



646-648 Westmorland Road

Presentation to Common Council

July 8th, 2019



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

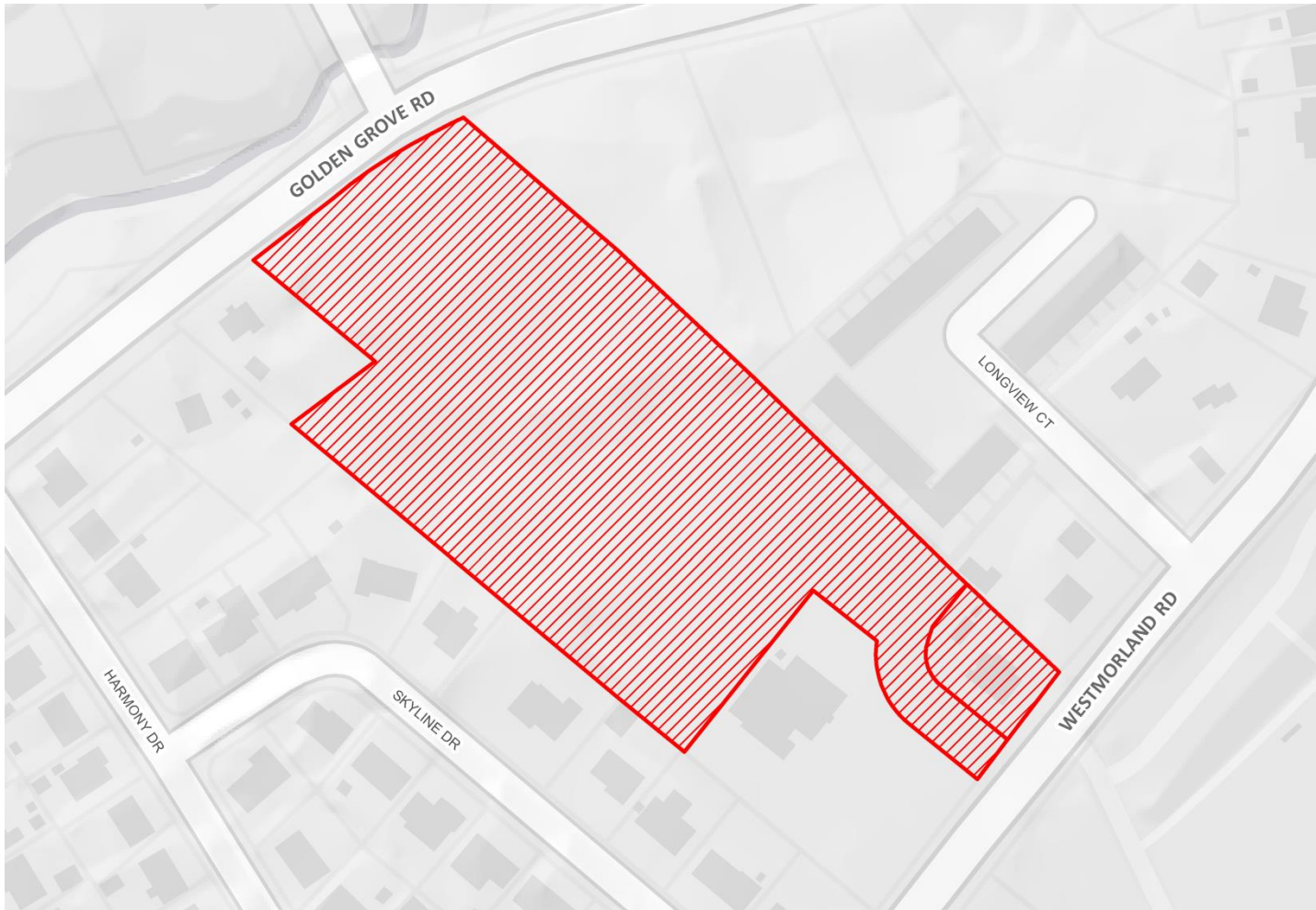
Proposal

Rezoning Application

- The applicant is seeking a rezoning of the property located at 648 Westmorland Road from Two-Unit Residential (R2) to Neighbourhood Community Facility (CFN).
- Amendment to an existing condition on the neighbouring site (PID: 00303545/646-648 Westmorland Road) where existing conditions restrict the use to a seniors residence.

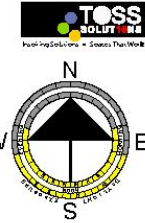
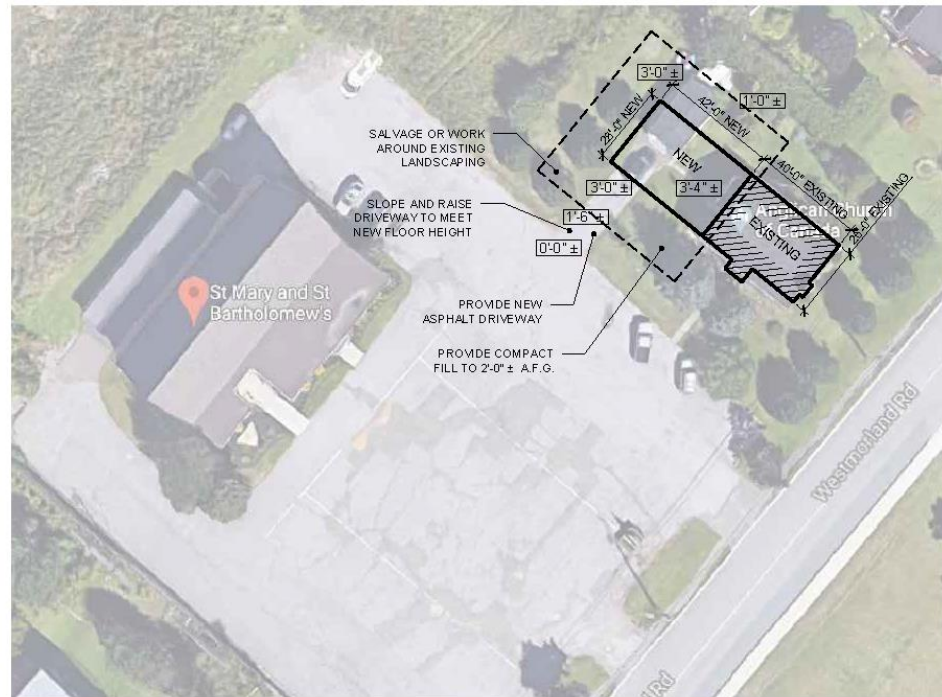


Site Location



Site Plan

SITE PLAN LEGEND	
	C.B. CATCH BASINS
	M.H. MAN HOLE
	F.H. FIRE HYDRANT
	L.S. LIGHT STANDARD
	U.P. UTILITY POLE
	B.H. BORE HOLE LOCATIONS
	DATUM POINT / BENCH MARK
	NEW GRADE ELEVATION
	EXISTING GRADE ELEVATION
	PROPERTY LINE
	ST. STORM LINE
	W. WATER LINE
	S. SANITARY LINE
	F. FIRE PROTECTION WATER LINE
	P. POWER LINE
	GAS LINE
	FLOW DIRECTION (DRAINAGE)
	FENCE
	LIMITS OF EASEMENTS AND SETBACK
	LIMITS OF CONTRACT / DISTURBANCE
	CULVERT
	EXISTING ROAD / WALKWAY
	NEW ROAD / WALKWAY
	EXISTING ROAD / OBJECT TO BE REMOVED



SITE PLAN
CONCEPT PHASE

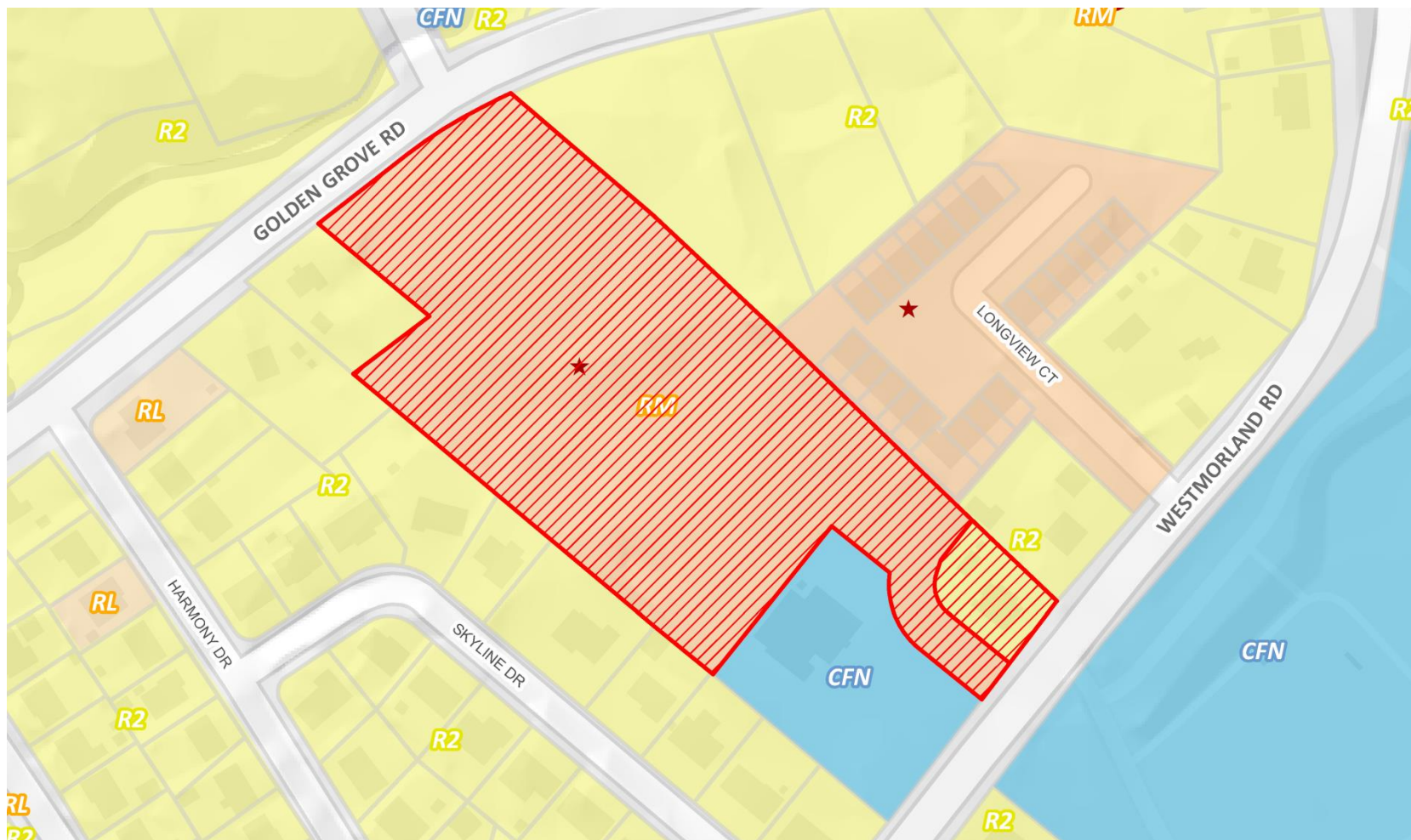
SAINT MARY & SAINT BARTHOLOMEW'S
ANGELICAN CHURCH OF CANADA
SAINT JOHN, NEW BRUNSWICK

scale: NTS
project: 18-47 (509)
approved: S. BATES
SK 1
REV. 0
March 7, 2019

This copyright in all designs and drawings is the property of Toss Solutions. This document is not to be reproduced or otherwise transmitted, stored, or disseminated in any form or by any means, without the prior written permission of Toss Solutions.



Site Zoning



Site Aerial



Site Photos



View from Church Lot

Site Photos



View from Church Lot

Future Land Use



Municipal Plan

- Policies CF-40 and LU-126 support the reuse of religious facilities for other community uses and collaboration between social agencies.



- The rezoning would allow the church to provide other secondary uses in accordance with a Place of Worship, including cooking classes, a clothing depot, a laundry facility, reading programs, among other community outreach services meeting the intent of the Policies CF-40 and LU-126 of the Plan.

Public Engagement

- Our office has received **1 letter in opposition** and **1 letter of inquiry** to the Rezoning and Section 59 amendment application.
- The Public Hearing for the rezoning was advertised on the City's website beginning on June 17th, 2019.

Staff Recommendation

- Rezone 648 Westmorland Road from Two-Unit Residential (R2) to Neighbourhood Community Facility (CFN)
- Rescind the Section 39 conditions imposed on the August 19th, 2002 rezoning of the property located at 646-648 Westmorland Road
- Impose pursuant to the provisions of Section 59 of the Community Planning Act for 646-648 Westmorland Road, the conditions outlined in the PAC report

Public Engagement

- Letters to land owners – June 6th, 2019
 - 1 letter of opposition / 1 letter of inquiry
- Website ad (Public Hearing) – June 17th, 2019
- PAC Meeting – June 18th, 2019
 - Applicant presentation
 - No members of public in attendance



PAC Recommendation

- PAC recommends:
 - Rezoning of 648 Westmorland from Two Unit Residential (R2) to Neighbourhood Community Facility (CFN),
 - Amend Section 59 conditions for 646-648 Westmorland.