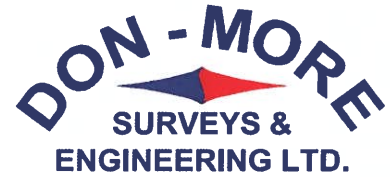
Phasing Plan
Dunnett's
Landscaping Ltd.
Heather Way, Saint John,
Saint John County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated:
April 29, 2019 Dwg: 19006OVA





May 2, 2019

Kenneth Melanson, BA, RPP, MCIP
Manager of Community Planning
Growth & Community Development Services – City of Saint John

VIA E-Mail: ken.melanson@saintjohn.ca

Re: Planning Review

This proposed development is located adjacent to Heather Way in east Saint John. The development will involve the construction of a new street accessed from Heather Way, and eleven building lots. Each lot will contain a twenty-four unit, three story apartment building and associated site features. Photos of a similar project completed in another part of the City are included with this package.

A site plan has been included which shows the layout of the new street and lots. It also shows the site relative to the surrounding land uses. The surrounding neighbourhood is a wide range of residential uses ranging from single family homes to high rise apartments. This development is a medium density development, and is consistent with existing uses in the area. Figure 1 below shows a current zoning map of the area and we can see that uses in the area range from R1 to RH.

We are working with Saint John Water to fully understand the availability of water and sanitary services to support this development. Preliminary discussions indicate adequate water and sewer capacity. Detailed design will address this in greater detail.

Saint John Transit currently services this area and has indicated a willingness to add a bus stop at the intersection of the new street and Heater Way as development progresses.



Figure 1: Current Zoning Map

Stormwater management will be part of the detailed design for each site. Each site will be designed in such a way that stormwater is stored on the site reducing peak flows to pre-development levels.

A berm topped with a vegetated hedge will be installed between this development and the adjacent development to the north. This will provide buffering and screening between the existing single family homes and the new multi-family development.

This development is located off Heather Way which is a major arterial street in the City. Existing services exist in this area and this development can be considered as infill for this existing area.

The buildings will be constructed of a high quality exterior facade. Photos of a similar project are included with this package.

Municipal Plan

This area is designated as Stable Residential and is located within the Primary Development Area in the municipal plan. See figure 2.



Figure 2: Municipal Plan



The Municipal Plan contains three policy statements related to this type of development:

Policy LU-86: Create the Stable Residential designation on the Future Land Use map (Schedule B). Within the Stable Residential designation, housing of almost every form and density may be found and both the existing neighbourhood context and compatibility with the Municipal Plan goals will determine suitability of new proposals. Other compatible uses that may be found in the Stable Residential designation include convenience stores, home occupations, parks, and community facilities which are permitted in the designation without amendment to the Municipal Plan.

Policy LU-87: Intend that the areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.

Policy LU-88: Ensure that significant new development and redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where compliance is demonstrated with the following requirements:

- a. The proposed land use is desirable and contributes positively to the neighbourhood;*
- b. The proposal is compatible with surrounding land uses;*
- c. The development is in a location where all necessary water and wastewater services, parks and recreation services, schools, public transit and other community facilities and protective services can readily and adequately be provided;*
- d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated;*
- e. A high quality exterior building design is provided that is consistent with the Urban Design Principles in the Municipal Plan; and*
- f. The proposal is on a property identified as a Corridor on the City Structure map (Schedule A) or does not detract from the City's intention to direct the majority of new residential development to the Primary Centres, Local Centres, and Intensification Areas.*

This development is consistent with the existing uses in the area, meets the context of the municipal plan and fits into plan policy LU-88. The proposed development is consistent with existing uses and zoning in the area and will provide a positive benefit to this part of the City.

**PROPOSED ZONING BY-LAW
AMENDMENT**

RE: 0 HEATHER WAY

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider amending The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room, City Hall, on **Monday, July 8, 2019 at 6:30 p.m.**, by:

Rezoning a parcel of land having an area of approximately 55,603 square metres, located at 0 Heather Way, also identified as PID No. 55208300, from **Two-Unit Residential (R2)** to **Mid-Rise Residential (RM)**, as illustrated below.



REASON FOR CHANGE:

To construct a number of multi-residential buildings in phases, with access off a new public street.

The proposed amendment may be inspected by any interested person at the office of the Common Clerk, or in the office of Growth and Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

**PROJET DE MODIFICATION DE
L'ARRÊTÉ DE ZONAGE**

OBJET: 0, VOIE HEATHER

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John indique son intention d'étudier la modification suivante à l'Arrêté de zonage de The City of Saint John, lors de la réunion ordinaire qui se tiendra dans la salle Ludlow, à l'hôtel de ville, le **lundi, 8 juillet 2019 à 18 h 30** :

Rezoning d'une parcelle de terrain d'une superficie d'environ 55,603 mètres carrés, située au 0 Voie Heather, et portant le NID 55208300, de **zone résidentielle bifamiliale (R2)** à **zone résidentielle – Immeubles d'habitation de hauteur moyenne (RM)** comme le montre la carte ci-dessous.

RAISON DE LA MODIFICATION:

Construire un certain nombre d'immeubles multirésidentiels en plusieurs phases, avec accès par une nouvelle rue publique.

Toute personne intéressée peut examiner le projet de modification au bureau du greffier communal ou au bureau du service de la croissance et du développement communautaire à l'hôtel de ville situé au 15, Market Square, à Saint John, au Nouveau-Brunswick., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Written objections to the amendment may be sent to the undersigned at City Hall.

Veillez faire part de vos objections au projet de modification par écrit à l'attention du soussigné à l'hôtel de ville.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Si vous avez besoin des services en français pour une réunion de Conseil Communal, veuillez contacter le bureau du greffier communal.

Jonathan Taylor, Common Clerk
658-2862

Jonathan Taylor, Greffier communal
658-2862

**BY-LAW NUMBER C.P. 111-
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

**ARRÊTÉ N° C.P. 111-
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE
ZONAGE DE THE CITY OF SAINT
JOHN**

Be it enacted by The City of Saint John in Common Council convened, as follows:

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

L'arrêté de zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

1 Amending Schedule A, the Zoning Map of The City of Saint John, by re-zoning a parcel of land having an area of approximately 55,603 square metres, located at 0 Heather Way, also identified as PID No. 55208300 from Two-Unit Residential (R2) to Mid-Rise Residential (RM)

1 La modification de l'annexe A, Carte de zonage de The City of Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 55,603 mètres carrés, située à 0 Voie Heather et portant le NID 55208300, de zone résidentielle bifamiliale (R2) zone résidentielle – Immeubles d'habitation de hauteur moyenne (RM)

- all as shown on the plan attached hereto and forming part of this by-law.

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2019 and signed by:

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le * 2019, avec les signatures suivantes :

Mayor/Maire

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

Première lecture -
Deuxième lecture -
Troisième lecture -