

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: **Rezoning Application**
 81 Bayside Drive

On June 17, 2019 Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its July 16, 2019 meeting.

Staff presented the proposal to members of the Committee. As this was a City of Saint John initiated application, staff acted on behalf of the landowner (Everett Erb). No members of the public spoke in favour or in opposition to the application. The Committee adopted the staff recommendation.

RECOMMENDATION:

1. That Common Council rezone a 930 square metre parcel of land located at 81 Bayside Drive, also identified as PID No. 00317636, from Neighbourhood Community Facility (CFN) to General Commercial (CG).

Respectfully submitted,


Rick Stephen
Vice Chair

Attachments

- 1 – Staff Presentation
- 2 – Staff Report 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: City of Saint John

Owner: Erb's Enterprises Ltd.

Location: 81 Bayside Drive

PID: 00317636

Plan Designation: Stable Commercial

Existing Zoning: Neighbourhood Community Facility (CFN)

Proposed Zoning: **General Commercial (CG)**

Application Type: Rezoning

Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law. Common Council will consider the Committee recommendation at a public hearing on **Monday, July 29, 2019**. Committee may impose conditions.

SUMMARY

The City of Saint John is initiating this application on behalf of the landowner (Everett Erb) to rezone 81 Bayside Drive from Neighbourhood Community Facility (CFN) to General Commercial (CG). This application will correct the improper zoning applied to the site during the adoption of the City of Saint John Zoning Bylaw (ZoneSJ) exercise.

RECOMMENDATION

That Common Council rezones 930 square metres of land located at 81 Bayside Drive, also identified as PID No. 00317636, from Neighbourhood Community Facility (CFN) to General Commercial (CG).

DECISION HISTORY

There are no relevant planning decisions made for 81 Bayside Drive.

ANALYSIS**Proposal**

The City of Saint John is seeking approval of the rezoning of 81 Bayside Drive from Neighbourhood Community Facility (CFN) to General Commercial (CG) to rectify the improper transition made during the adoption of ZoneSJ. This issue came to the City's attention when the property owner made an inquiry to the One Stop Development Shop.

Staff has reviewed the Municipal Plan and in accordance with Policy I-3, has determined that the rezoning of 81 Bayside Drive is consistent with the vision of the plan.

Site and Neighbourhood

The subject site is located in East Saint John, and is designated as Stable Commercial. The lot abuts Bayside Drive, and has two small lanes separating it from other Neighbourhood Community Facility lots. The neighbourhood consists of a diverse number of uses, ranging from Two-Unit Residential to Light Industrial, while the site itself is adjacent to a large Neighbourhood Community Facility (Bayside Middle School).

As the site is currently zoned Neighbourhood Community Facility (CFN), the uses for the site are limited, which is in stark contrast to similar sites on Bayside Drive, most of which are zoned General Commercial (CG) or Corridor Commercial (CC). By rectifying the zoning of the site to CG, the uses for the site can include restaurants, grocery stores, and service stations that are similar uses to other developments along Bayside Drive.

Conclusion

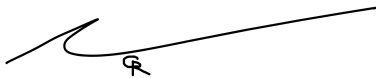
Approval of the re-zoning of 81 Bayside Drive from Neighbourhood Community Facility (CFN) to General Commercial (CG) will restore the correct zoning rights, allowing the property to be developed more appropriately with the vision of the Municipal Plan.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives were considered.

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. The public hearing for the rezoning was advertised on the City of Saint John's website on July 12, 2019.

SIGNATURES AND CONTACT**Prepared:**

Corey Cooper, MPlan
Planner

Reviewed:

Kenneth Melanson, BA, RPP, MCIP
Manager, Community Planning

Approved:

Jacqueline Hamilton, MURP, MCIP, RPP
Commissioner

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Project: 19-0107

APPENDIX

Map 1: **Site Location**

Map 2: **Municipal Plan**

Map 3: **Zoning**

Map 4: **Aerial Photography**

Map 5: **Site Photography**

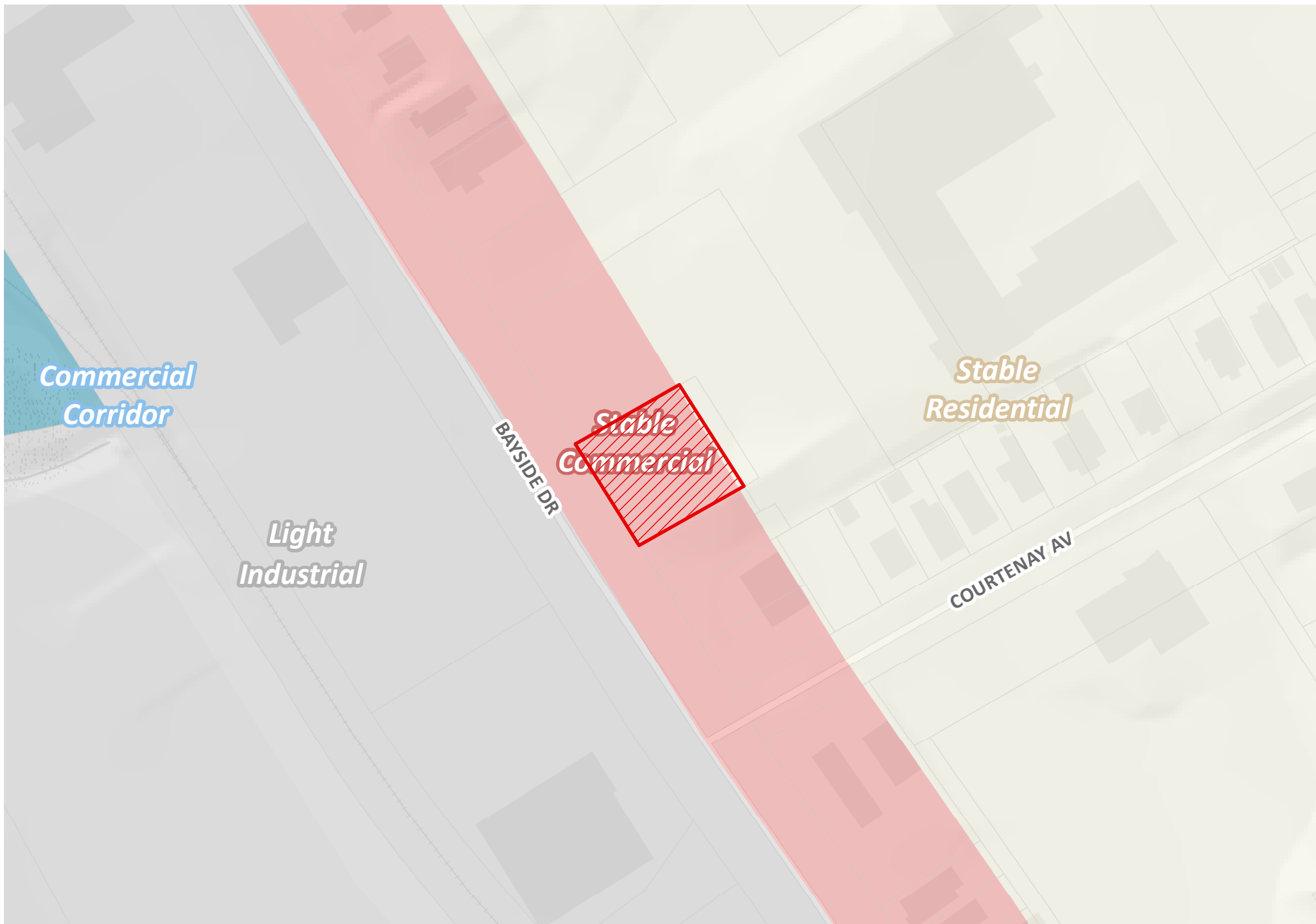


Map 1 - Site Location

City of Saint John - 81 Bayside Drive

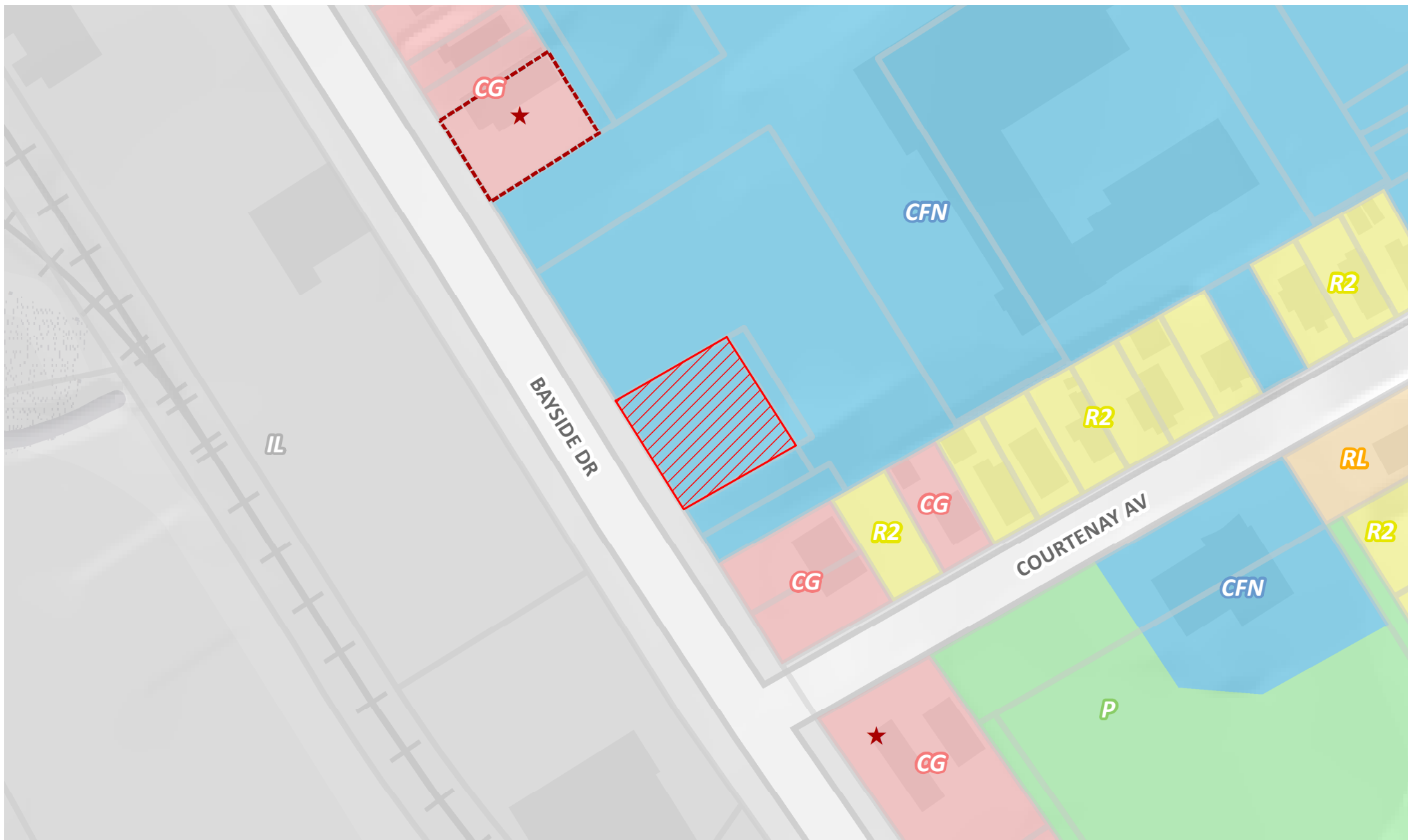
The City of Saint John
Date: June-10-19





Map 2 - Future Land Use
City of Saint John - 81 Bayside Drive





(CFN) Neighbourhood Community Facility (RL) Low-Rise Residential
 (CG) General Commercial
 (IL) Light Industrial
 (P) Park
 (R2) Two-Unit Residential

★ Section 59 Conditions

Map 3 - Zoning

City of Saint John - 81 Bayside Drive

The City of Saint John
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map 4 - Aerial Photography

City of Saint John - 81 Bayside Drive

The City of Saint John
Date: June-10-19

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