PLANNING ADVISORY COMMITTEE

The City of Saint John

July 17, 2019

His Worship Mayor Don Darling and
Members of Common Council

Your Worship and Councillors:

SUBJECT: **Subdivision (Money-in-Lieu of Land for Public Purposes)**
188-190 Winslow Street

The Committee considered the attached report at its July 16, 2019 meeting.

Rick Turner, representing the applicant Hughes Surveys and Consultants, appeared before the Committee and was in agreement with the recommendation contained in the staff report. No one else appeared before the Committee to speak in favour or against the application and no letters were received regarding the application.

After considering the report and the comments made by the applicant, the Committee recommended that Council accept money-in-lieu of Land for Public Purposes.

RECOMMENDATION:

That Common Council authorize the acceptance of money-in-lieu of the required Land for Public Purposes for the proposed subdivision at 188-190 Winslow Street (PID 00362764).

Respectfully submitted,

Rick Stephen
Vice Chair

Attachments - Staff Report to PAC dated July 12, 2019

The City of Saint John

Date:	July 12, 2019
To:	Planning Advisory Committee
From:	Growth & Community Planning Growth & Community Development Services
For:	**Meeting of Tuesday, July 16, 2019**

SUBJECT

Applicant:	Hughes Surveys and Consultants Inc.
Owner:	1163046 B.C. Limited
Location:	188-190 Winslow Street
PID:	00362764
Plan Designation:	Medium to High Density Residential
Existing Zoning:	Mid-Rise Residential (RM)
Application Type:	Subdivision
Jurisdiction:	The *Community Planning Act* authorizes the Planning Advisory Committee to advise Common Council concerning the vesting of land for public purposes in conjunction with the subdivision of land.

SUMMARY

The landowner is proposing to subdivide the site, which contains two existing buildings, into two separate lots, one for each building. The proposal requires the assent of Common Council for money in lieu of Land for Public Purposes, which is recommended by Staff.

RECOMMENDATION

That Common Council authorize the acceptance of money-in-lieu of the required Land for Public Purposes for the proposed subdivision at 188-190 Winslow Street (PID 00362764).

DECISION HISTORY

Our files indicate that there have been no previous decisions relating to the subject property.

ANALYSIS

Proposal

The landowner has proposed subdivision of the site into separate lots for each of the two buildings. The proposal requires the assent of Land for Public Purposes or money-in-lieu of Lands for Public Purposes.

Site and Neighbourhood

The property is located on the Lower West Side of Saint John at the southwest corner of Winslow Street and Watson Street. The 459 square metre property contains 2-2 unit dwellings. A common driveway located between the two buildings provides access from Winslow Street.

The site, and adjacent lands along Winslow Street are zoned Mid-Rise Residential (RM) and contain a mix of single unit, two unit and multiple unit dwellings. The broader area to the north and west of the site is also zoned Mid-Rise Residential (RM) with the areas to the south and east largely zoned Two-Unit Residential (R2).

Municipal Plan

The site and surrounding area southwest of Watson Street are designated Stable Residential in the Municipal Plan. These areas are built out and not anticipated to receive major change over the horizon of the current Municipal Plan. As the proposal only involves subdivision, which does not involve redevelopment or a change in the net density of the site, the proposal conforms to the intent of the Stable Residential designation.

Zoning and Variances

The proposed lots generally meet the requirement of the Mid-Rise Residential (RM) zone, but will require variances to permit increased lot coverage and reduced lot area, lot depth and lot frontage. These variances will be processed by the Development Officer following the granting of the required assent by Common Council.

Subdivision

The proposed subdivision satisfies the standards of the Subdivision By-law. The *Community Planning Act* states that the creation of a new lot must include a dedication of Land for Public

Purposes, or money-in-lieu of land, which requires the Committee and Council to consider accepting. Given the direction of the City's Subdivision Bylaw, staff recommends that Council receive money-in-lieu of Land for Public Purposes. This approach is supported by the City's Parks and Public Spaces service area.

Conclusion

The proposed subdivision meets the intent of the Municipal Plan. Consistent with the direction established in the Subdivision By-law, Staff recommends that Council accept money-in-lieu of Land for Public Purposes.

ALTERNATIVES AND OTHER CONSIDERATIONS

There are no alternate considerations for this application.

ENGAGEMENT

Public

In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on July 3, 2019.

SIGNATURES AND CONTACT

Prepared:

Mark Reade , P.Eng., MCIP, RPP
Senior Planner

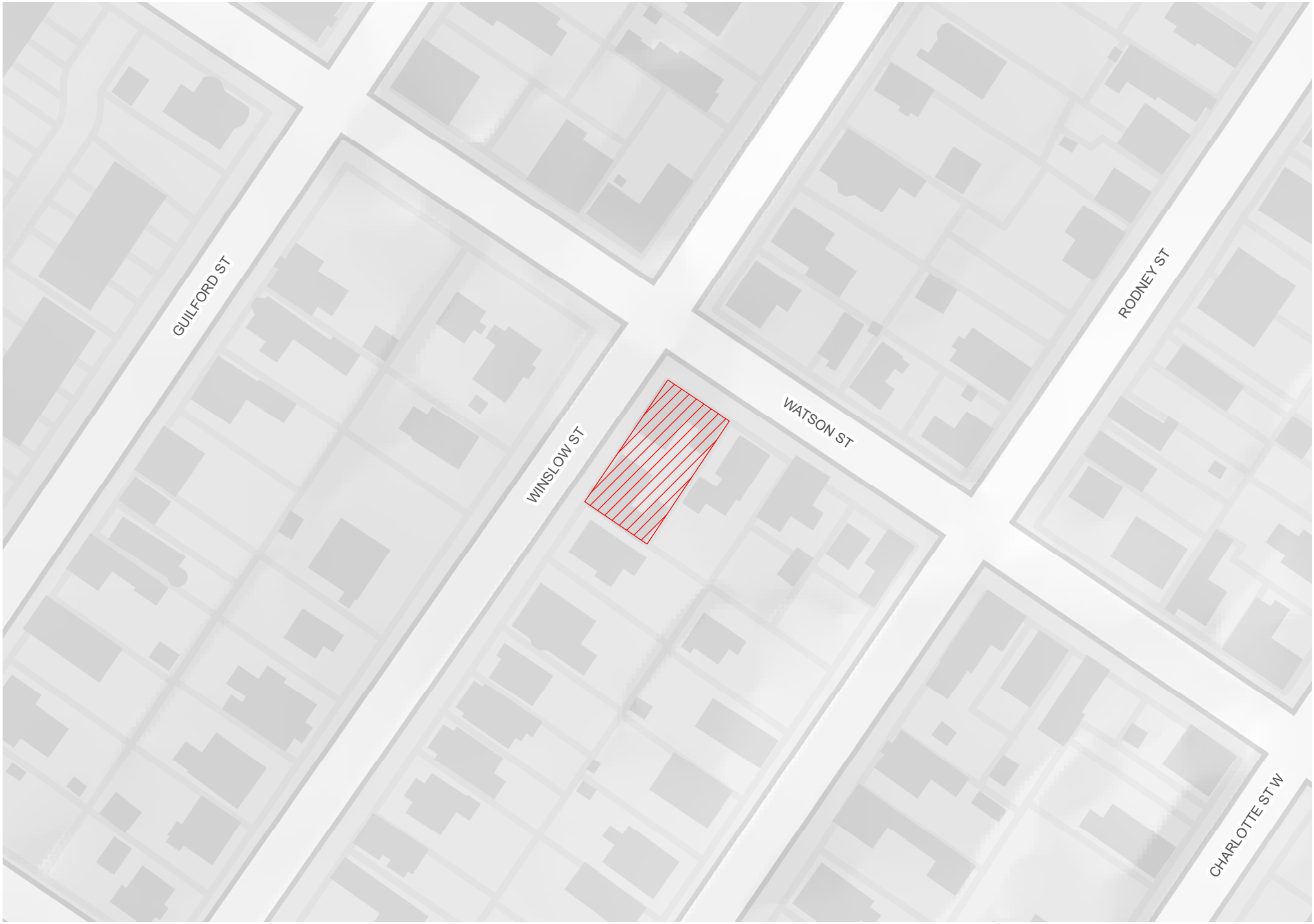
Reviewed / Approved:

Kenneth Melanson BA, MCIP, RPP
Community Planning Manager

Contact: Mark Reade
Phone: (506)721-0736
E-mail: mark.reade@saintjohn.ca
Project: 19-110

APPENDIX

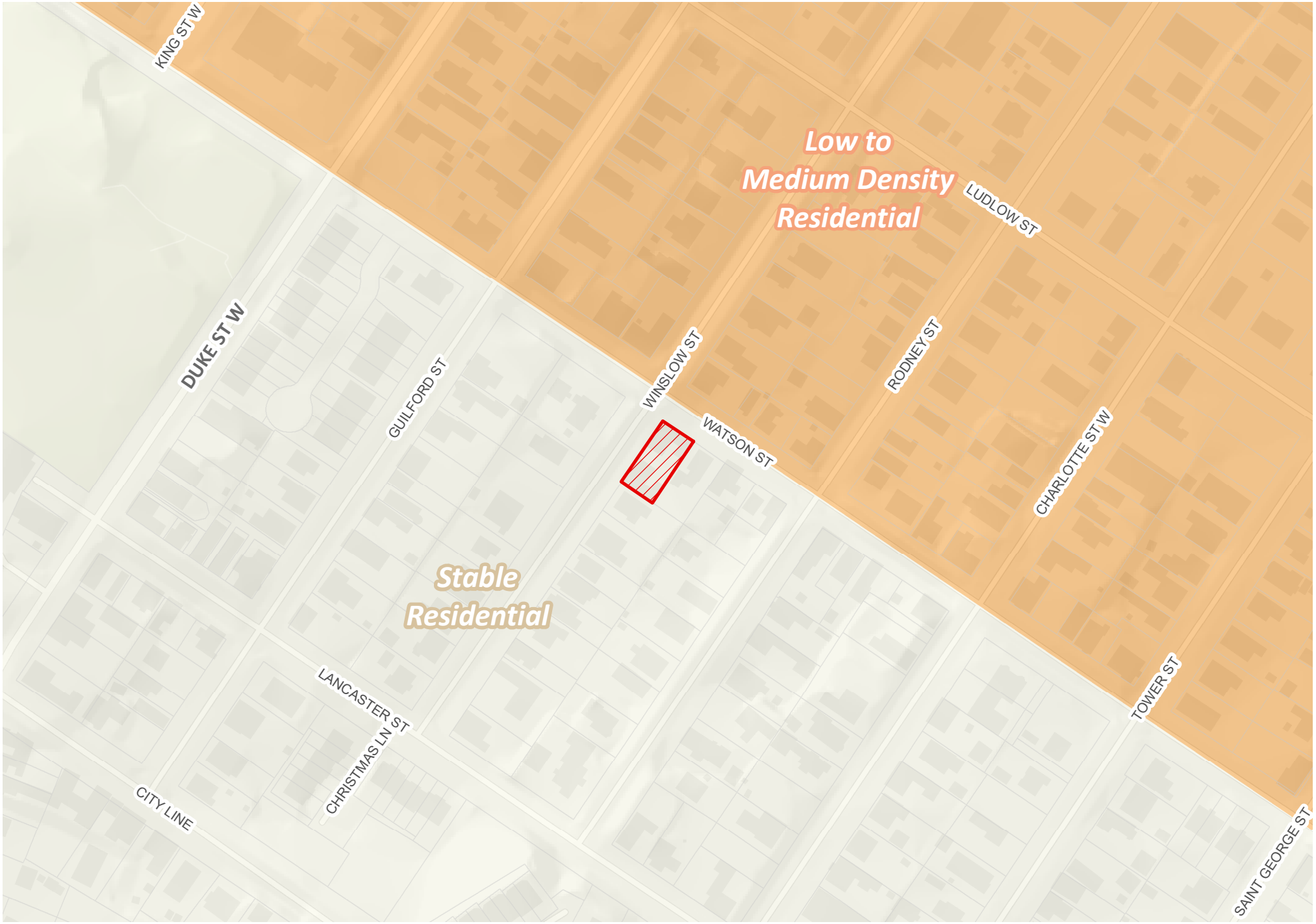
Map 1: **Site Location**
Map 2: **Municipal Plan**
Map 3: **Zoning**
Map 4: **Aerial Photography**
Map 5: **Site Photography**
Submission 1: **Tentative Plan of Subdivision**



Map 1 - Site Location

Hughes Surveys and Consultants - 188-190 Winslow Street

The City of Saint John
Date: June 19, 2019

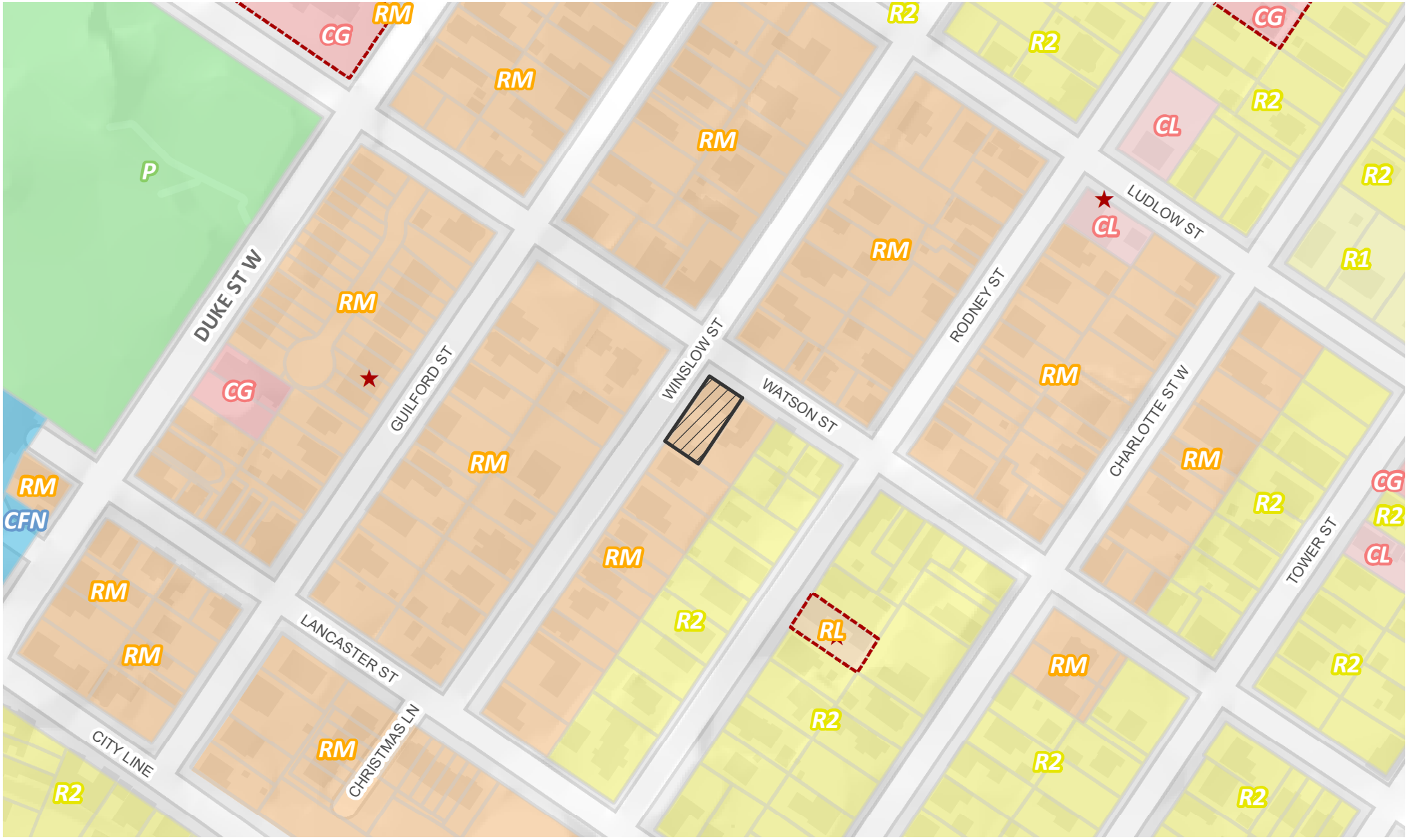


Map 2 - Future Land Use

Hughes Surveys and Consultants - 188-190 Winslow Street

The City of Saint John
Date: June 19, 2019

0 50 m



(CFN) Neighbourhood Community Facility
(CG) General Commercial
(CL) Local Commercial
(P) Park
(R1) One-Unit Residential
(R2) Two-Unit Residential
(RL) Low-Rise Residential
(RM) Mid-Rise Residential

★ Section 59 Conditions

Map 3 - Zoning

Hughes Surveys and Consultants - 188-190 Winslow Street

The City of Saint John
Date: June 19, 2019

Map 4A - Aerial Photography

Hughes Surveys and Consultants - 188-190 Winslow Street

The City of Saint John
Date: June 19, 2019

0 25 m

Map 4B - Aerial Photography

Hughes Surveys and Consultants - 188-190 Winslow Street

The City of Saint John
Date: June 19, 2019

View of site from Watson Street/Winslow Street intersection

View from Watson Street frontage

View of 190 Winslow Street

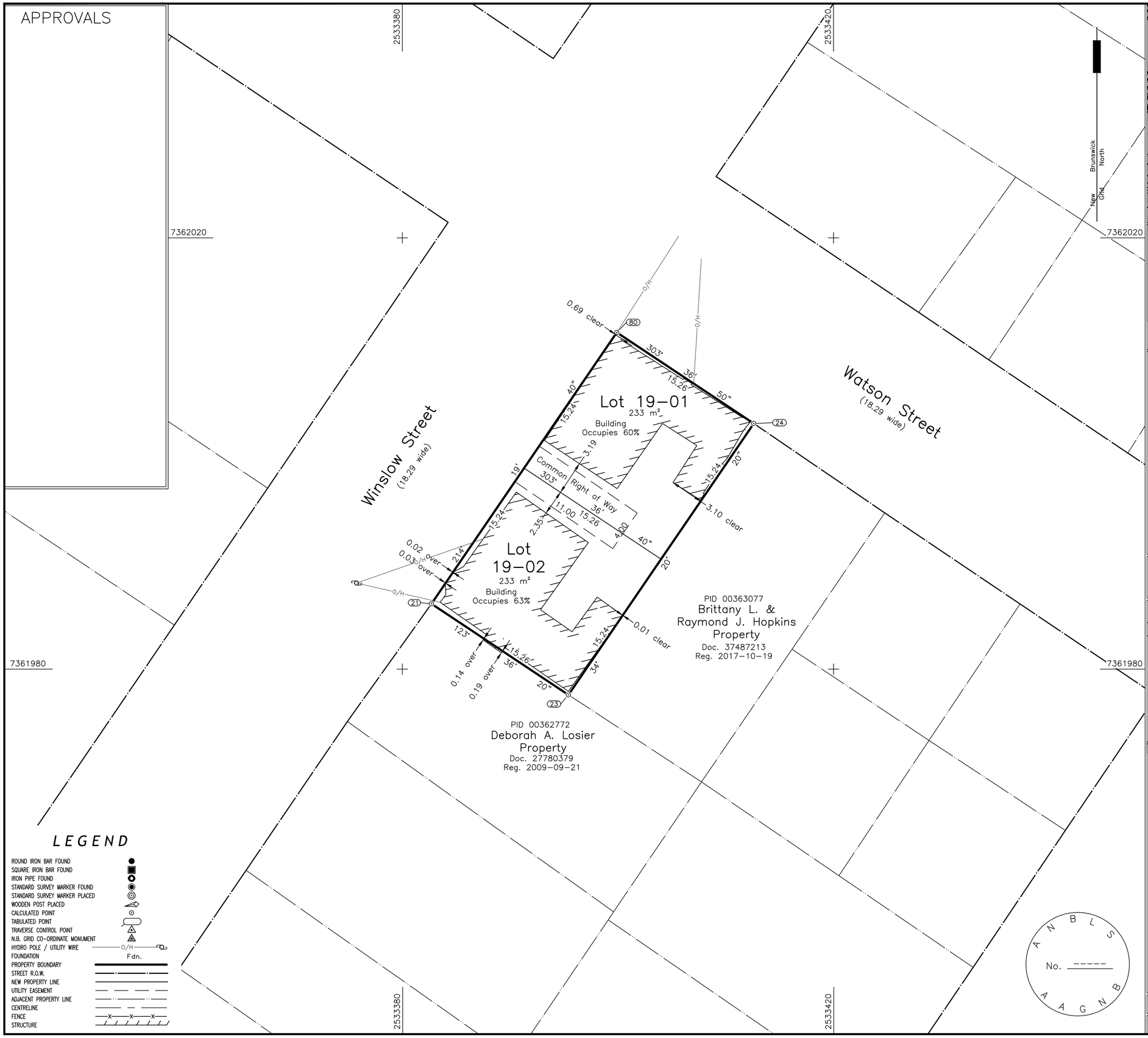
View of 188 Winslow Street

Map 5 - Site Photography

Hughes Surveys and Consultants - 188-190 Winslow Street

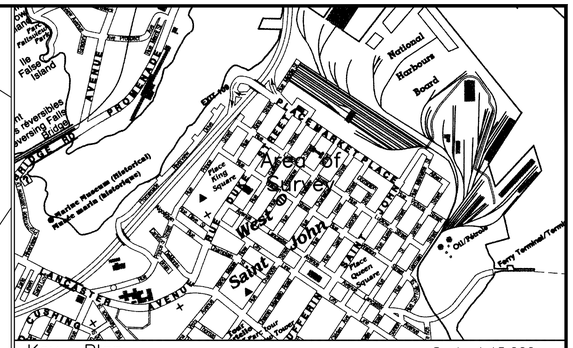
The City of Saint John
Date: July-05-19

APPROVALS



LEGEND

- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- IRON PIPE FOUND
- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- WOODEN POST PLACED
- CALCULATED POINT
- TABULATED POINT
- TRAVERSE CONTROL POINT
- N.B. GRID CO-ORDINATE MONUMENT
- HYDRO POLE / UTILITY WIRE — O/H —
- FOUNDATION — Fdn.
- PROPERTY BOUNDARY
- STREET R.O.W.
- NEW PROPERTY LINE
- UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- CENTRELINE
- FENCE — X — X — X —
- STRUCTURE



Registration Data

Owner Name : 1163046 B.C. Ltd.
PID : 00362764
Effective Date : ---
Instrument : Transfer # 26803149 Reg. 2009–02–06

Agent _____
Owner Names

NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. ---- (NAD83 CSRS HPN Values).
2. All distances are in metres; to convert to imperial equivalents divide by 0.3048.
3. Area of survey outlined thus ⊙———⊙, peripheral information compiled from various sources.
4. All document and plan references refer to the Registry Office for Saint John County or the Land Titles District of New Brunswick.
5. Field survey completed on ----.
6. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.

Purpose Of Plan

To create Lot 19–01, 19–02, and a common Right of Way from PID 00362764

New Brunswick Grid Co–Ordinate Values

Sta.	X	Y	Rmks.

Scale Factor Applied -------

Tentative Plan

1163046 B.C. Ltd. Subdivision , Winslow Street, City of Saint John, Saint John County, New Brunswick

Prepared By
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Apr. 30, 2019
Date

1 : 200 — 4 0 4 8 12 16 meters

Dwg. No.	Disk No.	Topos	Disk No.
S19040	2019	------	----

Dwn. by	Job No.	Rev. No.	Map Ref.
B.E.S.	Y19040		G/08–T2A, SW(3)

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