



# 661 Dever Road

Public Hearing Presentation

February 6, 2023

Growth & Community Services



SAINT JOHN

# Proposal

- Amend Section 59 Conditions
  - 1 hectare site; General Commercial (CG) zoning
  - Allow for pharmacy in existing commercial building
  - Permit multiple-unit residential development in western portion of site
    - 54 dwelling units





# Proposal



# Proposal



1 Front Elevation  
Scale: 1/8"=1'-0"



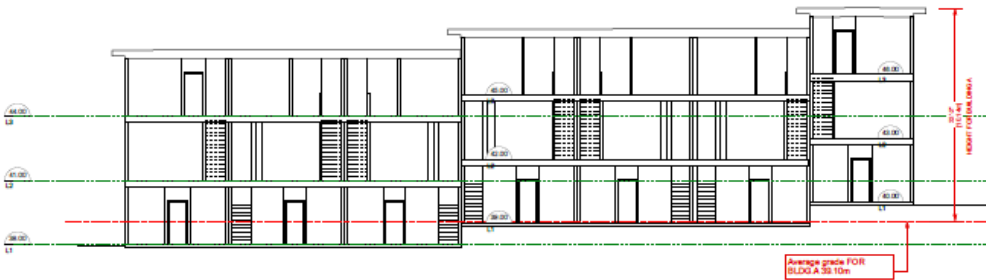
3 Side Elevation  
Scale: 1/8"=1'-0"



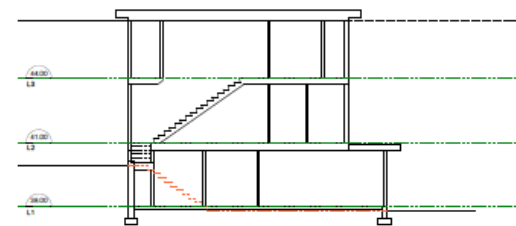
2 Back Elevation  
Scale: 1/8"=1'-0"



4 Side Elevation  
Scale: 1/8"=1'-0"



5 BLDG. A Section 1  
Scale: 1/8"=1'-0"



6 BLDG. A Section 2  
Scale: 1/8"=1'-0"

Average grade FOR  
BLDG. A IS 10m

NOTE: Buildings 'B' & 'C' are typical to building 'A' in plan, and similar in elevations but different in grades.

No.	Date	Revised	By	Checked

**Parsi Development Ltd.**

DEVER ROAD  
801 GRAND AVENUE  
City of Salt Lake, UT

BLDG. A - Elevations & Sections

Project No. A202

Sheet No. 2



# Proposal





# Proposal





# Proposal





# Proposal





# 661 Dever Road - Air Photo



2022-12-19

 Subject Site

 Property Parcels

World Imagery

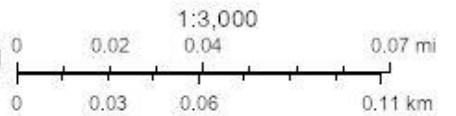
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



Govt of New Brunswick, Maxar



# Site & Neighbourhood





# Site & Neighbourhood





# Site & Neighbourhood





# Site & Neighbourhood







# 661 Dever Road - Future Land Use



2022-12-19


 Subject Site


 Property Parcels

 Primary Development Area

Future Land Use

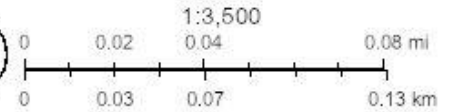
 Medium to High Density Residential

 Light Industrial

 Stable Residential

World Imagery

Low Resolution 15m Imagery



Govt of New Brunswick, Maxar

# Municipal Plan

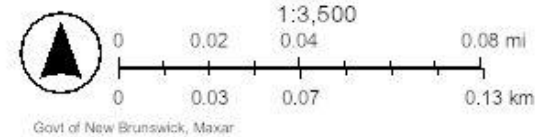
- Stable Residential
- Policy LU-88 criteria for new development
  - Compatibility with adjacent land uses – separation from existing development, surrounding neighbourhood
  - Location along collector street street, on-demand transit service
  - Additional density in lower density suburban area
    - Proposed development: 98 units per hectare
    - Low Density Residential: 20 to 45 units per hectare
    - Low to Medium Density Residential: 35 to 90 units per hectare.
    - • Medium to High Density Residential : 45 units per hectare (minimum).
  - Proximity to Intensification Area and Regional Retail Centre
  - Servicing capacity exists
- Applicant in discissions with Province for affordable housing component
- Proposal conforms to the Municipal Plan



# 661 Dever Road - Zoning



2022-12-19



# Zoning

- General Commercial (CG) Zoning
- Generally meets CG zone standards
- Permits a range of commercial uses and dwelling units
- No traffic, servicing or emergency management concerns
- Staff recommend rescinding conditions limiting permitted uses of site
  - Allow for permitted uses in General Commercial Zone
  - Existing uses would still be permitted
  - Additional provision to allow for proposed housing form should site be subdivided
    - Exterior entrances
    - At grade units



# Section 59 conditions

- Sidewalk along private access
- Cohesive façade design
- Standard conditions
  - Building Elevation / Site and Landscaping Plans
  - Drainage / Infrastructure

# Engagement

On **January 3**, letters sent to all property owners within 100 metres of the subject property.

**January 11**, public notice posted on the City's website.

One resident appeared at PAC concerned with the loss of a daycare centre.





# Staff Recommendation

- Amend Section 59 conditions
  - Uses as permitted through CG zoning
  - Pedestrian walkway
  - Cohesive façade design
  - Infrastructure / Drainage
  - Site, Landscaping and Building Plans – Permit Stage



# PAC Recommendation

- Amended Staff Recommendation
  - Added condition requiring developer to provide connection to adjacent sports complex
- Planning Staff are in agreement with the amended recommendation





# Proposal

