

COMMON COUNCIL REPORT

M&C No.	2024-168
Report Date	June 20, 2024
Meeting Date	June 24, 2024
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Proposed Public Hearing Dates for 949 Grandview Avenue, 3277 Westfield Road and 199 Union Street

AUTHORIZATION

Primary Author	Director	Commissioner	Chief Administrative Officer
Jennifer Kirchner	Pankaj Nalavde	Amy Poffenroth	J. Brent McGovern

RECOMMENDATION

RESOLVED That Common Council schedule the public hearings for the Zoning By-law Rezoning Application submitted by 3D Property Management Inc. for 949 Grandview Avenue (PID: 000340497), the Rezoning application submitted by Janice K. Seely for 3277 Westfield Road (PID: 00295048) and the Zoning By-Law Amendment Application submitted by 724745 NB Inc. for 199 Union Street (PID: 55108997) for Monday, August 19, 2024 at 6:30 p.m. at the Council Chamber, City Hall 2nd floor, 15 Market Square, Saint John, NB.

EXECUTIVE SUMMARY

The purpose of this report is to advise Common Council of the Zoning By-law Rezoning applications received and to recommend an appropriate public hearing date for this application. The next available public hearing date is Monday, August 19, 2024.

PREVIOUS RESOLUTION

At its meeting of August 3, 2004, Common Council resolved that:

1. *the Commissioner of Planning and Development receive all applications for amendments to the Zoning By-law and Section 39 [now referred as section 59] resolutions/agreements and proceed to prepare the required advertisements; and*
2. *when applications are received a report will be prepared recommending the appropriate resolution setting the time and place for public hearings and be referred to the Planning Advisory Committee as required by the Community Planning Act.*

REPORT

In response to the motion above, this report indicates the applications received and recommends appropriate public hearing dates. Details of the applications are available in the Common Clerk’s office and will form part of the documentation at the public hearing.

Name of Applicant	Location	Existing Zone	Proposed Zone	Reason
3D Property Management Inc.	949 Grandview Avenue (PID: 000340497)	Two-Unit Residential (R2) and Mid-Rise Residential (RM)	Mid-Rise Residential (RM)	To facilitate the construction of a multi-unit apartment building
Janice K. Seely/Seely Lodge Inc.	3277 Westfield Road (PID: 00295048)	Rural Settlement Residential (RS)	Neighbourhood Community Facility (RM)	To legalize an existing supportive facility

Name of Applicant	Location	Amendment	Reason
724745 NB Inc.	199 Union Street (PID: 55108997)	Schedule I: Active Ground Floor Use	Amending the Active Ground Floor Use Map from Required to Encouraged for the property. This will allow the ground floor to be used for residential purposes.

While the holding of public hearings for proposed Zoning By-law amendments and rezonings are a legislative requirement of the *Community Planning Act*, it is also a key component of a clear and consistent land development processes envisioned in the One Stop Development Shop Program. These processes provide transparency and predictability for the development community and City residents.

On a broader note, the development approval process works towards fulfilling key Council priorities including:

- Facilitate a mix of affordable housing in all our neighbourhoods;
- Grow our population at a rate of 2% annually by the end of Council’s term;
- Achieve 3% annual property tax base growth and ongoing work to increase the target.

SERVICE AND FINANCIAL OUTCOMES

The scheduling of the public hearing and referral to the Planning Advisory Committee satisfies the legislative and service requirements as mandated by the Community Planning Act.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

N/A

ATTACHMENTS

None