



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:** Tailored Developments

**Owner:** Lang Lee

**Location:** 149 Broad Street

**PID:** 00000604

**Plan Designation:** Medium to High Density Residential

**Existing Zoning:** Neighbourhood Community Facility (CFN)

**Proposed Zoning:** Urban Centre Residential (RC)

**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 proposal is to rezone a 1,483 square metre property from Neighbourhood Community Facility (CFN) to Urban Centre Residential (RC) to enable the redevelopment of a vacant 3 storey brick building. The building, formerly known as the Courtenay House, operated as a number of uses including a community facility from 1892 until its closure in 1976. Staff are supportive of the proposal as it would allow for the adaptive reuse of a community facility building into a multiple unit dwelling.

**RECOMMENDATION**

1. That Common Council rezone an approximately 1,483 square metre parcel located at 149 Broad Street, also identified as PID No. 00000604, from Neighbourhood Community Facility (CFN) to Urban Centre Residential (RC).
2. That, pursuant to Section 59 of the *Community Planning Act*, the development and use of the parcel of land with an area of approximately 1,483 square metres, located at 149 Broad Street also identified as PID No. 00000604, be subject to the following condition:
  - a. That any development of the site be in accordance with a detailed site plan to be prepare by the proponent and subject to the approval of the Development Officer, indicating: the location of all buildings and structures, vehicular parking areas & driveways, bicycle parking, loading areas, signage, exterior lighting, outdoor storage areas, landscape and amenity areas, and other site features. The site plan is to be attached to the application for the building permit for the proposed development.

**DECISION HISTORY**

There are no Council or Planning Advisory Committee decisions associated with this property subsequent to 1979.

**ANALYSIS****Proposal**

The proposal is to rezone a parcel located at 149 Broad Street from Neighbourhood Community Facility (CFN) to Urban Centre Residential (RC) to enable conversion to a multiple unit dwelling. Renovations tentatively consist of creating 10 apartment units (6 two bedroom and 4 one bedroom). A site plan was included in the application, which shows the creation of on-site parking in the side and rear yard to service the units. The final site plan, as required by condition of the rezoning, will need to be submitted at the time of any building permit.

## Site and Neighbourhood

The property is located in the eastern portion of the City's south end neighbourhood and is situated on the north side of Broad Street. Under the Municipal Plan, Broad Street is identified as an arterial street, a road whose function is the movement of larger volumes of all types of vehicle traffic at medium to high speeds. The existing 3 storey brick building occupies 35% of the lot with an attached shed. The remainder of the lot is vacant, but notably, there are 4-5 mature trees located in the northwest corner of the property.

According to Archives NB, Courtenay House had a longstanding history of serving as a home for women over the age of sixty. In 1976 residents were transferred to the Church of St. John and St. Stephen Home Inc. Since that time, there have been a variety of uses which have occupied the building. Under the current owner, the property has remained vacant since 2016. A structural report was conducted by Tailored Developments and submitted prior to the rezoning application, with the conclusion that overall the structure is in good condition to be rehabilitated for a residential dwelling.

The property is surrounded by residential uses, with the neighbourhood block made up of converted dwellings housing between 2 and 6 units. In addition to residences, the outlying neighbourhood contains an office/warehouse, nursing home, and vacant lands of Imperial Oil. The property is within close proximity to amenities such Queen Square and Rainbow Park and lies well within walking distance of the City's urban core.

## Municipal Plan and Rezoning

The property is designated Medium to High Density Residential under the Municipal Plan and lies within an Urban Neighbourhood Intensification Area. From this perspective, the proposal is appropriate. Policy LU-45 of the Plan states that "Council shall permit within this designation a range of housing types with an emphasis on the provision of higher density housing forms such as apartment, condominium, and townhouse units."

Furthermore, Policy I-2 of the Plan sets out general criteria to be evaluated by the City in its consideration of amendments to the Zoning By-law. This proposal is capable of meeting this criteria based on the following:

- a) The proposal is in conformity with the goals and policies of the Municipal Plan.
- b) Owing to its location within an intensification area, the proposal is not premature or inappropriate in terms of the delivery of services, proximity to community amenities, access, or potential for negative impacts to designated heritage buildings.
- c) The proposal consists of an existing building; however, appropriate controls will be placed on any renovation through the requirement of a site plan that must demonstrate conformity in terms of parking, outdoor storage, signs, and any other relevant matters.
- d) The proposed site is suitable in terms of environmental considerations and susceptibility of flooding.
- e) Terms and conditions related to phasing of the development are not applicable.

- f) Public health and safety considerations at this time are not applicable; however, any renovations will be required to be in conformity the Building By-law.

General Urban Design Policy UD-9 under the Municipal Plan “encourages sustainability in design by promoting the conservation and adaptive re-use of existing buildings and designing sites to retain mature trees.” The proposal is noteworthy for its adaptive reuse of an existing building and piece of the South End’s built heritage. A review of the preliminary site plan indicated that a side yard setback variance would be required to permit the parking configuration as shown. The final site plan will be dealt with by the Development Officer at the time of submission of the building permit, including evaluation of any potential variances. The site plan also indicates the removal of mature trees to the northwest of the property. The retention of mature trees on the property is encouraged as much as possible.

### **Conclusion**

In evaluating the rezoning proposal, it was found to be appropriate in terms of land use, density, and adaptive reuse of an existing building. The addition of new housing stock in this area of the City is much in conformity with the intent of the Municipal Plan and on this basis staff is recommending approval of the rezoning.

### **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 5, 2019. The public hearing for the rezoning was advertised on the City website on July 8, 2019.

### **SIGNATURES AND CONTACT**

#### **Prepared:**



Andrew Reid , MCIP, RPP  
Planner

**Reviewed:**



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

**Approved:**



Jacqueline Hamilton, MURP, MCIP, RPP  
Commissioner

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**Project:** 19-98

**APPENDIX**

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



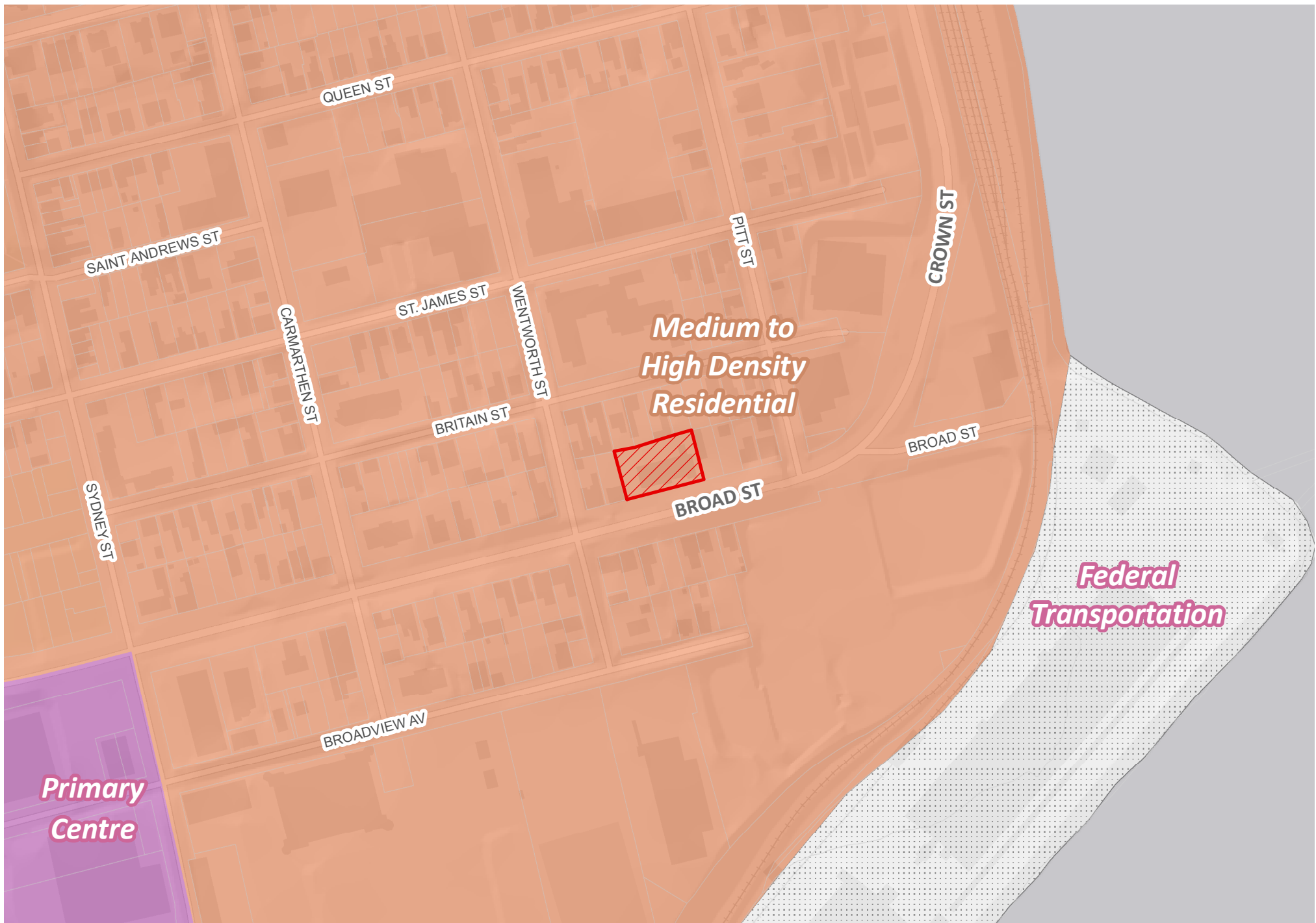
# Map 1 - Site Location

Tailored Developments on behalf of Mr. Lang Lee

The City of Saint John  
Date: June-07-19

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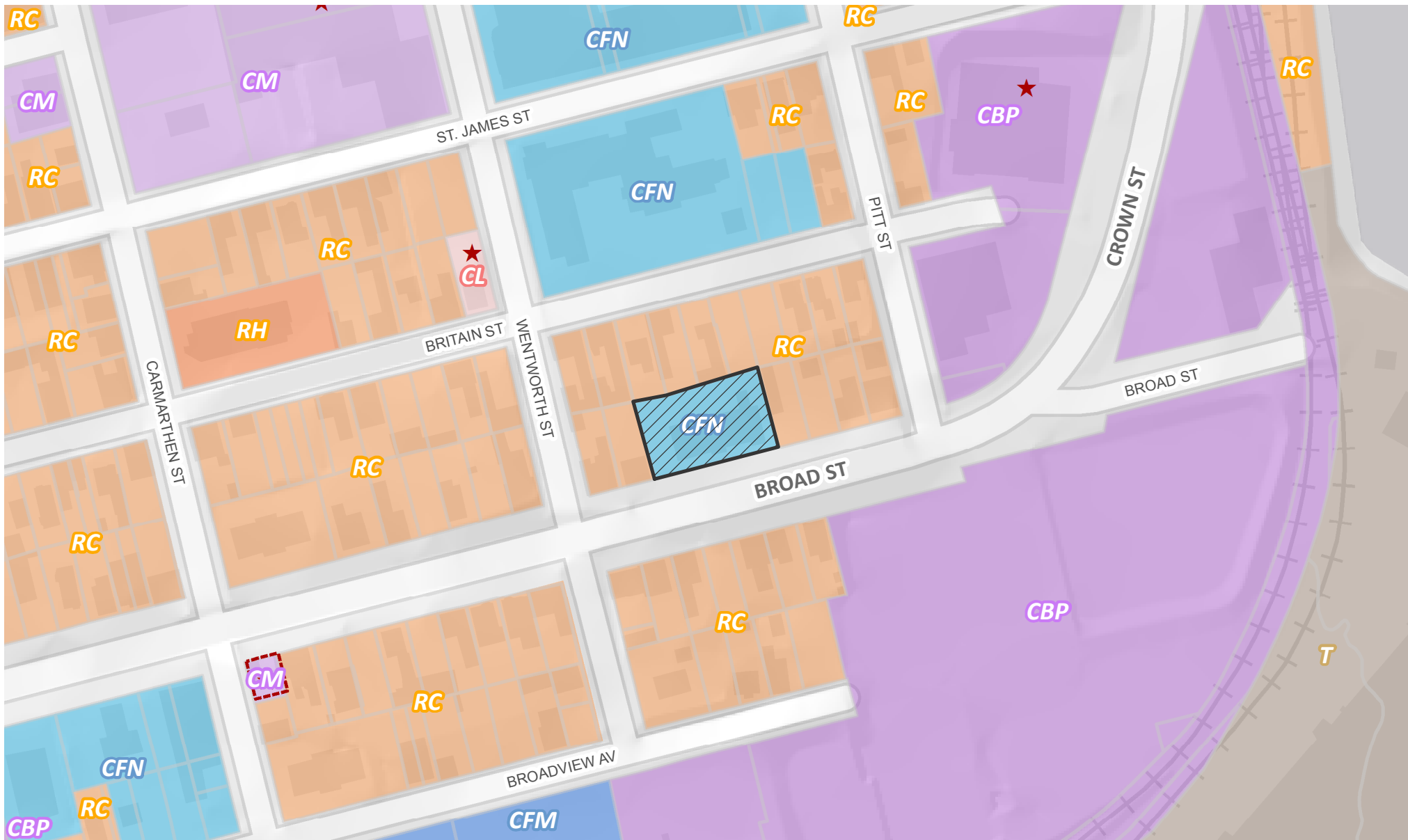


**Map 2 - Future Land Use**  
Tailored Developments on behalf of Mr. Lang Lee

The City of Saint John  
Date: June-07-19

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- (CBP) Business Park Commercial
- (CFM) Major Community Facility
- (CFN) Neighbourhood Community Facility
- (CL) Local Commercial
- (CM) Mixed Commercial
- (RC) Urban Centre Residential
- (RH) High-Rise Residential
- (T) Transportation

★ Section 59 Conditions

# Map 3 - Zoning

Tailored Developments on behalf of Mr. Lang Lee

The City of Saint John  
Date: June-07-19







# Map 4 - Aerial Photography

Tailored Developments on behalf of Mr. Lang Lee

The City of Saint John  
Date: June-07-19







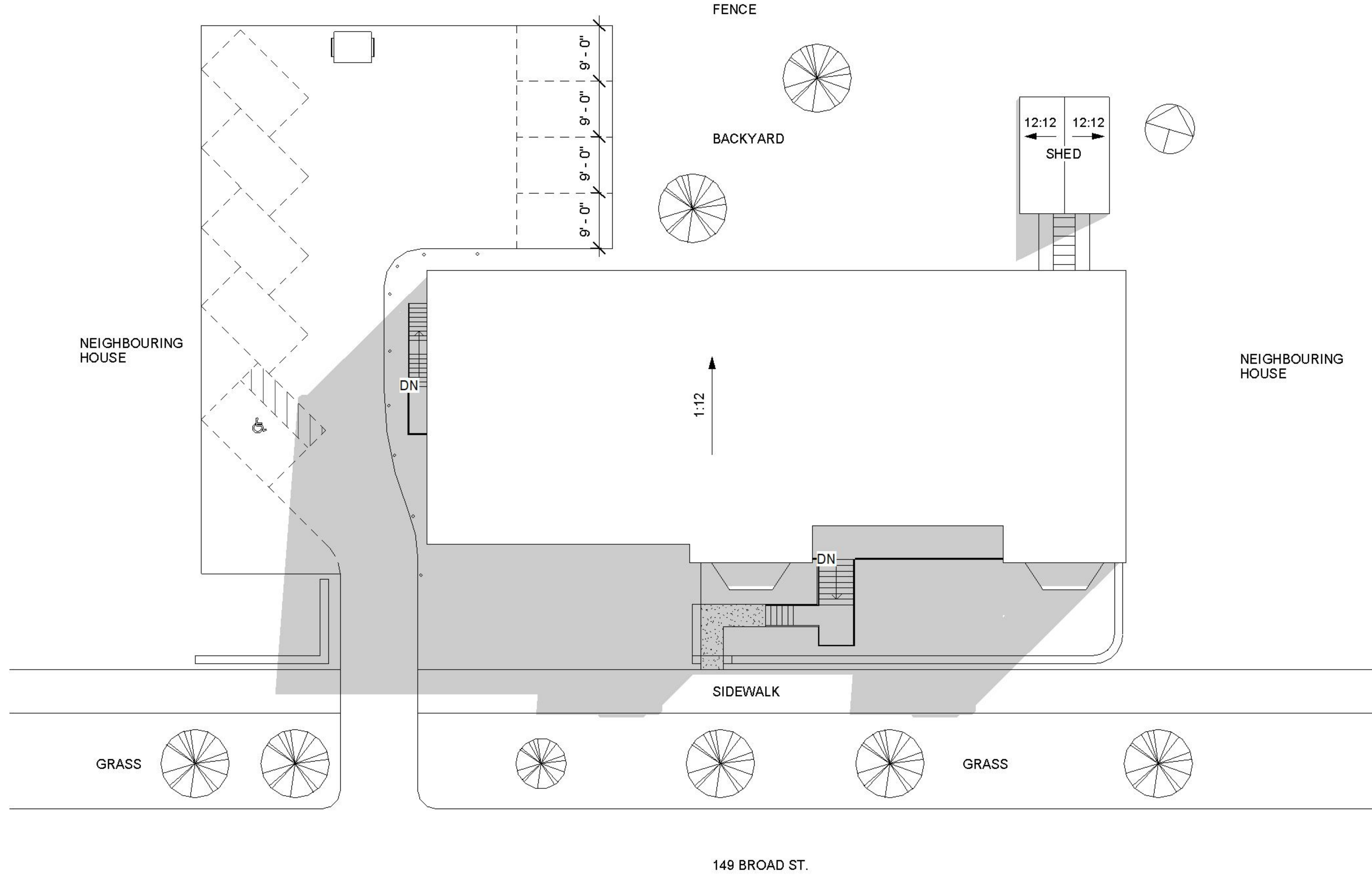
# Site Photography

Tailored Developments on behalf of Mr. Lang Lee - 149 Broad Street

The City of Saint John  
Date: June-17-19







1

Site

1/16" = 1'-0"

**TAILORED DEVELOPMENTS**

Project Management,  
Construction & Engineering

263 Deerwood Drive,  
Fredericton, NB E3E 1B8.  
Phone. (506)999-2882.

Saint John NB.

Site plan

For permit 31/05/2019

Project Number .

Drawn by Se

Checked by JW

A101

Scale 1/16" = 1'-0"





**TAILORED DEVELOPMENTS**  
  
Project Management,  
Construction & Engineering  
  
263 Deerwood Drive,  
Fredericton, NB E3E 1B8.  
Phone. (506)999-2882.

Saint John NB.	
3D color samples	
For permit	31/05/2019
Project Number	.
Drawn by	Author
Checked by	Checker
A104	
Scale	12" = 1'-0"