



49 Noel Avenue

Presentation to Common Council

July 29, 2019



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

Proposal

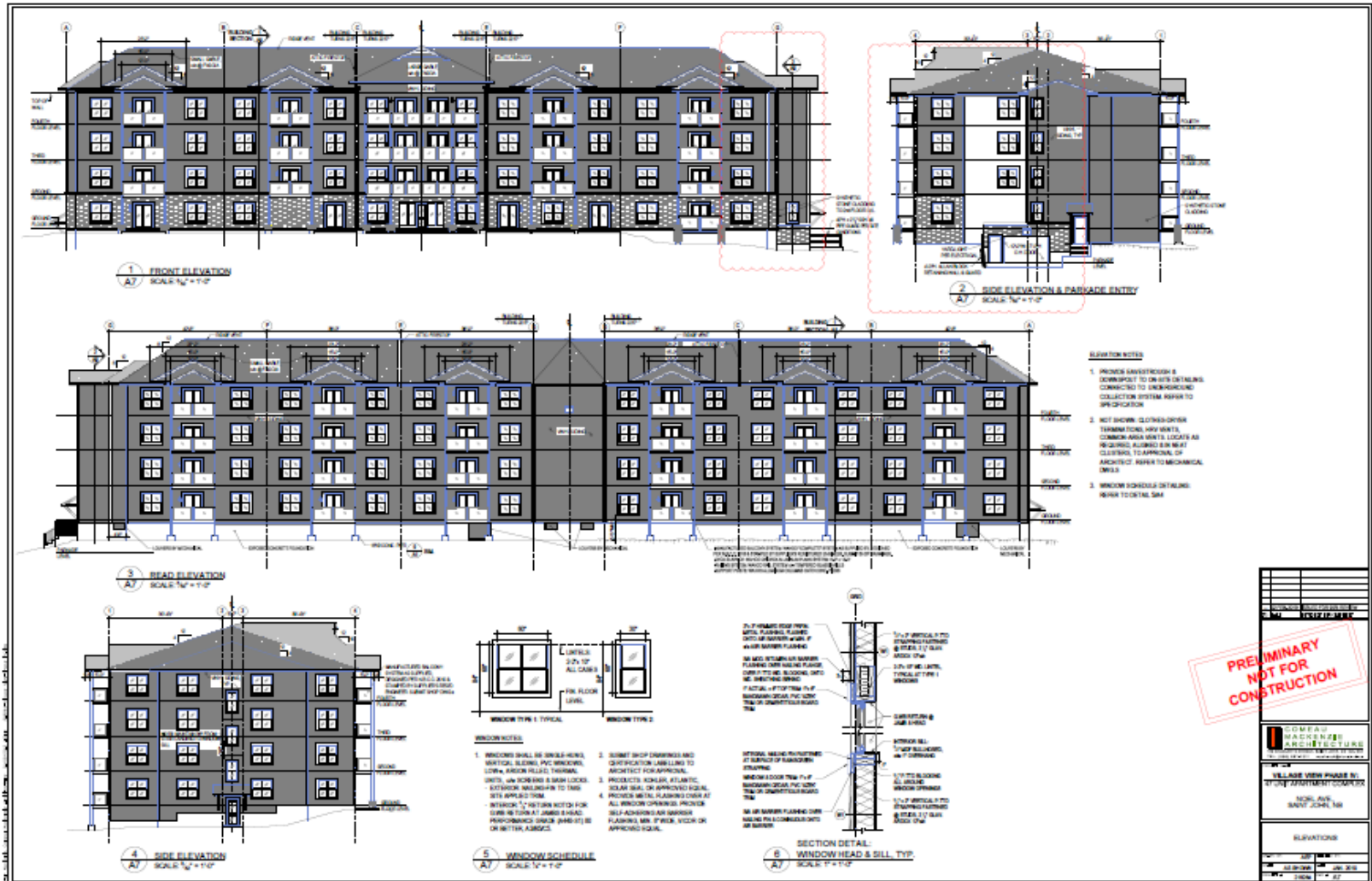
- Amend Section 59 conditions imposed on original site which limited the maximum unit count to 46 and increase to 47 units (addition of 1 unit).
- Note: due to an advertising error, incorrect public hearing date advertised. New ad and letters were sent out for re-scheduled public hearing of July 29. PAC report will still reference previous date.



Site Location



Elevations



Site Aerial



Site Photos



Site Photos



Site Photos



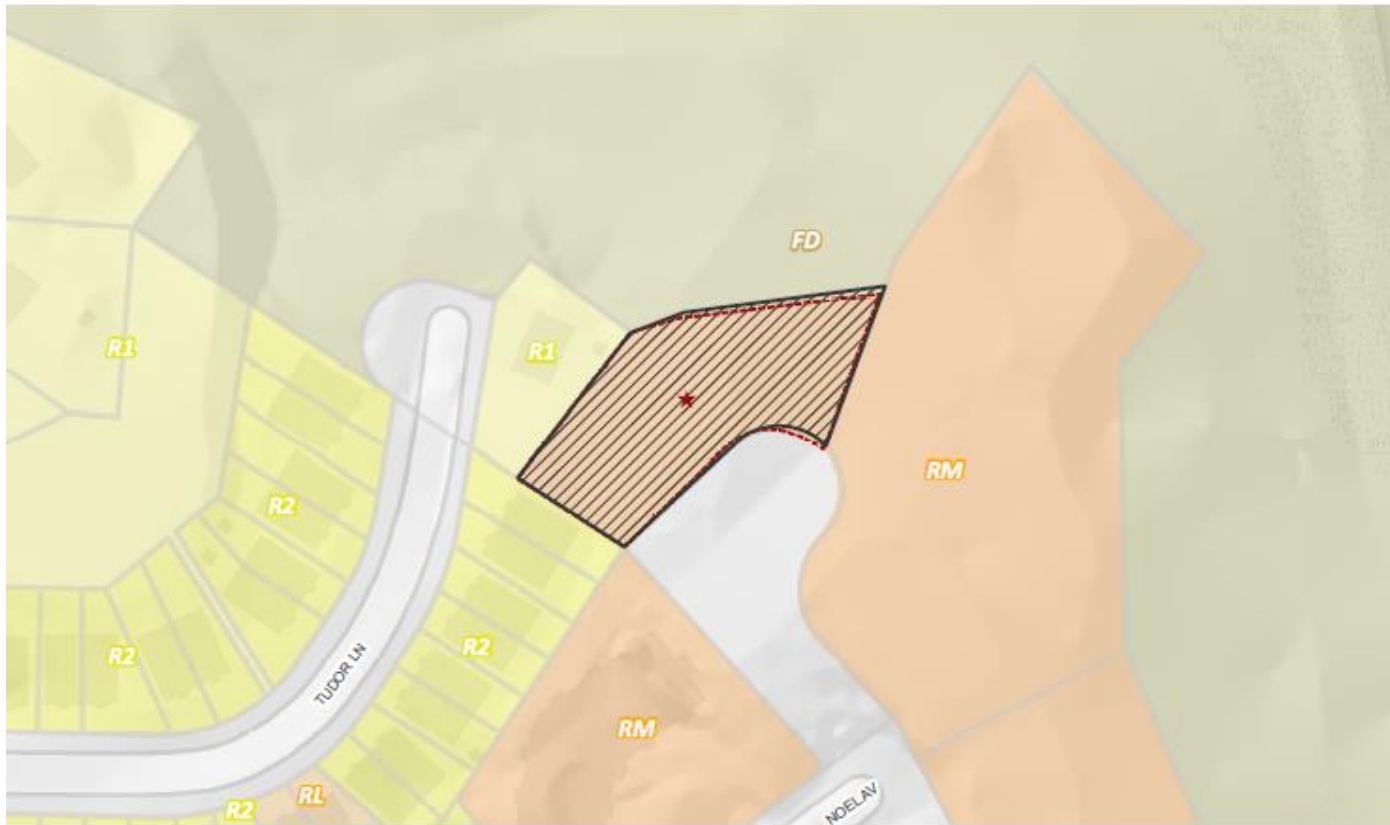
Site Photos



Future Land Use



Zoning



(FD) Future Development
(R1) One-Unit Residential
(R2) Two-Unit Residential
(RL) Low-Rise Residential
(RM) Mid-Rise Residential

★ Section 59 Conditions



- Change of Section 59 condition to add one additional dwelling unit – sewer capacity has been found workable to add unit.
- All remaining conditions from original rezoning to remain in place.

Staff Recommendation

- That Common Council amend the Section 39 (now 59) conditions by rescinding and imposing the new conditions found on pages 2 and 3 of the staff report.



Public Engagement

- Website advertisement – **May 10, 2019.**
Letters to landowners – **May 8, 2019.**
- No letters from the public received by PAC or Common Council.
- Applicant in agreement with Staff Recommendation.
- New Website advertisement and letters to land owners with corrected Public Hearing Date (due to advertising error) – **July 5, 2019.**



PAC Recommendation

- That Common Council amend the Section 39 (now 59) conditions by rescinding and imposing the new conditions found on pages 2 and 3 of the staff report.

