

Staff Recommendation for Council Resolution

Property: 241-281 Douglas Avenue

Public Hearing, 1st and 2nd Readings were completed on May 13, 2024

3rd Reading: Scheduled for May 27, 2024

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	Yes	<p>That Common Council give 3rd reading to an Amendment to the Municipal Plan to:</p> <ol style="list-style-type: none">1. Amend Schedule A of the Municipal Plan by changing the designation for the parcel of land having an area of 584.42 square metres, located at 241 Douglas Avenue, also identified as PID 00379230, from Stable Area and Park and Natural Area to Stable Area;2. Amend Schedule A of the Municipal Plan by changing the designation for the parcel of land having an area of 829.18 square metres, located at 247 Douglas Avenue, also identified as PID 55172860, from Stable Area and Park and Natural Area to Stable Area;3. Amend Schedule A of the Municipal Plan by changing the designation for the parcel of land having an area of 960.21 square metres, located at 249 Douglas Avenue, also identified as PID 00379255, from Stable Area and Park and Natural Area to Stable Area;4. Amend Schedule A of the Municipal Plan by changing the designation for the parcel of land having an area of 16,773.37 square metres, located at PID 00377937, from Stable Area, and Park and Natural Area to Stable Area;5. Amend Schedule A of the Municipal Plan by changing the designation for the parcel of land having an area of 694 square metres, located at 281 Douglas Avenue, also identified as a portion of PID 55222129, from Park and Natural Area to Stable Area;

		<ol style="list-style-type: none">6. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 584.42 square metres, located at 241 Douglas Avenue, also identified as PID 00379230, from Stable Residential and Park and Natural Area to Major Community Facility; 7. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 829.18 square metres, located at 247 Douglas Avenue, also identified as PID 55172860, from Stable Residential and Park and Natural Area to Major Community Facility; 8. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 960.21 square metres, located at 249 Douglas Avenue, also identified as PID 00379255, from Stable Residential and Park and Natural Area to Major Community Facility; 9. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 115.88 square metres, located at 255 Douglas Avenue, also identified as PID 55222012, from Stable Residential to Major Community Facility; 10. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 544.57 square metres, located at 261 Douglas Avenue, also identified as PID 00377945, from Stable Residential to Major Community Facility; 11. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 546.77 square metres, located at 263 Douglas Avenue, also identified as PID 00358481, from Stable Residential to Major Community Facility; 12. Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an
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		<p>approximate area of 16,773.37 square metres, located at PID 00377937, from Stable Residential, Park and Natural Area and Major Community Facility to Major Community Facility; and</p> <p>Amend Schedule B of the Municipal Plan by changing the designation for the parcel of land having an approximate area of 694 square metres, located at 281 Douglas Avenue, also identified as a portion of PID 55222129, from Park and Natural Area to Major Community Facility.</p>
Zoning By-Law Amendment	Yes	That Common Council give 3 rd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an approximate area of 21048 square meters, located at 241-281 Douglas Avenue, also identified as PID Numbers 00379230, 55172860, 00379255, 00377937, 55222012, 00377945, 00358481, and a portion of PID number 55222129, from Park (P), Mid-Rise Residential (RM), and Major Community Facility (CFM) to Major Community Facility (CFM) .
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	<p>That Common Council, pursuant to the provisions of Section 59 of the <i>Community Planning Act</i>, impose the following conditions on the parcel of land having an approximate area of 2466 21048 square meters, located at 241-281 Douglas Avenue, also identified as PID Numbers 00379230, 55172860, 00379255, 00377937, 55222012, 00377945, 00358481, and a portion of PID number 55222129:</p> <p>(a) The development and use of the parcel of land be in general accordance with the detailed building elevations and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, driveway accesses, vehicle and bicycle parking, loading areas, landscaping, signs, and exterior lighting as illustrated on the site plan submitted with the application.</p> <p>(b) That the New Brunswick Museum, upon the opening of the Museum expansion, provide offsite parking and shuttle service for all staff at an offsite location, such</p>

		as their nearby Lancaster Avenue facility, and that this commitment remain in place as long as the onsite parking lot averages more than 80% capacity via regular visitation.
Section 59 Agreement	No	
Section 131 Agreement	Yes	<p>That Common Council authorize an Agreement between the City and the Developer pursuant to section 131 of the <i>Community Planning Act</i> for the following public benefits associated with the development:</p> <ul style="list-style-type: none"> (a) That upon completion of the New Brunswick Museum expansion project, the developer shall apply to designate the original museum exterior (including the King George Hall) as a heritage designated property as per the City of Saint John’s Heritage Conservation Areas By-Law. (b) That the developer enters into a cost sharing agreement to upgrade the existing crosswalks, located at Bentley Street and Douglas Avenue, into lighted crosswalks, to the satisfaction of the Chief City Engineer. (c) That the developer incorporates and install two covered transit stops located south of 277 Douglas Avenue, to the satisfaction of the Chief City Engineer. (d) That the developer extend the Harbour Passage trail system with the specialized trail extending from the new Museum entrance to the southern property boundary (bordering Riverview Park), at the developers sole cost. (e) That the developer establish the New Brunswick Museum parking lot as a Snow Ban Lot, for use by local residents during on-street parking bans. The details of the lot operations shall generally align with the existing Snow Ban Lot operations as well as the maintenance requirements of the Museum.
Other	No	