



COUNCIL REPORT

M&C No.	2024-0170
Report Date	June 13, 2024
Meeting Date	June 24, 2024
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Assent to Money-in-lieu of Land for Public Purposes, 71-77 Visart Street

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner / Dept.Head	Chief Administrative Officer
<i>Yeva Mattson</i>	<i>Amy Poffenroth / Pankaj Nalavde</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

That Common Council assent to money-in-lieu of Land for Public Purposes for the proposed Subdivision at 71-77 Visart Street.

EXECUTIVE SUMMARY

The proponent has applied to subdivide the site at 71-77 Visart Street, also known as PID 00411769, to create a lot for the development of four accessible, affordable units. Assent of the Money-in-lieu of Land for Public Purposes by Common Council is recommended by Staff.

DECISION HISTORY

PID 00411769 contains 2-20 Chevron Street and 169-171 Lansdowne Avenue, which are part of a CHMC housing project from the 1950's called the Rifle Range.

REPORT

The site is located in the City's North End in a former CHMC housing project called the Rifle Range. The site currently conforms to the zoning standards and the subdivision will see the formal separation of the existing residential buildings from the new lot which will contain an approved building project of four new affordable and accessible dwelling units.

The City of Saint John typically accepts money-in-lieu of Land for Public Purposes, as opposed to land dedication for the creation of new lots, unless the land acquisition would support specific projects outlined in PlaySJ and the development of identified active transportation corridors.

In this case, Staff recommend the acceptance of money-in-lieu of Land for Public Purposes.

STRATEGIC ALIGNMENT

The proposed development aligns with Common Council's priority of Grow and Belong.

SERVICE AND FINANCIAL OUTCOMES

Money-in-Lieu requirements are calculated based on the assessed value of the land prior to its development. The funds collected are placed in a trust account in accordance with the *Community Planning Act*. These funds are dispersed through a grant program that supports the enhancement of existing parks and recreation services.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The current subdivision proposal has been reviewed by the City's Infrastructure Development and Building Inspection Service Areas. No concerns were raised related to the proposed subdivision. The City's Parks and Public Spaces Service area concurs with the acceptance of money-in-lieu.

ATTACHMENTS

Tentative Plan of Subdivision