
PLANNING ADVISORY COMMITTEE



The City of Saint John

August 21, 2019

His Worship Mayor Don Darling and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Rezoning Application
319 Lancaster Street**

On July 29, 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 August 20, 2019 meeting.

Staff presented the proposal to members of the Committee. The applicants/owners Jamie & Kyla Reschny were present. No members of the public spoke in favour or in opposition to the application. The Committee adopted the staff recommendation which included the approval of a temporary use by the Committee to allow for the occupation of the building during the interim period between the Committee meeting and anticipated approval of the rezoning. .

RECOMMENDATION:

1. That Common Council rezone a parcel of land having an area of approximately 1,843 square metres, located at 319 Lancaster Street also identified as PID No. 00365528 from Neighbourhood Community Facility (CFN) to Two-Unit Residential (R2).
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 1,843 square metres located at 319 Lancaster Street also identified as PID No. 00365528, be subject to the following conditions:
 - a. That any development of the site be in accordance with a detailed site plan to be prepared by the proponent and subject to the

approval of the Development Officer, indicating: the location of all buildings and structures, vehicular parking areas & driveways, accessory buildings and structures, landscape and amenity areas, setbacks, and other site features. The site plan is to be attached to the application for the building permit for the proposed development.

Respectfully submitted,



Eric Falkjar
Chair

Attachments

- 1 – Staff Presentation
- 2 – Staff Report dated August 16, 2019



The City of Saint John

Date: August 16, 2019

To: Planning Advisory Committee

From: Growth & Community Planning
Growth & Community Development Services

For: **Meeting of Tuesday, August 20, 2019**

SUBJECT

Applicant: Jamie Reschny

Owner: Jamie & Kyla Reschny

Location: 319 Lancaster Street

PID: 00365528

Plan Designation: Stable Residential

Existing Zoning: Neighbourhood Community Facility (CFN)

Proposed Zoning: **Two-Unit Residential (R2)**

Application Type: Temporary Use & 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 for the rezoning at a public hearing on **Monday, September 9, 2019**.

The Zoning By-law authorizes the Planning Advisory Committee to permit, for a temporary period of up to one year, a development otherwise prohibited in the By-law. The Committee may impose conditions on both applications.

SUMMARY

The applicant is proposing the rezoning of 319 Lancaster Street from Neighbourhood Community Facility (CFN) to Two-Unit Residential (R2). This rezoning would facilitate the conversion of an existing Place of Worship to become two dwelling units. The applicant is also seeking temporary approval of a residential dwelling unit in order to commence work and occupation of the building in advance of the rezoning being in place. The rezoning and subsequent change of use would allow for the adaptive re-use of Place of Worship.

RECOMMENDATION

1. That the Planning Advisory Committee permit the temporary residential use at 319 Lancaster Street for the duration of one year from the date of issuance of a permit.
2. That Common Council rezone a parcel of land having an area of approximately 1,843 square metres, located at 319 Lancaster Street also identified as PID No. 00365528 from Neighbourhood Community Facility (CFN) to Two-Unit Residential (R2).
3. That pursuant to Section 59 of the *Community Planning Act*, the development and use of the parcel of land with an area of approximately 1,843 square metres located at 319 Lancaster Street also identified as PID No. 00365528, be subject to the following conditions:
 - a. That any development of the site be in accordance with a detailed site plan to be prepared by the proponent and subject to the approval of the Development Officer, indicating: the location of all buildings and structures, vehicular parking areas & driveways, accessory buildings and structures, landscape and amenity areas, setbacks, 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 relevant planning decisions made for 319 Lancaster Street.

ANALYSIS**Proposal**

This applicant is seeking approval for a rezoning of 319 Lancaster Street from Neighbourhood Community Facility (CFN) to Two-Unit Residential (R2) in order to repurpose an existing Place of Worship into two dwelling units. The applicant is also seeking a temporary approval to occupy the premise prior to the rezoning. Approval of this application would facilitate adaptive re-use of a vacant Place of Worship, enhancing the character of the surrounding community.

Site and Neighbourhood

The subject site is located in the West Saint John community, adjacent to Queen Square West. The surrounding area consists of lots zoned Two-Unit Residential (R2), which contain various single, two and older multiple unit dwellings. Queen Square West is located directly across Lancaster Street from the site and is zoned Park (P). The Place of Worship, formerly St. Jude's Church, has been apart of the West Saint John community since its opening in 1861, and was consecrated later that year. The church was deconsecrated in late 2014, and has had no proposals put forth to re-utilize the space until now.

Municipal Plan and Rezoning

The former Place of Worship has been vacant for some time. The proposed development would allow the site to be re-used in a manner that reflects the intent of the Municipal Plan. The Municipal Plan encourages, through Policy LU-87, that areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redevelopment land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.

The adaptation of the existing church achieves this policy's intent among other subsequent policies such as Policy LU-88.

The proposed land use is desirable and contributes positively to the neighbourhood;	The adaptive re-use of the vacant building provides additional housing for the community and revitalizes a neglected site.
The proposal is compatible with surrounding land uses;	The majority of the surrounding residential lots are zoned R2, which is reflected by the proposed rezoning of the site to the same zone.

The Municipal Plan also encourages projects such as the proposed adaptive re-use of the site in Policies CF-39 and LU-126

CF-39	Encourage the adaptive re-use of vacant places of worship for appropriate uses.	The proposed use will match the density and character of the surrounding community.
LU-126	Encourage the reuse of existing schools and places of worship, preferably for other community uses and in accordance with the relevant requirements of the Zoning Bylaw.	The requirements set out by the Zoning Bylaw will be met through proposed re-zoning.

The proposed rezoning to R2 is being done to ensure the site is adapted well with the surrounding community context, as well as due to the existing structure conforming to the zoning standards of the R2 zone once the renovations are complete.

Undertaking a temporary approval prior to receiving Zoning approval is a process not normally undertaken, but one which is available through the Zoning By-law. Staff recognize and have reminded the applicant there may be some risk in this process. That said, Staff fully support this proposal and are of the opinion that the proposed rezoning and temporary use are reasonable and meet the intent of the Municipal Plan.

Conclusion

Approval of the rezoning will facilitate the Municipal Plan's direction to allow for adaptive re-use of vacant places of worship, in this case facilitating two dwelling units. The temporary use will enable occupation of the building and work to commence prior to rezoning being approved by Council. The development will not only benefit the surrounding community by re-using an existing vacant building, but will also allow the addition of additional dwelling units to the community while minimizing any potential impacts to adjacent parcels.

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 August 1, 2019. The public hearing for the rezoning was advertised on the City of Saint John website on August 16, 2019.

APPROVALS AND CONTACT

Primary Author	Senior Planner/Manager	Commissioner/Dept. Heads
Corey Cooper	Mark Reade, RPP, P.Eng Kenneth Melanson, RPP	Jacqueline Hamilton, RPP Phil Ouellette

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E-mail: corey.cooper@saintjohn.ca
Project: 19-0116 & 19-0117

APPENDIX

Map 1: **Site Location**

Map 2: **Municipal Plan**

Map 3: **Zoning**

Map 4: **Aerial Photography**

Map 5: **Site Photography**

Submission 1: **Floor Plans**



Map 1 - Site Location

Jamie Reschny - 319 Lancaster Street

The City of Saint John
Date: July-18-19



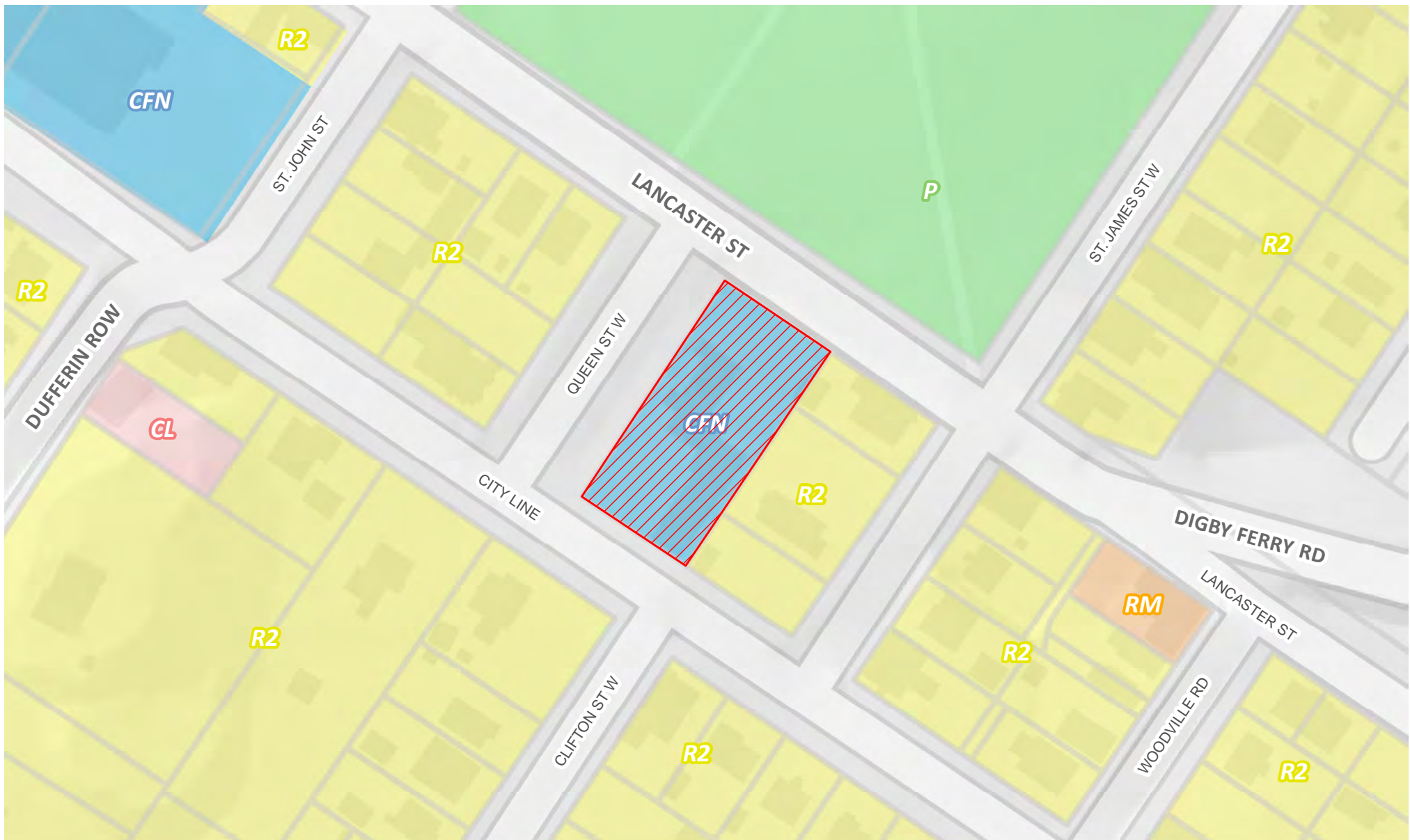


Map 2 - Future Land Use

Jamie Reschny - 319 Lancaster Street

The City of Saint John
Date: July-18-19





(CFN) Neighbourhood Community Facility

(CL) Local Commercial

(P) Park

(R2) Two-Unit Residential

(RM) Mid-Rise Residential

★ Section 59 Conditions

Map 3 - Zoning

Jamie Reschny - 319 Lancaster Street

The City of Saint John
Date: July-18-19





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

Map 4 - Aerial Photography

Jamie Reschny - 319 Lancaster Street

The City of Saint John
Date: July-18-19

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LANCASTER ST

QUEEN ST W

CHURCH

3

BREEZE-
WAY

OFFICES

1

PHASE ONE:

Turn offices
and original
kitchen into
living space

(Potentially)

PHASE TWO:

demolish gym or
salvage

PHASE THREE:

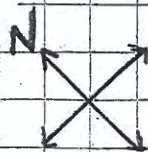
Convert church
into living space
and finish
basement.

2*

HALL /
Gym

CITY LINE

1 SQ = 1 FOOT



← TO BREEZE
WAY

OFFICE

OFFICE

FOYER

Wall
Opening

BREAKER PANEL

CLOSET
UNDER
STAIRS

KITCHEN

BATH

HALLWAY

Wall
in
door

Wall
in
door

Create
Exterior
Wall

exterior
entrance

1 SQ. = 1 FOOT

UPSTAIRS



OFFICE

add
- wall

add door

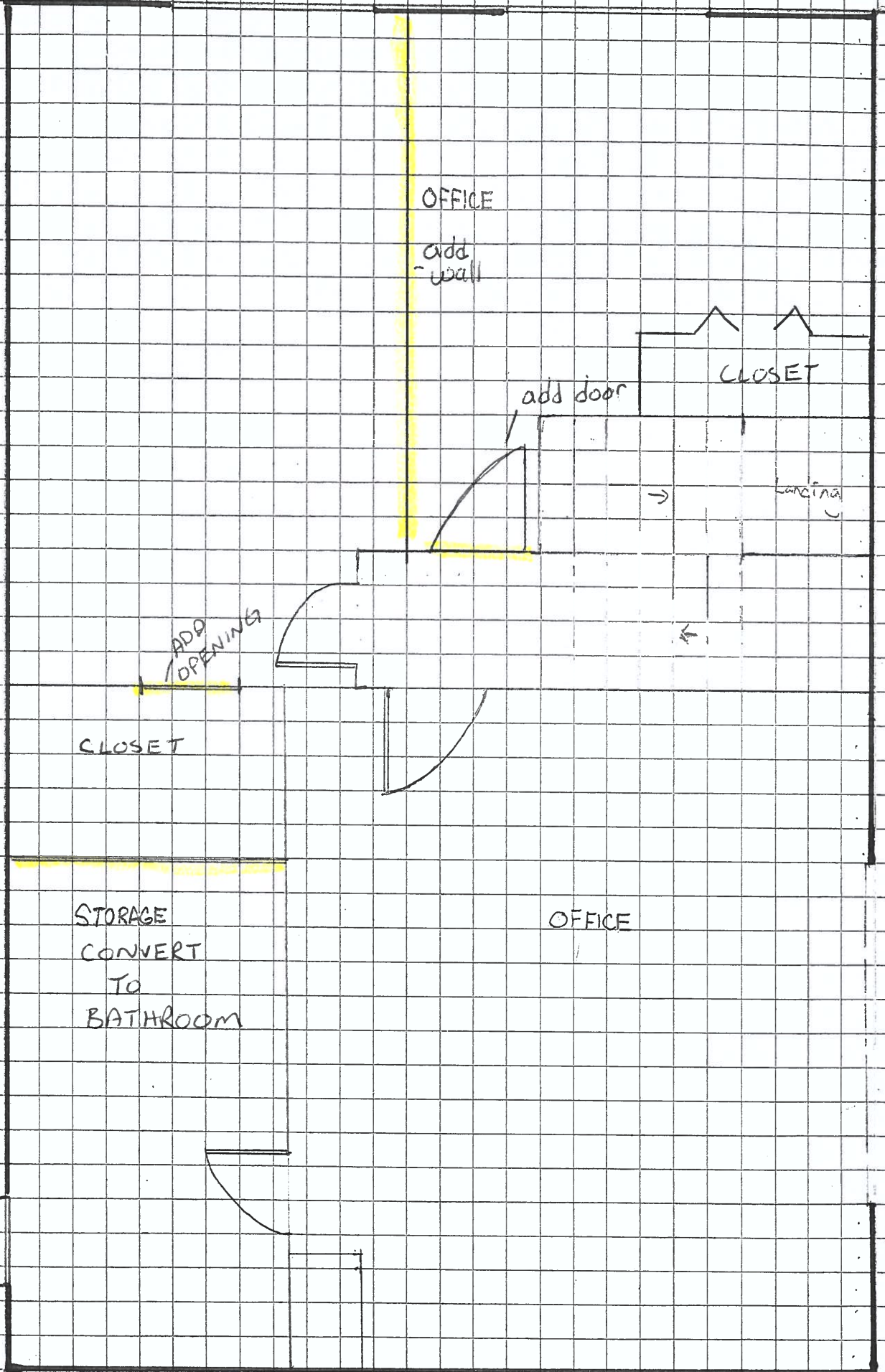
CLOSET

ADD
OPENING

CLOSET

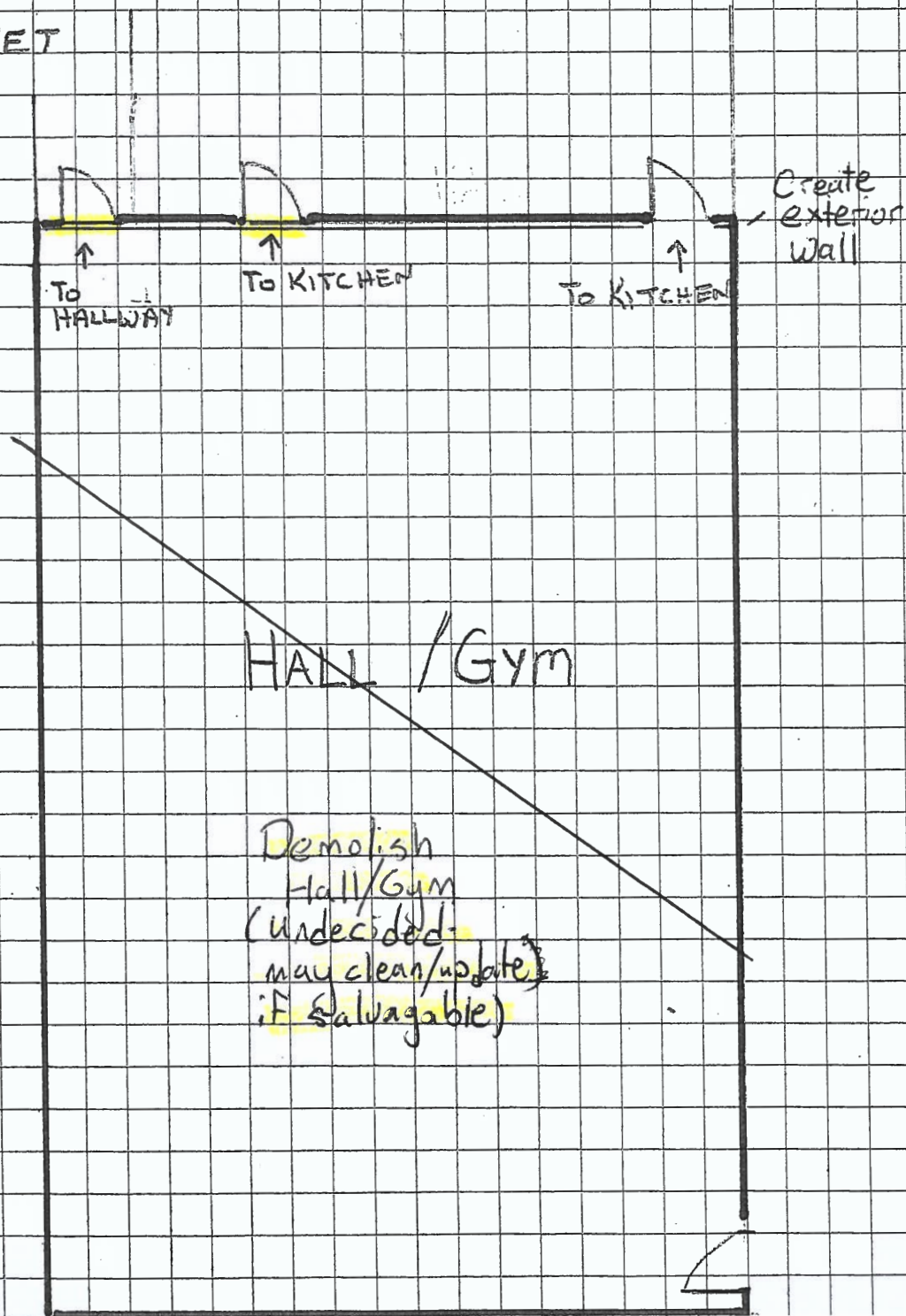
STORAGE
CONVERT
TO
BATHROOM

OFFICE





1 SQ = 2 FEET



From: Sharon Blagden [<mailto:sblagden1948@gmail.com>]
Sent: August 10, 2019 7:43 PM
To: onestop <onestop@saintjohn.ca>
Subject: rezoning application

I think it is wonderful that they are fixing the place up. It will add so much to the neighborhood what ever they decide to do. I just live across the street on City Line.

To whom it may concern,

I am writing to express my approval for the proposed by law amendment to rezone 319 Lancaster Street from Neighbourhood Community Facility to R2 Two-Family residential. I live with my family at 325 ST. James ST West, an adjoining property to this one. I have had the pleasure to meet the applicants and new owners of the old St. Luke's Church on several occasions and the detailed some of their plans to me. I believe they are exactly the right people for this re-use project. I also believe they are a great addition to the area, and fully support their refurbishment and renovation plans for this property.

There were many other proposals I had heard about and I am pleased that none of those people purchased this property. My Wife and I are also very pleased that the previous owner did not demolish this beautiful historic building like said that he had intended. I sincerely hope that Jamie and Kyla will be able to save the oldest part of the structure, the Hall at the rear on the portion nearest to City Line. This structure is the only part of the original church buildings that remain on the site. The original, slightly larger church having burned in the winter of 1893. The hall was lifted and rotated 90 degrees to it's current position after the completion of the current church in 1896.

I wish them all the best in their endeavors here, and with this property.

Yours sincerely,

Christopher Osborne

Owner & Resident of
325 St. James Street West
Saint John, NB
E2M 2E7