



319 Lancaster Street

Presentation to Planning Advisory Committee

August 20, 2019



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

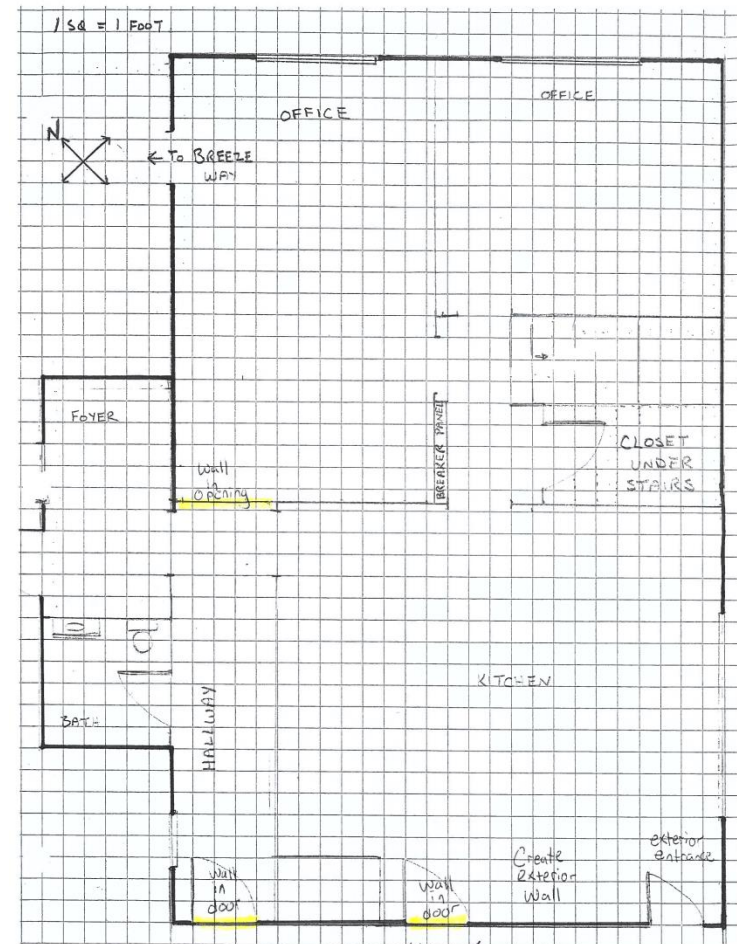
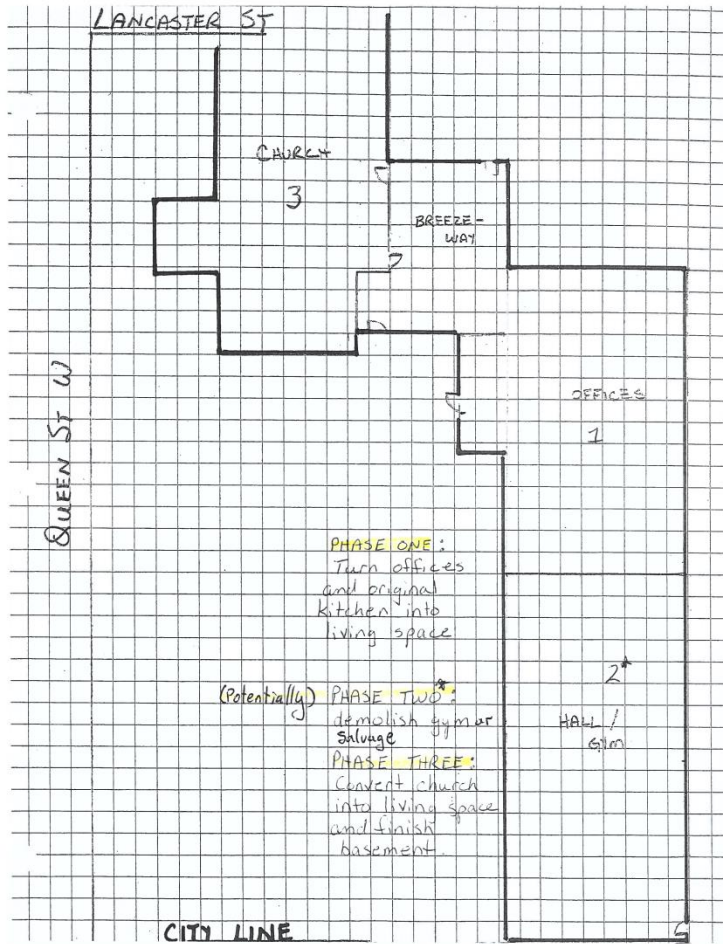
Proposal

To permit the temporary change of use from institutional to residential at 319 Lancaster Street, and to permit the rezoning of the site from Neighbourhood Community Facility (CFN) to Two-Unit Residential.

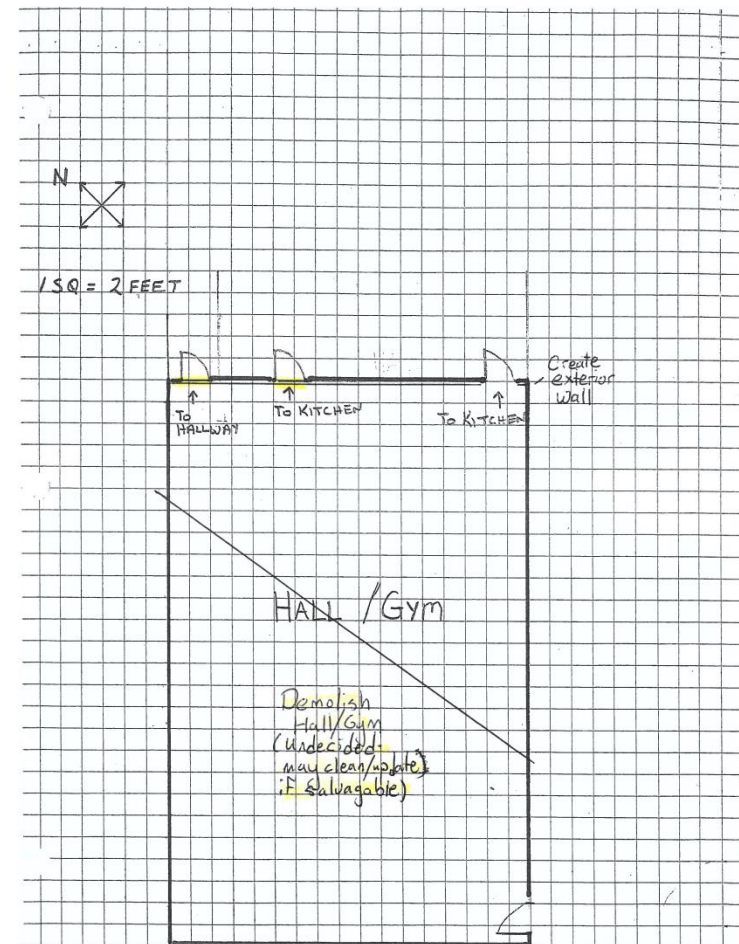
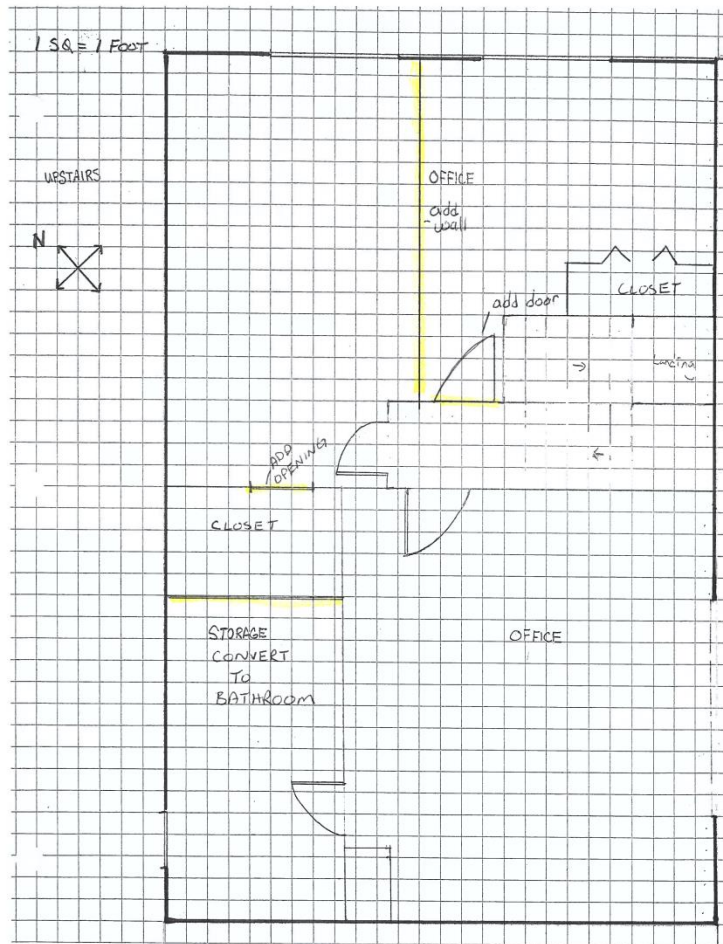
Site Location



Site Plan



Site Plan



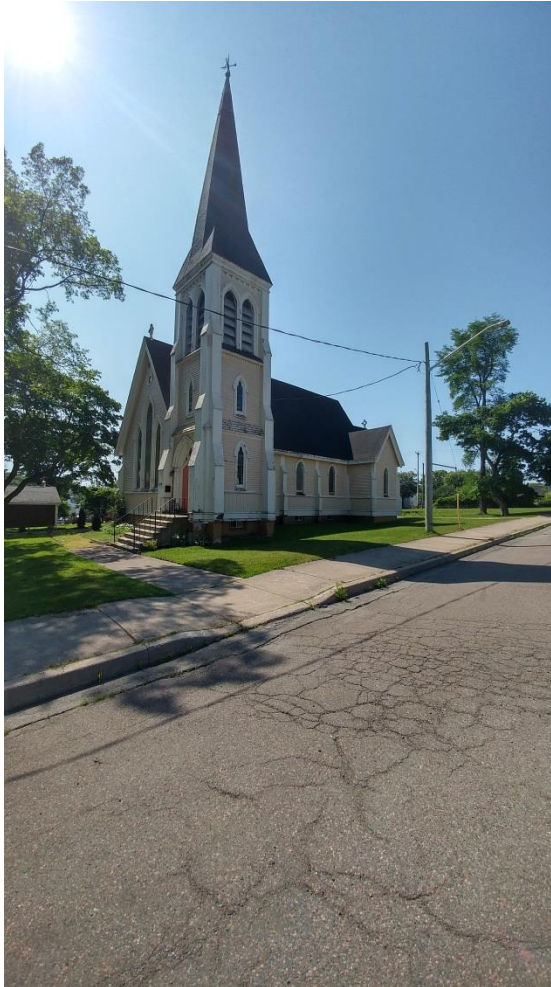
Site Aerial



Site Photos

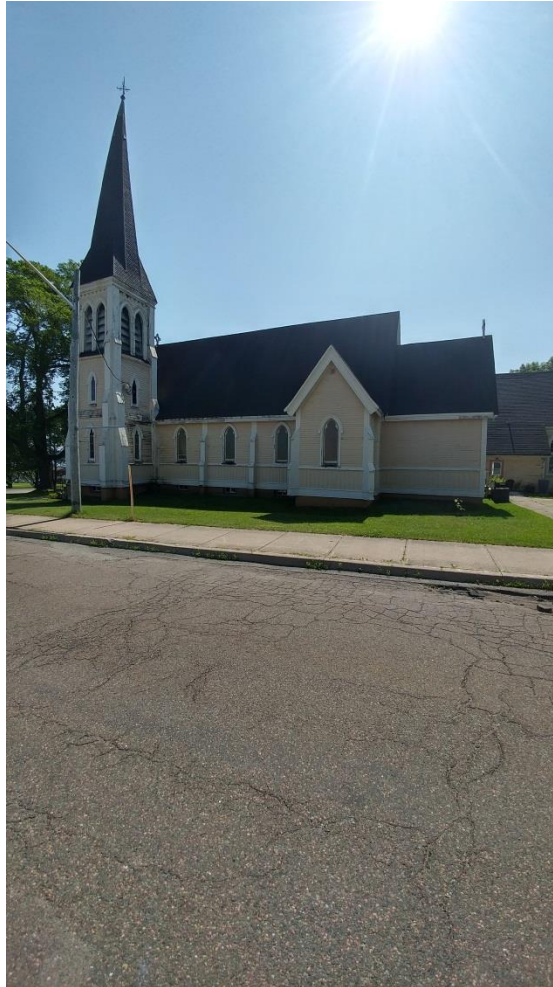


Site Photos



View from Queen Street West (West)

Site Photos



View from Queen Street West (West)

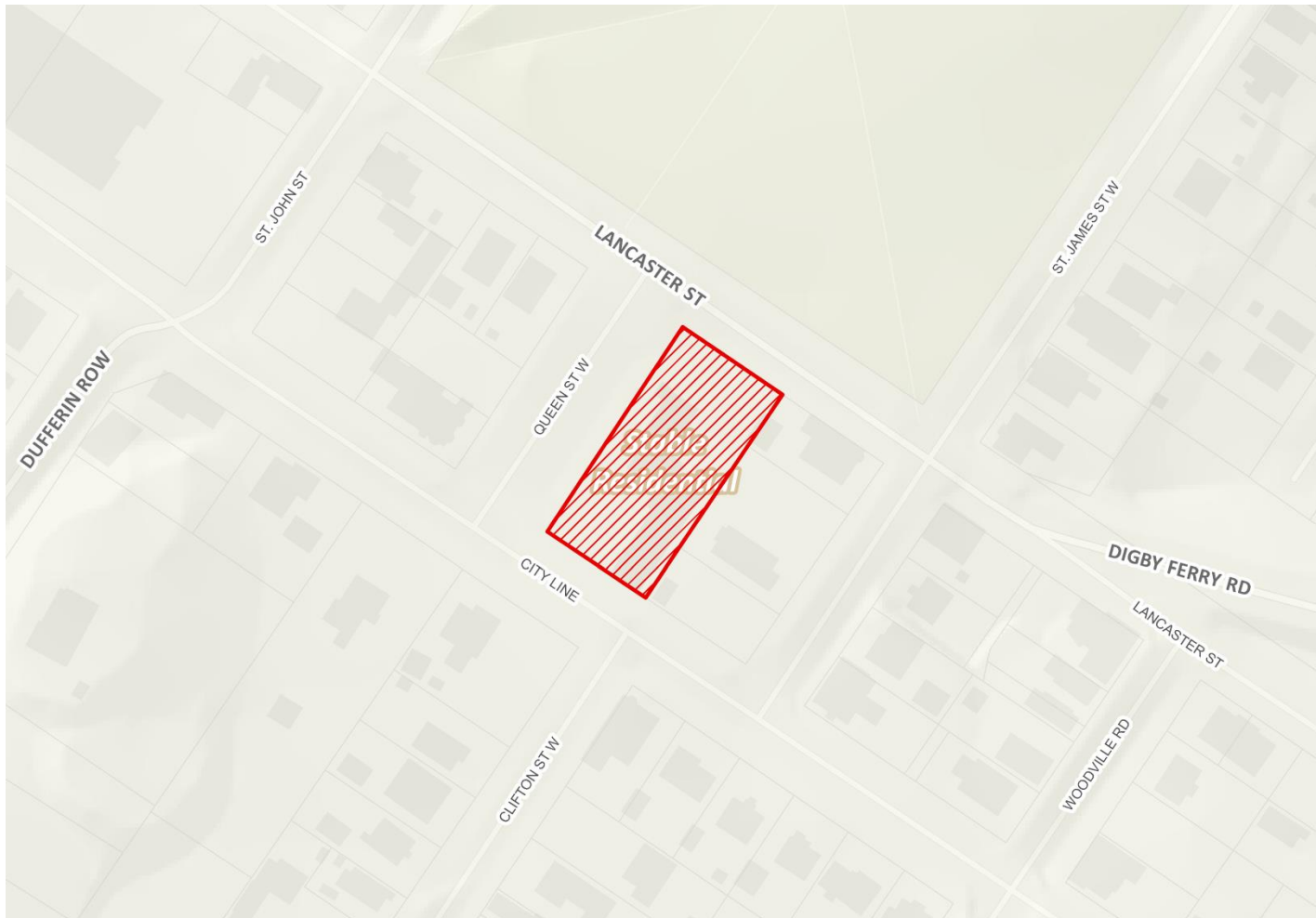
Site Photos



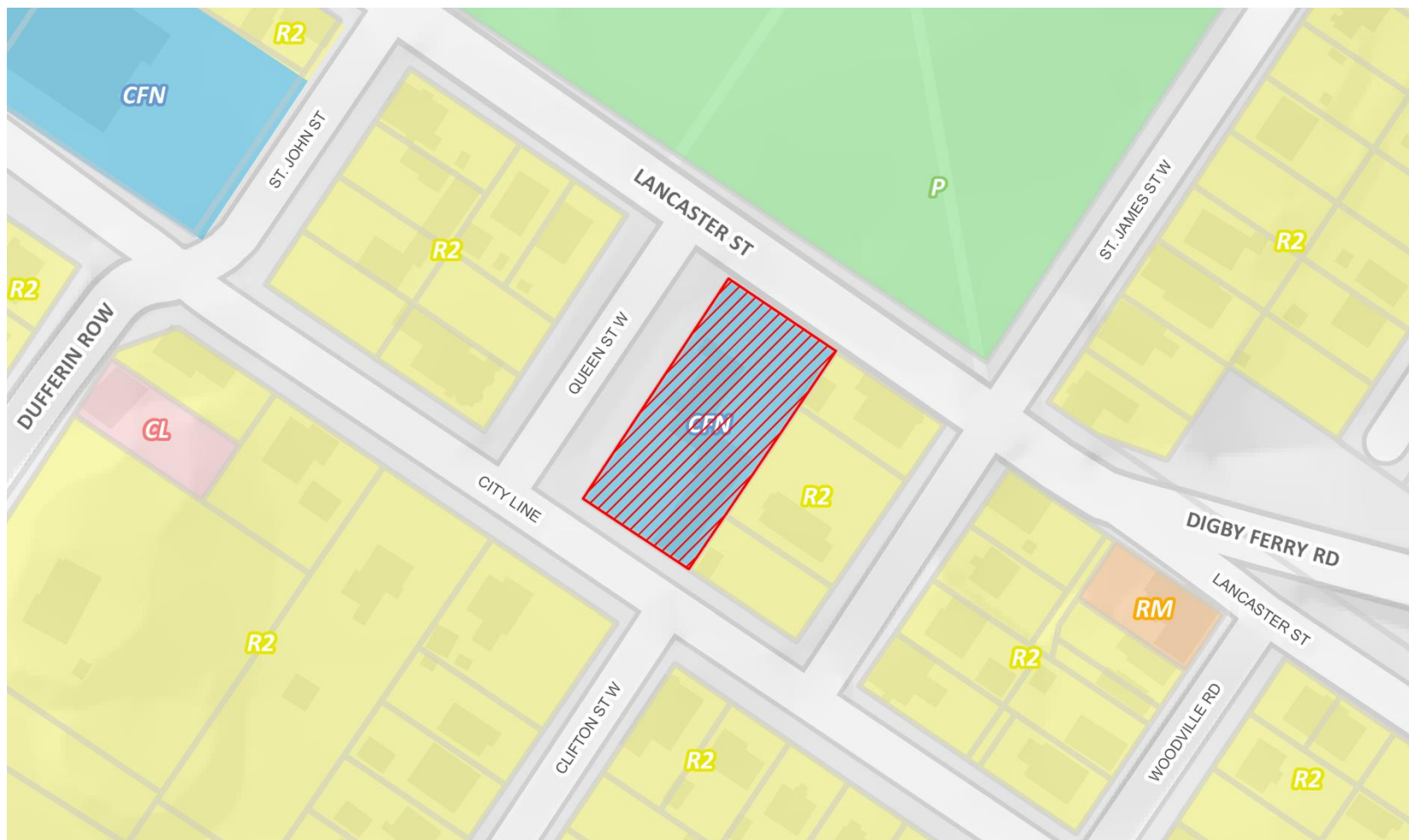
Site Photos



Future Land Use



Site Zoning



- The rezoning of the site would allow for the adaptive re-use of a place of worship.
 - Enhancing the character of the neighbourhood
 - Providing additional residential units in the community
 - Preservation of a unique community asset

Municipal Plan

- Policy CF-39
 - Encourage the adaptive re-use of vacant places of worship for appropriate uses
- Policy LU-87
 - Intend that the areas designated Stable Residential will evolve over time...but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.

Letters Received

- Our office has received **2 letters of support** for the temporary use application.
- Notification of the proposal was sent to landowners within 100 metres of the subject property on August 1st, 2019



Staff Recommendation

- To permit the temporary change of use
 - From institutional to residential
- To permit the rezoning of 319 Lancaster Street
 - From Neighbourhood Community Facility (CFN) to Two-Unit Residential (R2)

Public Engagement

- The Public Hearing for the rezoning was advertised on the City's website beginning on August 16th, 2019.
- PAC Meeting – August 20th, 2019
 - Applicant presentation
 - No members of public in attendance



PAC Recommendation

- That Common Council adopt the PAC recommendation to rezone the site, with conditions.

