



The City of Saint John

Date: November 21, 2024
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: November 26, 2024

SUBJECT

Applicant: The City of Saint John
Application Type: Zoning Bylaw Amendment
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's recommendation at a public hearing on **Monday, December 16, 2024**.

EXECUTIVE SUMMARY

In January 2024, the City of Saint John secured funding to implement its Housing Accelerator Fund (HAF) Action Plan. To meet the goals of Initiative #6: Zoning Bylaw Reform and support the Affordable Housing Action Plan, the City is reforming its Zoning By-Law to enable diverse housing options. The proposed amendments aim to address housing shortages by fostering gentle density and "missing middle" developments.

Key outcomes include:

- Enabling as-of-right development for four-unit residential buildings within fully serviced Primary Development Areas (PDA).
- Supporting six-unit developments in designated Intensification Areas.
- Increasing height and density options for medium density residential zone.
- Establishing enhanced design, landscaping, parking, and amenity standards for low- and mid-rise developments.

These changes align with the Municipal Plan SJ, which prioritizes housing diversity and density to accommodate Saint John's evolving housing needs.

RECOMMENDATION

1. That Common Council adopt the attached Zoning By-law amendment, C.P. 111-183, generally as in the form as attached.

ANALYSIS

Background

The City signed the Housing Accelerator Fund (HAF) agreement on January 2, 2024, with the Canada Mortgage and Housing Corporation. This agreement requires the City to deliver on Initiative #6: Zoning By-law Reform by meeting the following objectives by February 2025:

- Increase the as-of-right number of permitted dwelling units within fully serviced residential zones to four.
- Permit up to six units per lot in designated residential Intensification Areas, where appropriate.
- Raise the maximum height allowance in the Mid-Rise Residential (RM) zone to six storeys.
- Encourage higher-density development near post-secondary institutions and along primary corridors.
- Permit garden suites and secondary suites in all residential zones, as appropriate.

To support the City of Saint John's Affordable Housing Action Plan and fulfill HAF objectives, the City is enacting a comprehensive reform of ZoneSJ to enable gentle density and foster diverse housing options. The proposed Zoning By-law Reform focuses on enhancing housing diversity, affordability, and quality of development by:

1. **Zoning Consolidation**
 - Combining the One-Unit (R1), Two-Unit (R2), and Suburban Residential (RSS) zones into a redefined Low-Rise Residential (RL) zone.
 - The updated RL zone permits up to four units per lot in Primary Development Areas (PDAs) and up to six units per lot in Intensification Areas and specific RL-designated lots identified in Schedule J.
2. **Mid-Rise Residential (RM) Enhancements**
 - Expanding maximum allowable building heights to six storeys.
 - Revising setbacks and other site standards such as landscaping, and amenity space requirements to balance higher densities with neighborhood compatibility.
3. **Accessory Dwelling Units (ADUs)**
 - Allowing multiple ADUs on a single property, enabling configurations such as both a secondary suite and a garden suite.
4. **Development Standards**
 - Introducing new design and landscaping criteria under Sections 9.23, 9.24, and 9.25, ensuring high-quality multi-unit and mixed-use developments.
 - Strengthening amenity space requirements for enhanced livability.
5. **Parking Requirement Reforms**
 - Reducing parking minimums for affordable housing projects while maintaining accessible stall requirements.

- Relaxing or eliminating parking requirements for secondary and garden suites based on location criteria, such as proximity to transit.

These reforms aim to expand housing options while maintaining the integrity and character of existing neighborhoods. For detailed information on these proposed changes, refer to Attachment 1 (By-law CP 111-183), which outlines revisions to charts, definitions, and development standards, along with minor text amendments.

To ensure alignment with best practices, the consulting firm Stantec conducted a comparative analysis of zoning by-laws in five leading Canadian municipalities: Halifax (NS), Hamilton (ON), Kitchener (ON), Calgary (AB), and Edmonton (AB). This review informed the proposed amendments by incorporating proven strategies for enabling density while addressing local housing needs. The findings are detailed in Attachment 4 (Consultant Background Report), providing a robust foundation for the reforms.

Consolidating Low-Density Zones into the Low-Rise Residential (RL) Zone

Currently, Zone SJ regulates low-rise residential development through a series of distinct zones:

- One-Unit Residential (R1)
- Two-Unit Residential (R2)
- Suburban Residential (RSS)
- Low-Rise Residential (RL) (Existing)

These zones are differentiated based on the predominant building form they were intended to support, such as one-unit dwellings, two-unit dwellings, or small-scale multi-unit dwellings.

The requirement to permit four units as-of-right has rendered the distinctions between these zones unnecessary. The proposed Zoning Reform consolidates these zones into a single, comprehensive Low-Rise Residential (RL) zone. This new RL zone can accommodate a wider range of low-rise residential forms, including one-unit, two-unit, and multi-unit dwellings up to three stories, creating a more flexible regulatory framework.

Existing Zones	Proposed Zone
One-Unit Residential (R1)	Low-Rise Residential (RL)
Two-Unit Residential (R2)	
Suburban Residential (RSS)	
Low-Rise Residential (RL) (Existing)	

The updated RL zone will:

- **Accommodate Diverse Housing Forms**
Support a variety of low-density, ground-oriented residential developments, from single-unit homes to small-scale apartment buildings.
- **Enable Compatible Commercial Uses**
Continue to allow compatible small-scale commercial opportunities, such as Bed and Breakfasts, Home Occupations, and Daycares, fostering mixed-use neighborhoods.
- **Facilitate Large-Scale Cluster Projects**
On suitably sized lots, support large-scale cluster developments with private streets and modified setbacks, enabling efficient land use while maintaining a low-density appearance.

A detailed list of permitted uses and standards is provided in the attached RL zone documentation.

Objectives of the RL Zoning Amendments

- **Streamlined Development Process**
 - By allowing four units per lot as-of-right, these amendments reduce the need for rezonings and eliminate many Section 59 conditions.
 - This change significantly lowers barriers to development, reducing time and costs for developers.
- **Enhanced Housing Supply**
 - Adjustments to minimum lot sizes and allowances for smaller housing units encourage higher housing density and diversity, addressing the City's growing demand for affordable housing.
- **Alignment with Best Practices**
 - The amendments incorporate proven planning practices from across Canada to as it relates to development standards to ensure the RL zone aligns with modern standards and community needs.

Updates to Development Standards

The RL zoning updates include:

- **Lot Sizes and Coverage**
 - Revised minimum lot sizes allow for smaller lots and building sizes to support densification and increased lot coverage allowances to enable more flexible site planning.
- **Setbacks**
 - Adjusted setback requirements to maximize buildable area while maintaining neighborhood compatibility.
- **Support for Infill and Greenfield Development**
 - Standards designed to facilitate both infill projects in existing neighborhoods and new developments in growth areas, seamlessly integrating diverse housing forms into the community fabric.

Mid-Rise Residential (RM) Zone Revisions

The Mid-Rise Residential (RM) Zone applies to lands within the Primary Development Area (PDA) designated as Low to Medium Density Residential or Stable Residential in the Municipal Plan. This zone accommodates a variety of serviced mid-rise and medium-density residential developments, including:

- Townhouses
- Multi-unit dwellings
- Apartment buildings

The updated RM zone will also allow complementary non-residential uses within developments, promoting mixed-use communities that enhance walkability and neighborhood vibrancy.

Key amendments include:

- Increasing the maximum building height to six stories, encouraging higher-density residential options.
- Revising setback requirements and other site and building design standards to ensure compatibility with existing neighborhoods.
- Ensuring alignment with best practices for mid-rise development and compliance with the National Building Code (NBC).

Details of these amendments are outlined in Attachment 1 (By-law CP 111-183) and Attachment 3 (Redline Documents).

Densification of Intensification Areas

The proposed amendments aim to boost residential density in Intensification Areas, as identified in the Municipal Plan and Zoning Bylaw. These changes focus on increasing building heights, expanding permitted housing typologies, and refining zoning standards. The Intensification Areas include:

- Monte Cristo Gault Road
- Main Street West
- Lower West Side
- Milledgeville Centre
- Somerset Street
- University Avenue
- Forest Hills/Lakewood
- McAllister Place

Increasing density in these areas maximizes the use of existing infrastructure, fosters walkability, stimulates economic activity, and creates vibrant neighborhoods. Additionally, it supports housing diversity, improves affordability, and enhances residents' quality of life by providing better access to amenities and services.

Maps detailing these Intensification Areas are included in the attachments.

Parking, Landscaping, Amenity Space, and Design Requirements

To ensure the Zoning By-Law Reform balances increased density with livability, updates to development standards include provisions for parking, landscaping, amenity spaces, and design quality:

Amenity Space Requirements

Enhanced standards for developments with six or more units will promote high-quality, barrier-free, and functional living spaces. Key changes include:

- Amenity space increased to 7.5 square meters per unit, enhancing outdoor and communal living areas.
- 50% of the amenity space to be private, such as balconies or patios, promoting individual resident comfort.

Parking Regulations

Updated standards aim to reduce parking demands and promote sustainable transportation.

Changes include:

- Affordable Housing Projects: Parking requirements reduced from 0.5 stalls per unit to 0, with accessible parking retained to ensure inclusivity.
- Secondary and Garden Suites: Reduced from 1 stall per unit to 0.5 stalls per unit, allowing tandem parking with a cap of 50% and a maximum of two stalls in tandem.
- Parking Waivers in Intensification areas: Properties within 400 meters of an Intensification Area, Employment Area, Primary Corridor, Post-Secondary Institute, or transit stop may qualify for waivers:
 - Up to 1 stall waived for RL lots with 4 units.
 - Up to 2 stalls waived for RL lots with 6 units.

Site Design Standards

New benchmarks ensure developments integrate seamlessly into existing communities:

- Building Entrances: Requirements for accessible, visible, and pedestrian-friendly designs.
- Façade Design: Standards for architectural variety, materials, and aesthetic appeal.
- Pedestrian Connectivity: Mandated direct pathways linking developments to sidewalks and transit stops, promoting walkability.

Residential Landscaping Requirements

Enhanced landscaping standards ensure integration of green spaces in all residential developments, contributing to aesthetic appeal and environmental benefits. Key provisions include:

- Enhanced buffering landscaping to create transitions between low-rise and mid-rise buildings.

- Requirements for trees, shrubs, and green spaces in site designs, supporting biodiversity and neighborhood cohesion.

For a detailed breakdown of the revised standards, see:

- Attachment 1 (By-law CP 111-183): Full details of the proposed by-law amendments.
- Attachment 3 (Redline Documents): Comprehensive documentation of zoning revisions.

Conclusion

The Zoning By-Law Reform represents the City of Saint John's commitment to fostering a more inclusive, adaptable, and forward-thinking approach to urban development. By addressing evolving housing needs and supporting affordable housing objectives, these reforms create a streamlined regulatory environment that reduces reliance on rezonings and Section 59 conditions.

By encouraging gentle density and promoting a broader range of housing options, the updated Zoning By-Law strengthens neighbourhoods, enhances quality of life, and supports the city's sustainable growth. These changes not only ensure the responsible use of existing infrastructure but also reflect a commitment to equitable and inclusive community development.

Through this progressive approach, Saint John is poised to remain a vibrant, accessible, and welcoming community—one that meets the diverse needs of its residents while fostering long-term resilience and growth.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives were considered.

ENGAGEMENT

Staff hosted two open house sessions as part of the project engagement process. The first session, held on September 25th, marked the project's official kick-off. It featured poster boards, maps, and a pre-recorded presentation, with City Staff available to answer any questions from attendees.

The second session took place on November 7th and included a live presentation by City Staff and the consulting firm Stantec to outline and discuss the proposed changes.

In addition, the Shape Your City platform launched the first week of October, providing further project details and inviting public feedback on the proposal.

In accordance with the *Community Planning Act*, Staff will be publishing two notifications in the local Newspaper on November 23rd and December 7th to announce the Public Hearing date at Common Council. The public hearing notice will be posted on the City of Saint John website on November 25, 2024.

APPROVALS AND CONTACT

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APPENDIX

Map 1: Existing RSS, R1, R2, RL, and RM Zones

Map 2: New Consolidated Changes

Map 3: New Consolidated RL Zone

Map 3: RM Zone

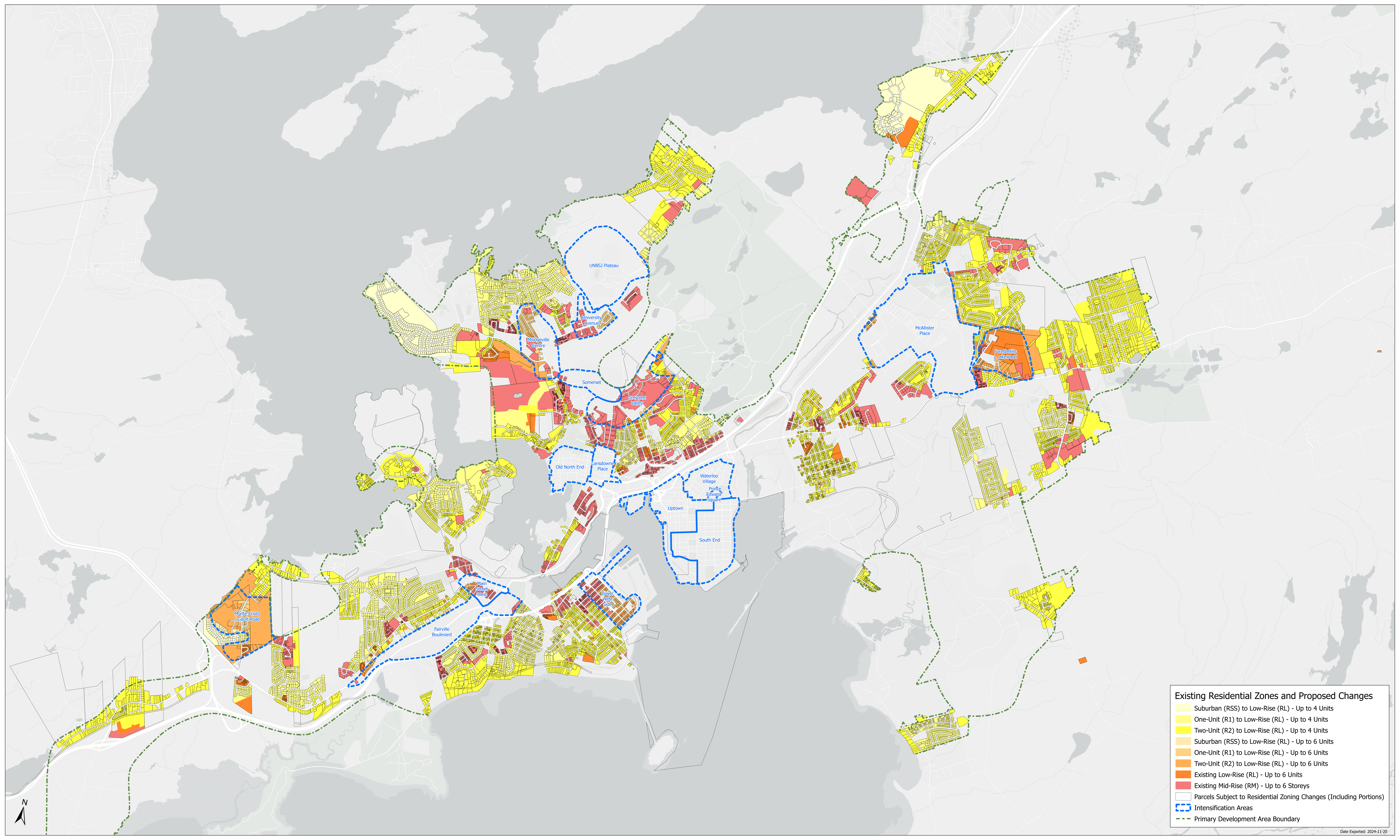
Attachment 1: Bylaw Amendment Sheet

Attachment 2: Schedule J

Attachment 3: Redline Documents

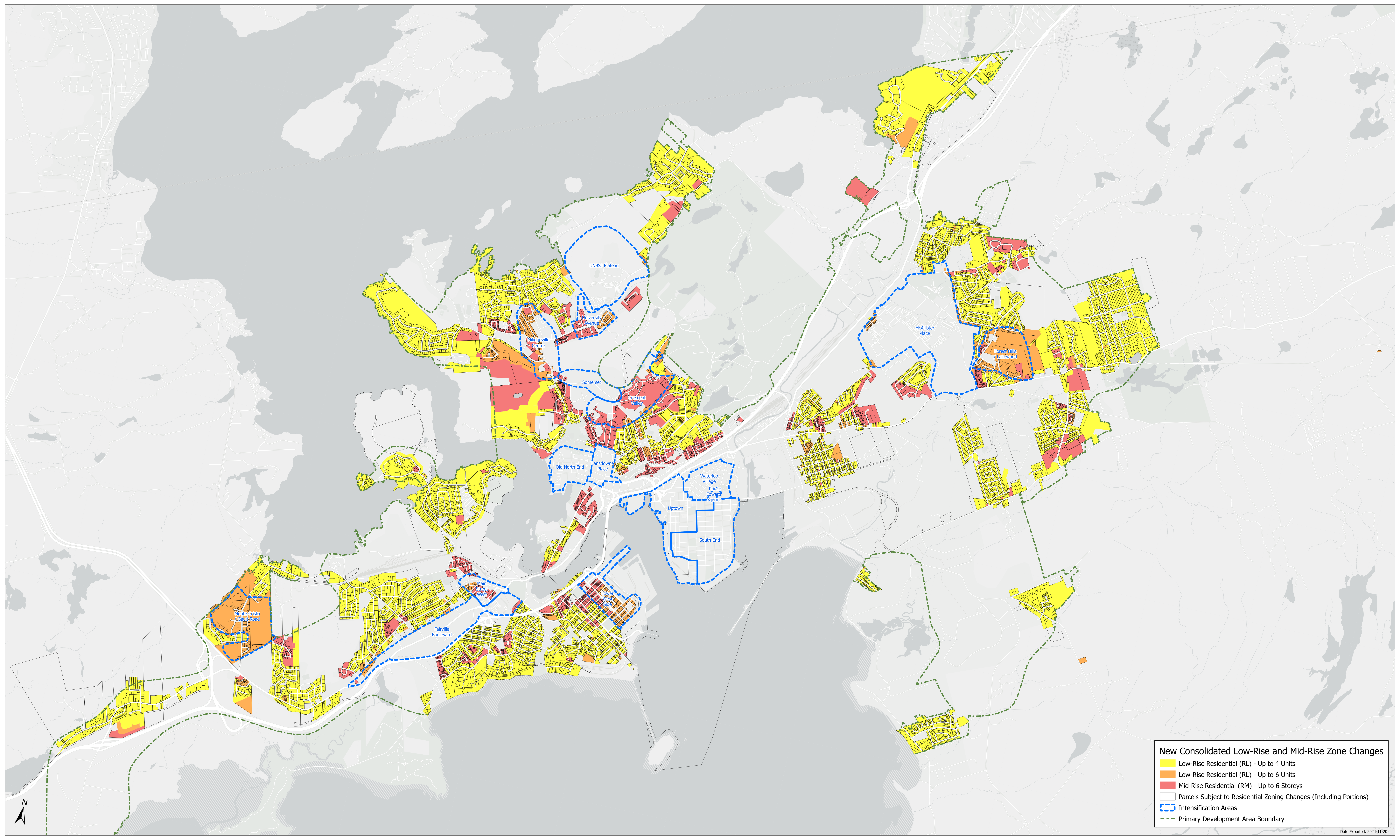
Attachment 4: Consultant Background Report and Matrix

Attachment 5: Consultant What We Heard Report



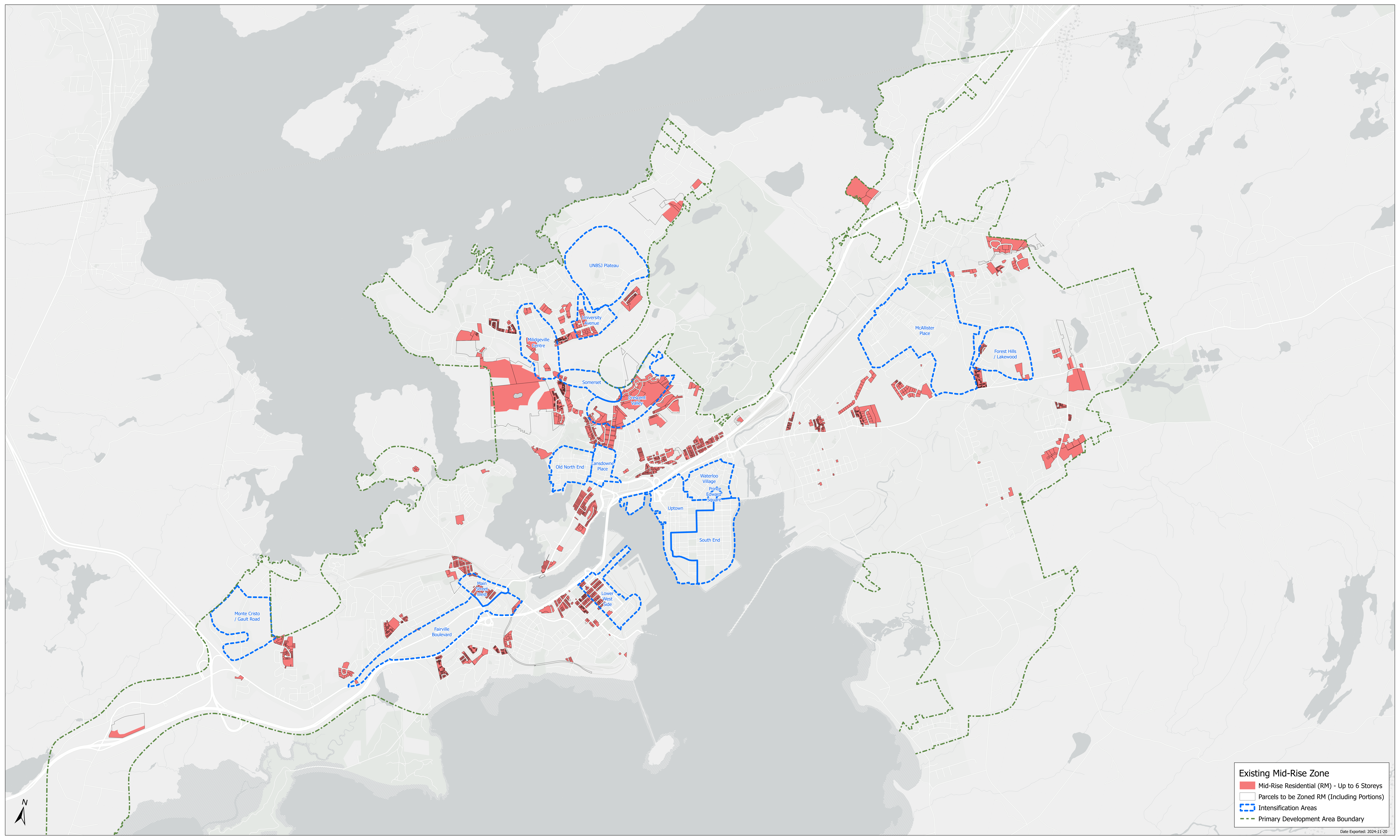
Existing Residential Zones and Proposed Changes

- Suburban (RSS) to Low-Rise (RL) - Up to 4 Units
- One-Unit (R1) to Low-Rise (RL) - Up to 4 Units
- Two-Unit (R2) to Low-Rise (RL) - Up to 4 Units
- Suburban (RSS) to Low-Rise (RL) - Up to 6 Units
- One-Unit (R1) to Low-Rise (RL) - Up to 6 Units
- Two-Unit (R2) to Low-Rise (RL) - Up to 6 Units
- Existing Low-Rise (RL) - Up to 6 Units
- Existing Mid-Rise (RM) - Up to 6 Storeys
- Parcels Subject to Residential Zoning Changes (Including Portions)
- Intensification Areas
- Primary Development Area Boundary



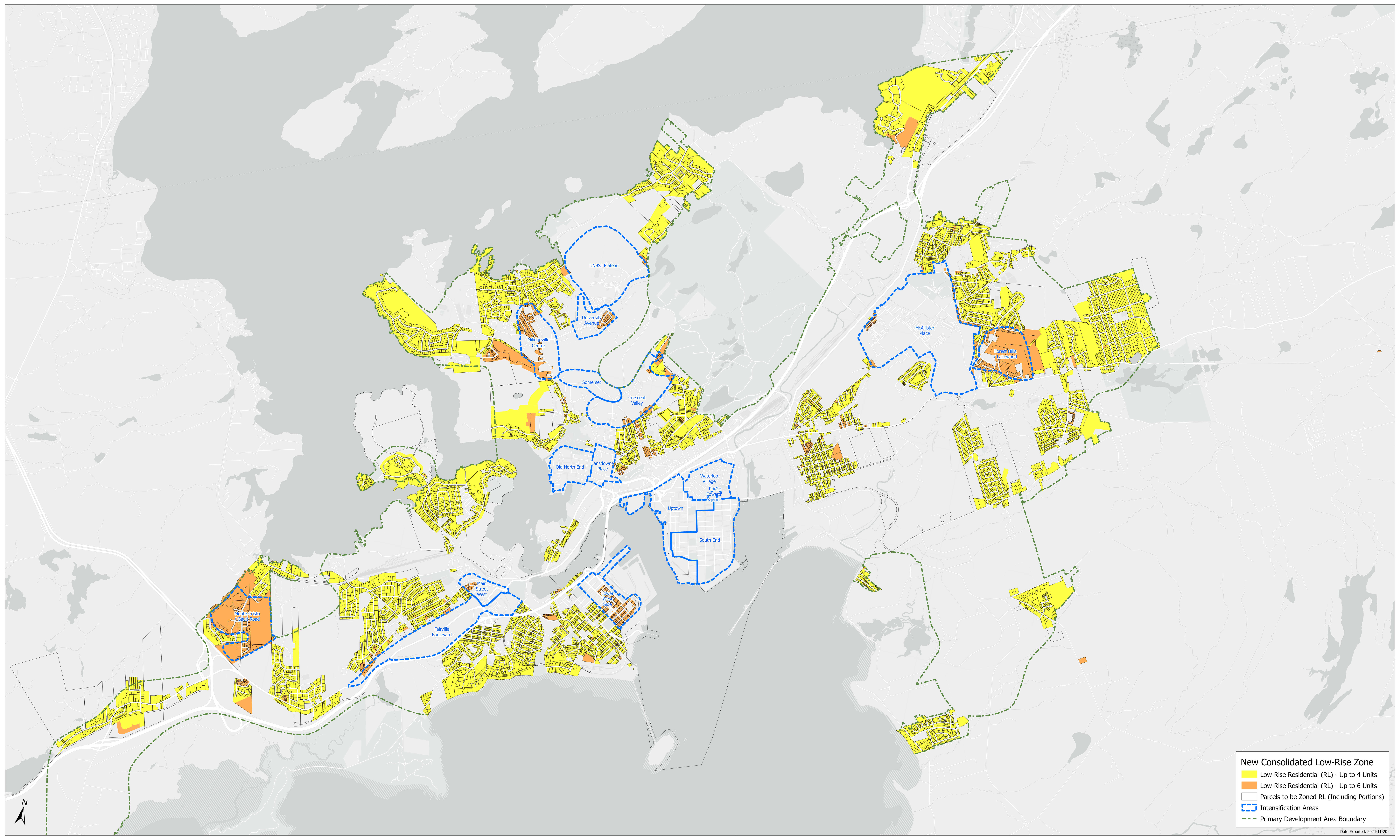
New Consolidated Low-Rise and Mid-Rise Zone Changes

- Low-Rise Residential (RL) - Up to 4 Units
- Low-Rise Residential (RL) - Up to 6 Units
- Mid-Rise Residential (RM) - Up to 6 Storeys
- Parcels Subject to Residential Zoning Changes (Including Portions)
- Intensification Areas
- Primary Development Area Boundary



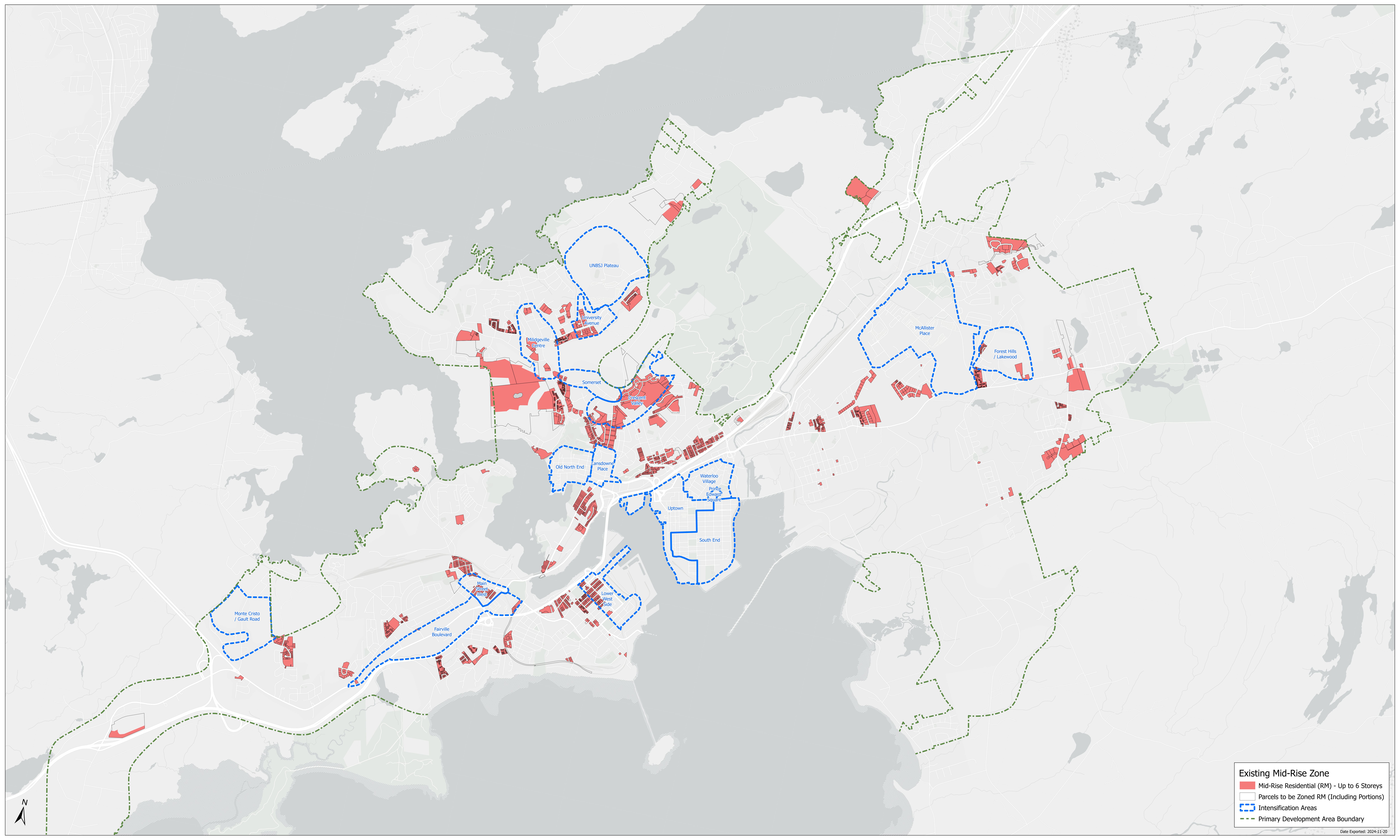
Existing Mid-Rise Zone

- Mid-Rise Residential (RM) - Up to 6 Storeys
- Parcels to be Zoned RM (Including Portions)
- Intensification Areas
- Primary Development Area Boundary



New Consolidated Low-Rise Zone

- Low-Rise Residential (RL) - Up to 4 Units
- Low-Rise Residential (RL) - Up to 6 Units
- Parcels to be Zoned RL (Including Portions)
- Intensification Areas
- Primary Development Area Boundary



Existing Mid-Rise Zone

- Mid-Rise Residential (RM) - Up to 6 Storeys
- Parcels to be Zoned RM (Including Portions)
- Intensification Areas
- Primary Development Area Boundary

**BY-LAW NUMBER C.P. 111-183
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

**ARRÊTÉ N° C.P. 111-183
ARRÊTÉ MODIFIANT
L'ARRÊTÉ DE ZONAGE DE
THE CITY OF SAINT JOHN**

Be it enacted by The City of Saint John in Common Council convened, as follows:

Le conseil communal de The City of Saint John, étant réuni, édicte ce qui suit :

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

L'Arrêté de zonage de The City of Saint John, édicté le 15 décembre 2014, est ainsi modifié :

1. Deleting the following words from the Table in Section 2.2:

Zone	Symbol
Two-Unit Residential	R2
One-Unit Residential	R1
Suburban Residential	RSS

2. Deleting the definition of "Garden Suite" in Section 3.1 and replacing it with the following words:

"Garden Suite" means a secondary use to a dwelling or a mobile home or mini-home, where another dwelling unit is established in a separate building on the same lot.

3. Deleting the definition of "Residential Zone" in Section 3.1 and replacing it with the following words:

"Residential Zone" means any zone denoted in this By-law as: Urban Centre Residential (RC), High-Rise Residential (RH), Mid-Rise Residential (RM), Low-Rise Residential (RL), Mini-Home Park Residential (RP), Rural Settlement Residential (RS), Rural Residential (RR), or Rural Mixed Residential (RMX).

4. Deleting the definition of "Secondary Suite" in Section 3.1 and replacing it with the following words:

"Secondary Suite" means a secondary use to a dwelling where an additional small dwelling unit is established within the building.

5. Deleting Section 4.2.1 and replacing it with the following words:

4.2.1 On-site parking spaces must be provided and maintained in at least the number required by this section whenever a building or part of a building is constructed, altered, or used.

6. Adding immediately following Section 4.2.1, the following words:

4.2.1.1 Where more than one parking stall is required, up to 50% of the stalls may be provided in tandem, with a maximum of two stalls permitted in tandem.

7. Adding the words "Dwelling Unit,

Secondary or Garden Suite 0.5 per unit” and “Dwelling Unit, affordable 0 per unit” to paragraph 4.2(b) immediately after the words “Dwelling Unit 1 per unit;”.

8. Deleting the following rows from the Table at subsection 4.2(b):

Use	Minimum Number of Required Parking Spaces
Garden Suite	1 per suite
Secondary Suite	1 per suite

9. Adding immediately after paragraph 4.2 (2)(b) the following words:

4.2(2)(c) Notwithstanding subsection 4.2(a), variances to the on-site parking requirements for a proposed development of more than 6 units in the RM, RC, and RH zones may be considered through the variance process, provided a parking study is submitted. The study must address the specific parking needs of the development, considering factors such as on-street parking availability, use of active transportation, and proximity to transit routes.

4.2(2)(d) The parking requirement in 4.2(b) may be waived for a Secondary Suite or Garden Suite located within 400 metres of an Intensification Area, Employment Area, Primary Corridor, Post-Secondary Institute, or a dedicated transit route stop.

OR

The parking requirement in 4.2(b) may be waived under the following conditions:

- Up to one parking stall may be waived on an RL lot when 4 units are proposed.
- Up to two parking stalls may be waived on an RL lot when 6 units are proposed.

This waiver applies if the lot is located within 400 metres of an Intensification Area, Employment Area, Primary Corridor, Post-Secondary Institute, or a dedicated transit route stop.

10. Adding immediately after paragraph 4.2(4)(a) the following words:

4.2(4)(b) A Barrier-free parking space is required for each accessible unit, notwithstanding the requirements of 4.2(1) and 4.2(2).

11. Deleting the words “RC, RH, RM, RL, R2, R1, and RP zones” in subsection 5.1(c) and replacing them with the words:

“RC, RH, RM, RL, and RP zones”

12. Deleting the words “Subject to paragraph (i)” in subsection 6.2(c) and replacing them with the words: “Subject to paragraph (l)”.

13. Adding the following words immediately after subsection 6.2(c):

(d) Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains a development involving six or more dwelling units, shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.

(e) Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains less than six dwellings, shall include the planting of one tree or two shrubs per dwelling unit.

(f) Subject to paragraph (l), any required landscaping of a required side yard in a Mid-Rise Residential zone that abuts a lower density residential zone, shall include the planting of one tree for every 20 square metres of required yard provided.

14. Adding the following words immediately after subsection 6.2(d):

(e) Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential Zone where the property contains less than six dwellings, shall include the planting of one tree or two shrubs per dwelling unit.

15. Adding the following words immediately after subsection 6.2(e):

(f) Subject to paragraph (l), any required landscaping of a required side yard in a Mid-Rise Residential zone that abuts a lower density residential zone, shall include the planting of one tree for every 20 square metres of required yard provided.

16. Updating the numbering of the provisions of Section 6.2 as follows:

Former Numbering	New Numbering
d	g
e	h
f	i
g	j
h	k

j	l
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17. Adding immediately after subsection 6.2(l) the following words:

- (m) A minimum of 30.0 per cent of the front yard landscaped area must be covered with soft surfaced landscaping.

18. Deleting Subsections 6.3 (a), (b), (c), (d) and (e) and replacing them with the following words:

- (a) Subject to this section, a development involving six or more dwelling units must provide a minimum amenity space of 7.5 square metres per unit.
- (b) Amenity space may be provided outside or inside a building, including the rooftop, used privately or in common, or any combination thereof, provided that:
 - (i) Any common amenity space must be barrier-free.
- (c) At least 50% of all required amenity spaces shall be private amenity spaces. Private amenity space would consist of either a balcony or patio, accessible and for the sole use of the attached dwelling unit.
- (d) When an indoor area is provided as required common amenity space, it shall meet the following criteria:
 - (i) have a minimum area of 15 square metres;
 - (ii) not include common circulation areas such as lobbies and corridors; and
 - (iii) include furniture and fixtures that allow for active or passive recreation such as but not limited to: exercise equipment, shared kitchen, pool, game/TV room.
- (e) When outdoor common amenity space is provided it shall:
 - (i) Be defined by incorporating fencing, railings, or landscaping elements such as planters, hedges, hard or soft surface treatments such as pathways, or raised structures;

- (ii) have a minimum area of 30 square metres;
- (iii) be accessible by all residents of the site by a barrier-free pathway from a common entrance;
- (iv) have access to sunlight;
- (v) include lighting; and
- (vi) incorporate a minimum of two design components, which may include, but are not limited to, the following: covered seating, play equipment, community gardens, organized recreation space, BBQ/outdoor cooking and eating space, firepit, pagoda, public art, and/or barrier-free walking paths.

19. Deleting Section 9.8 and replacing it with the following words:

Where permitted by this By-law, a lot containing a one-unit dwelling, a semi-detached dwelling, townhouse dwelling, ground orientated cluster dwelling or a mobile or mini-home may also contain one or more garden suites as a secondary use in a separate building subject to the following requirements:

20. Repealing subsection 9.8(b).

21. Deleting subsection 9.8(c) and replacing it with the following words:

- (c) The garden suite shall not exceed the maximum height of the zone requirements.

22. Deleting subsection 9.8(d) and replacing it with the following words:

9.8(d) The garden suite shall not be closer than:

- (i) 1.2 metres from a side and rear lot line when located on a lot in a RC, RM, or RL zone; and
- (ii) 3.0 metres in all other zones.

23. Deleting the following words from subsection 9.8(f): “located on a lot in a RC, RM, RL, R2, or R1 zone”, and replacing them with the following words:

“located on a lot in a RC, RM, or RL zone;”

24. Deleting subsection 9.8(g) and replacing it with the following

words:

9.8(g) The required setback mentioned in 9.8(d) shall be landscaped in accordance with Section 6.2;

25. Repealing subsection 9.8(h).

26. Deleting subsection 9.8(j) and replacing it with the following words:

(j) No neighbourhood day care, supportive housing or supportive facility is permitted in any building on the lot.

27. Adding immediately after subsection 9.8(j), the following words:

9.8(k) A Garden Suite may be located above a detached Garage.

28. Deleting Section 9.13 and replacing it with the following words:

Where permitted by this By-law, a one-unit dwelling, semi-detached dwelling, townhouse dwelling, and other forms of ground-orientated cluster development on a lot may also contain one or more secondary suites as a secondary use subject to the following requirements

29. Repealing subsection 9.13(b).

30. Deleting subsection 9.13(c) and replacing it with the following words:

(c) The secondary suite shall have a separate independent entrance if a shared entrance with the main dwelling unit is not permitted by the Saint John Building By-law;

31. Repealing subsection 9.13(f).

32. Repealing subsection 9.13(g).

33. Deleting subsection 9.13(h) and replacing it with the following words:

9.13(h) No bed and breakfast, neighbourhood day care, supportive housing or supportive facility is permitted in any building on the lot.

34. Adding immediately after section 9.22 the following words:

9.23 Design Regulations for Multiple Unit Residential and Commercial Buildings with Dwelling Units

Where permitted by this By-law, a multiple unit residential building or a commercial building with dwelling

units shall be developed in accordance with the following requirements:

- (a) When the site has frontage onto a public or private street, the building entrances shall be orientated towards the site frontage;
 - a. The building must contain a prominent main entrance that incorporates:
 - (i) A covered entrance with weather protection;
 - (ii) Pedestrian connectivity to the public sidewalk and to the parking area;
 - (iii) On-site lighting of the main entrances, any outdoor amenity space, parking areas, and pedestrian walkways;
 - (iv) The use of materials, colours, massing, and/or landscaping to make the entrance clearly identifiable to residents and visitors.
- (b) Where buildings are higher than 4 storeys, they shall include multiple types of cladding materials to articulate the ground floor.
- (c) Pedestrian connectivity must be incorporated into the site design connecting all building entrances with public sidewalks, parking areas, and common amenity spaces; and
 - b. For sites incorporating multiple residential buildings, connectivity shall exist between the separate buildings.

35. Adding immediately after section 9.23 the following words:

9.24 Townhouse and Stacked Townhouse Standards

- (a) The front façade shall be articulated to denote individual townhouse units.
- (b) Garages shall not have a door that exceeds 75 percent of the building façade width.

36. Adding immediately after section 9.24 the following words:

9.25 Cluster Townhouse Standards

- (a) Minimum Lot Area, the greater of: 800 square metres, or For each Dwelling Unit therein - 140 square metres
- (b) Minimum Lot Frontage – 30 metres
- (c) Minimum Lot Depth – 30 metres
- (d) No front or rear wall of a Cluster Townhouse Dwelling shall be

located so that any part of such front or rear wall is closer than:

- i. 3 metres of an abutting private access right-of-way;
- ii. 13 metres of a front wall or rear wall of another Cluster Townhouse Dwelling;
- iii. 10.5 metres of a side wall of another Cluster Townhouse Dwelling; or
- iv. 6 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling.

(e) No side wall of a Cluster Townhouse Dwelling shall be located so that any part of such wall is closer than:

- i. 7.5 metres of a side wall of another Cluster Townhouse Dwelling; or
- ii. 6 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling.

(f) Minimum Flankage Yard:

Adjacent to a Private Access – 3 metres
Adjacent to a Public Street in the RC zone
– 3 metres
Adjacent to a Public Street in any other
zone – 4.5 metres

(g) Minimum Dwelling Unit Width:
5.5 metres

(h) No Cluster Townhouse Dwelling shall have a continuous building length exceeding 6 townhouses or stacked house units.

(i) Other Requirements – In accordance with the General Provisions, Part 4-9

37. Deleting from Section 10 the columns “R2”, “R1”, and “RSS” from Table 10-1.

38. Deleting from subsection 10.1(1) the words “Dwelling, Cluster Townhouse, subject to subsection 10.1(4)” and replacing them with the words “Dwelling, Cluster Townhouse, subject to Section 9.25”

39. Deleting from subsection 10.1(1) the words “Dwelling, Townhouse, subject to subsection 10.1(2)” and replacing it with the words “Dwelling, Townhouse, subject to

section 9.24”

40. Deleting from Subsection 10.1(3) “Cluster Townhouse Dwelling, subject to subsection 10.1(4) and not paragraph 10.1(3)(b) to (l) inclusive”

41. Repealing subsection 10.1(4).

42. Repealing subsection 10.1(5).

43. Deleting from Section 10.3 the two paragraphs following “Municipal Plan Context” and replacing it with the following words:

The Mid-Rise Residential (RM) zone is intended to accommodate a range of mid-rise and medium density residential developments in the form of townhouses, multiple unit dwellings, apartments, and condominiums, and complementary non-residential uses on the ground floor.

The zone also accommodates semi-detached dwellings, two-unit dwellings, and one-unit dwellings.

The Mid-Rise Residential (RM) zone is intended for land inside the Primary Development Area that is designated Low to Medium Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RM.

44. Adding the words “Day Care, Centre” to subsection 10.3(1) immediately after the words “Day Care, Neighbourhood, subject to paragraph 9.5(b);”

45. Deleting the words “Dwelling, Cluster Townhouse, subject to subsection 10.1(4);” from subsection 10.3(1) and replacing them with the words: “Dwelling, Cluster Townhouse, subject to subsection 9.24;”

46. Deleting the words “Dwelling, Townhouse, subject to subsection 10.3(2);” from subsection 10.3(1) and replacing them with the words “Dwelling, Cluster Townhouse, subject to subsection 9.24;”

47. Adding the words “Health and Fitness Facility” to subsection 10.3(1) immediately following the words: “Garden Suite, subject to section 9.8;”

48. Adding the words “Medical Clinic”, “Personal Service”, “Restaurant”, and “Retail Convenience” to subsection 10.3(1) immediately

following the words “Home Occupation, subject to paragraph 9.9;”

49. Repealing paragraph 10.3(2) (a).

50. Deleting paragraph 10.3(3) (a) and replacing it with the following words:

(a) Minimum Lot Area:

One Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 225 square metres

Multiple Dwelling/Cluster Townhouse, per unit: 75 square metres

Townhouse Dwelling: 140 square metres

51. Deleting paragraph 10.3(3) (b) and replacing it with the following words:

(b) Minimum Lot Frontage

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 7.5 metres

Multiple Dwelling: 15 metres

Townhouse Dwelling for each Dwelling Unit: 5 metres

52. Deleting from paragraph 10.3(3) (c) the words “30 metres” and replacing them with the following words: “25 metres”.

53. Deleting from paragraph 10.3(3) (d) the words “6 metres” and replacing them with the following words: “4.5 metres”.

54. Repealing paragraph 10.3(3) (e).

55. Deleting paragraph 10.3(3) (g) and replacing it with the following words:

(g) Minimum Side Yard:

For any part of the building up to 12 metres or 4 storeys: 3 metres, and

Additional 1 metre of setback for each storey above 4.

Other developments 3 storeys and under: 1.2 metres

56. Deleting from paragraph 10.3(3) (h) the words “3.5 metres” and replacing it with the words “3 metres”.

57. Repealing paragraph 10.3(3) (i).

58. Deleting paragraph 10.3(3) (l) and replacing it with the following words:

(l) Maximum Building Height: 6 storeys, or Maximum 21 metres

59. Deleting from paragraph 10.3(3) (m) the words “50 percent of lot area” and replacing them with the

words “60 percent of lot area”

- 60.** Adding immediately after subsection 10.3(3) the following words:

10.3(4)

- (a) Parking shall be provided in accordance with the requirements set out in Section 4.
- (b) Landscaping and Amenity Space shall comply with the standards specified in Section 6.
- (c) Site Design shall adhere to the provisions outlined in Section 9.23.
- (d) Townhouses and Stacked Townhouses shall conform to the regulations specified in Section 9.24.

- 61.** By deleting the two paragraphs immediately following the words “Municipal Plan Context” in section 10.4 and replacing them with the following words:

The Low-Rise Residential (RL) zone is intended to accommodate a range of ground-oriented, lower density residential development in a variety of housing forms including one-unit, semi-detached, duplexes and townhouses, stacked townhouses, and small-scale apartments.

This zone allows for larger multi-building developments in clusters, consisting of several low-rise buildings with ground-oriented entrances.

The Low-Rise Residential (RL) zone is intended for serviced land inside the Primary Development Area that is designated Low Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RL.

- 62.** Amending subsection 10.4(1) by Deleting the words “Dwelling, Cluster Townhouse, limited to a maximum of six dwelling units;”, from subsection 10.4(1) and replacing them with the words “Dwelling, Cluster Townhouse;”

- 63.** Deleting the words “Dwelling, Multiple, limited to a maximum of six dwelling units”, from subsection 10.4(1) and replacing them with the words: “Dwelling, Multiple;”

- 64.** Deleting the words “Dwelling, Townhouse, limited to maximum of six dwelling units”, from subsection 10.4(1) and replacing them with the words: “Dwelling, Townhouse;”

- 65.** Deleting paragraph 10.4(2)(a) and replacing it with the following words:

(a) Minimum Lot Area:
One-Unit Dwelling, Two-Unit Dwelling,
or Semi-Detached Dwelling: 225
square metres
Dwelling Group/Cluster Townhouse, per
unit: 75 square metres
Townhouse Dwelling
For each Dwelling Unit therein: 140
square metres

66. Deleting paragraph 10.4(2)(b) and
replacing it with the following
words:

(b) Minimum Lot Frontage
One-Unit Dwelling, Two-Unit Dwelling,
or Semi-Detached Dwelling: 7.5
metres
Multiple Dwelling: 15 metres
Townhouse Dwelling for each Dwelling
Unit: 5 metres

67. Deleting the words “30 metres” from
paragraph 10.4(2)(c) and replacing
them with the words “25 metres”.

68. Deleting the words “6 metres” from
paragraph 10.4(2)(d) and replacing
them with the words “4.5 metres”.

69. Repealing Section 10.4(2)(e).

70. Deleting paragraph 10.4(2)(g) and
replacing it with the following
words:

(g) Minimum Side Yard:

Multiple or Townhouse Dwelling - 1.2
metres, or
2.4 metres, if an entrance to a dwelling
unit is being accessed through the side
yard

71. Deleting the words “3.5 metres”
from paragraph 10.4(2)(h) and
replacing them with the words “2.4
metres”.

72. Repealing paragraph 10.4(2)(i).

73. Repealing paragraph 10.4(2)(k).

74. Deleting paragraph 10.4(2)(l) and
replacing it with the following
words:

(l) Maximum Building Height: 3 storeys,
or Maximum 11 metres

75. Deleting from paragraph 10.4(2)(m)
words “50 percent of lot area” and
replacing it with the following
words: “60 percent of lot area”.

76. Adding immediately after
subsection 10.4(2) the following
words:

10.4(3) Additional Zone Standards

- a) The zone shall permit up to four units on all fee-simple lots.
- b) Lots within the Urban Neighbourhood Intensification Area, as defined in the Municipal Plan, and all properties identified in Schedule J, shall permit up to six units.
- c) Lots within the Primary Development Area that lack municipal servicing shall be limited to a single dwelling unit, with the option for one secondary or garden suite. However, unserviced lots supported by private communal servicing may accommodate more than one unit, at the discretion of the Development Officer.
- d) Lots outside the Primary Development Area, when supported by private communal servicing, may allow more than one unit, subject to the discretion of the Development Officer.
- e) Large scale Dwelling Group developments are permitted in this zone permitted they meet the lot area requirements under this zone.
- (f) Parking shall be provided in accordance with the requirements set out in Section 4.
- (g) Landscaping and amenity space shall comply with the standards specified in Section 6.
- (h) Site design shall adhere to the provisions outlined in Section 9.23.
- (i) Townhouses and stacked townhouses shall conform to the regulations specified in Section 9.24.

77. Repealing Section 10.5.

78. Repealing Section 10.6.

79. Repealing Section 10.7.

80. Amending Schedule A to rezone all properties zoned One-Unit Residential (R1), Two-unit Residential (R2), and Suburban Residential (RSS) to the Low-Rise Residential (RL) zone.

81. Amending Schedule E: Exceptions by deleting the words “R1”, and “R2” from the Residential Zone chart and replacing them with “RL”.

82. Adding Schedule J, as follows, immediately after Schedule I.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2024 and signed by: EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le 2024, avec les signatures suivantes:

Mayor/Mairesse

City Clerk/ Greffier de la municipalité

First Reading -
Second Reading -
Third Reading -

Première lecture -
Deuxième lecture -
Troisième lecture -

Schedule J: Low-Rise Residential (RL) Lot Exemptions

The following Low-Rise Residential (RL) lots, which are located outside the Intensification Areas identified in Schedule D, are permitted to be developed with up to six dwelling units subject to Section 10.4(3).

Civic	PID
0 Alma Street East	55239586
141 Alma Street East	55239560
144 Alma Street East	55033252
146 Alma Street East	00344895
147 Alma Street East	55239578
7 Amberly Court	55223382
8 Amberly Court	55223341
11 Amberly Court	55237242
12 Amberly Court	55223358
15 Amberly Court	55223366
9 Austin Lane	part of 00403972
47 Barker Street	00024562
0 Beacon Street	55027858
172 Beacon Street	00344143
174-176 Beacon Street	55027866
168-170 Belmont Street	55213987
0 Bent Anchor Court	55219620
0 Bent Anchor Court	55219638
0 Bent Anchor Court	55219646
2 Bent Anchor Court	55219596
4 Bent Anchor Court	55219604
6 Bent Anchor Court	55219612
8 Bent Anchor Court	55241947
10 Bent Anchor Court	55241954
12 Bent Anchor Court	55241962
14 Bent Anchor Court	55241970
33-37 Birch Grove Terrace	55230767
12 Birch Street	00035238
92-94 Bon Accord Drive	00446310
269 Boyaner Crescent	55143937
271 Boyaner Crescent	55143945
273 Boyaner Crescent	55143952
1 Bridgeview Court	55197016

3 Bridgeview Court	55197024
5 Bridgeview Court	55197032
7 Bridgeview Court	55197040
9 Bridgeview Court	55197057
11 Bridgeview Court	55197065
17 Bridgeview Court	55239073
19 Bridgeview Court	55239081
21 Bridgeview Court	55239099
23 Bridgeview Court	55239107
19-23 Buena Vista Avenue	00383745
25-31 Buena Vista Avenue	00386268
0 Cambridge Drive	55181820
0 Cambridge Drive	55243877
200 Cambridge Drive	55203145
3-5 Campbell Street	00024828
11-15 Campbell Street	00024810
12-14 Campbell Street	00024786
18 Campbell Street	00024794
21 Campbell Street	00024802
54 Catherwood Street	00035303
681-683 Chapel Street	00388934
710-712 Chapel Street	00392951
317 City Line	00386193
3-5 Corkery Street	00025007
4-6 Corkery Street	00024976
12-16 Corkery Street	00024984
13-15 Corkery Street	00025015
19 Corkery Street	00025023
22 Corkery Street	00024992
0 Courtenay Avenue	00314146
0 Courtenay Avenue	00360826
0 Cranston Avenue	55190482
39-41 Cranston Avenue	55243273
42 Cranston Avenue	00026617
42 Cranston Avenue	55101901
46 Cranston Avenue	00026609
51 Cranston Avenue	00032003
57 Cranston Avenue	00032011

62 Cranston Avenue	00026591
63 Cranston Avenue	00026138
64 Cranston Avenue	00026583
66 Cranston Avenue	00026575
69 Cranston Avenue	00026146
77 Cranston Avenue	00026153
83-87 Cranston Avenue	00026161
91-95 Cranston Avenue	00026179
2 Day Drive	55218994
8 Day Drive	55166664
12 Day Drive	55166672
16 Day Drive	55166680
20 Day Drive	55168223
24 Day Drive	55168231
28 Day Drive	55193486
864 Dever Road	55002968
298 Douglas Avenue	00368514
140 Dresden Avenue	00432047
0 Drury Cove Road	55175517
0 Drury Cove Road	55178909
75-89 Drury Cove Road, 6-8 and 3-23 Upper Deck Lane	55175392
25-27 Edith Avenue	55166656
431 Eldersley Avenue	00335513
0 Ellerdale Street	55033435
0 Foley Court	55191233
26 Foley Court	00314922
52 Foley Court	55191084
53 Foley Court	55191183
54 Foley Court	55191092
55 Foley Court	55191175
56 Foley Court	55191100
57 Foley Court	55191167
58 Foley Court	55191118
59 Foley Court	55191159
60 Foley Court	55191126
62 Foley Court	55191134
64 Foley Court	55191142
66 Foley Court	55195176

67 Foley Court	55195226
68 Foley Court	55195184
69 Foley Court	55195218
70 Foley Court	55195192
71 Foley Court	55195200
0 Forbes Drive	55189732
1 Forbes Drive	55111496
3 Forbes Drive	55111504
5 Forbes Drive	55111512
7 Forbes Drive	55111520
100 Forbes Drive	00049791
576-578 Fundy Drive	00384909
115-117 Glen Road	00301481
115 Glen Road	00301507
108 Golden Grove Road	00432054
110 Golden Grove Road	00432062
112 Golden Grove Road	00432070
114 Golden Grove Road	00432088
231-233 Golden Grove Road	00311597
0 Graham Street	55175335
1 Graham Street	55175327
3 Graham Street	55175319
5 Graham Street	55175301
7 Graham Street	55175293
9 Graham Street	55175285
11 Graham Street	55175277
13 Graham Street	55175269
15 Graham Street	55175251
17 Graham Street	55175244
19 Graham Street	55175236
21 Graham Street	55175228
23 Graham Street	55175210
25 Graham Street	55175202
27 Graham Street	55175194
29 Graham Street	55175186
31 Graham Street	55175178
33 Graham Street	55175160
35 Graham Street	55175152

37 Graham Street	55175145
39 Graham Street	55175137
0 Grantham Road	55221774
0 Grantham Road	55224992
6 Grantham Road	55181838
7 Grantham Road	55182034
8 Grantham Road	55181846
10 Grantham Road	55181853
11 Grantham Road	55182026
12 Grantham Road	55181861
15 Grantham Road	55182018
16 Grantham Road	55181879
18 Grantham Road	55181887
19 Grantham Road	55182000
20 Grantham Road	55181895
22 Grantham Road	55181903
23 Grantham Road	55181994
26 Grantham Road	55181911
27 Grantham Road	55181978
28 Grantham Road	55181929
29 Grantham Road	55181986
30 Grantham Road	55181937
31 Grantham Road	55181952
32 Grantham Road	55181945
33 Grantham Road	55181960
582-584 Green Head Road	55209886
59 Harmony Drive	00312330
62 Harmony Drive	00312488
540-542 Havelock Street	00393363
0 Hawthorne Avenue	55069553
137-141 Hawthorne Avenue	00031450
241 Hawthorne Avenue Extension	00023390
265 Hawthorne Avenue Extension	00023424
1 Heritage Gardens	55070171
3 Heritage Gardens	55070189
5 Heritage Gardens	55070197
7 Heritage Gardens	55070205
8 Heritage Gardens	55070288

10 Heritage Gardens	55070270
12 Heritage Gardens	55070262
14 Heritage Gardens	55070254
16 Heritage Gardens	55070247
18 Heritage Gardens	55070239
20 Heritage Gardens	55070221
22 Heritage Gardens	55070213
22-26 Highmount Court	55046015
1 Hillcrest Drive	55145429
3 Hillcrest Drive	55145411
5 Hillcrest Drive	55145403
1 Horsler Drive	55145395
3 Horsler Drive	55145387
5 Horsler Drive	55145379
0 Jean Street	55020903
0 Jean Street	55021117
23-25 Jean Street	00322065
34-36 Jean Street	00318055
0 Jennifer Street	55242085
31 Jennifer Street	55193478
0 Julie Court	55193551
2 Julie Court	55193494
4 Julie Court	55193502
6 Julie Court	55193510
8 Julie Court	55193528
10 Julie Court	55193536
12 Julie Court	55193544
11 King William Road	55159719
591-593 Lancaster Avenue	00394577
233 Lancaster Street	00366518
3 Leeds Crescent	55196117
5 Leeds Crescent	55196109
9 Leeds Crescent	55221360
13 Leeds Crescent	55196083
14 Leeds Crescent	55195838
17 Leeds Crescent	55196075
20 Leeds Crescent	55195846
21 Leeds Crescent	55196067

24 Leeds Crescent	55195853
25 Leeds Crescent	55196059
28 Leeds Crescent	55195861
29 Leeds Crescent	55196042
33 Leeds Crescent	55196034
37 Leeds Crescent	55196026
40 Leeds Crescent	55195937
41 Leeds Crescent	55196018
42 Leeds Crescent	55195945
44 Leeds Crescent	55195952
45 Leeds Crescent	55196000
46 Leeds Crescent	55195960
48 Leeds Crescent	55195978
49 Leeds Crescent	55195994
50 Leeds Crescent	55195986
53 Leeds Crescent	55234637
10 Lime Kiln Road	55206338
67 Loch Lomond Road	00317610
67 Loch Lomond Road	55201347
195 Loch Lomond Road	00320762
197 Loch Lomond Road	00316471
199 Loch Lomond Road	00315895
203 Loch Lomond Road	00319236
211-213 Loch Lomond Road	00314831
239 Loch Lomond Road	55052476
241 Loch Lomond Road	55052484
1147 Loch Lomond Road	55219943
1167 Loch Lomond Road	00312579
1429 Loch Lomond Road	00312900
0 Lockhart Street	00024950
15-17 Lockhart Street	00024943
321-323 Lowell Street	00392969
323 Lowell Street	55072037
0 Manawagonish Gardens	55144786
2 Manawagonish Gardens	55120471
4 Manawagonish Gardens	55120489
5 Manawagonish Gardens	55120414
6 Manawagonish Gardens	55120497

7 Manawagonish Gardens	55120422
8 Manawagonish Gardens	55120505
9 Manawagonish Gardens	55120430
10 Manawagonish Gardens	55120513
11 Manawagonish Gardens	55120448
14 Manawagonish Gardens	55144828
15 Manawagonish Gardens	55144794
16 Manawagonish Gardens	55144810
17 Manawagonish Gardens	55144802
693 Manawagonish Road	55037683
697-699 Manawagonish Road	00036053
806 Manawagonish Road	55154322
876-880 Manawagonish Road	00403089
986 Manawagonish Road	00447052
1177 Manawagonish Road	00402750
1268 Manawagonish Road	55069520
1310 Manawagonish Road	55145437
1971 Manawagonish Road	55166177
15-17 Margaret Street	00315085
35 Margaret Street	00316950
34 Mclaughlin Crescent	00321968
38 Mclaughlin Crescent	00321208
59 Mclaughlin Crescent	55088850
346-348 Milford Road	00404160
0 Millidge Avenue	55012546
180-182 Millidge Avenue	00042457
280 Millidge Avenue	00042275
283 Millidge Avenue	55166433
285 Millidge Avenue	55166441
287 Millidge Avenue	55166458
290 Millidge Avenue	55171912
294 Millidge Avenue	00047050
1031 Millidge Avenue	00048421
17 Montgomery Crescent	55173991
21 Montgomery Crescent	55173983
100 Mountain View Drive	00315838
107-115 Mountain View Drive	55232441
38 Noel Avenue	55195549

40 Noel Avenue	55195556
42 Noel Avenue	55195564
7 Northumberland Avenue	00323741
18 Northumberland Avenue	00321943
37 Northumberland Avenue	00314427
40 Northumberland Avenue	00320374
45 Northumberland Avenue	00314377
0 Oakhill Crescent	55092811
0 Oakhill Crescent	55092860
0 Oakhill Crescent	55092910
0 Oakhill Crescent	55092928
0 Oakhill Crescent	55092936
0 Oakhill Crescent	55092944
0 Oakhill Crescent	55092951
0 Oakhill Crescent	55092969
0 Oakhill Crescent	55092977
0 Oakhill Crescent	55092985
0 Oakhill Crescent	55092993
0 Oakhill Crescent	55093009
0 Oakhill Crescent	55093017
0 Oakhill Crescent	55093025
0 Oakhill Crescent	55093033
0 Oakhill Crescent	55093041
0 Oakhill Crescent	55093058
0 Oakhill Crescent	55093066
0 Oakhill Crescent	55093074
0 Oakhill Crescent	55093082
0 Oakhill Crescent	55093090
0 Oakhill Crescent	55093108
0 Oakhill Crescent	55093116
0 Oakhill Crescent	55093124
0 Oakhill Crescent	55093132
0 Oakhill Crescent	55093140
0 Oakhill Crescent	55093157
0 Oakhill Crescent	55093165
54 Oakhill Crescent	55092902
56 Oakhill Crescent	55092894
58 Oakhill Crescent	55092886

60 Oakhill Crescent	55092878
64 Oakhill Crescent	55092852
66 Oakhill Crescent	55092845
68 Oakhill Crescent	55092837
70 Oakhill Crescent	55092829
55-57 Oakland Street	00415414
1277 Old Black River Road	55100135
27-29 Park Avenue	00343889
90 Parks Street Extension	55201222
92-98 Pauline Street	00325282
20 Pokiok Road	55211239
22 Pokiok Road	55211221
24 Pokiok Road	55211213
26 Pokiok Road	55211205
28 Pokiok Road	55211197
30 Pokiok Road	55211189
0 Prince Street	55193106
0 Prince Street	55193114
439 Prince Street, 45-69 Rockingstone Drive	55238901
79-81 Red Head Road	00344119
0 Retail Drive	55102701
16 Retail Drive	00431643
96 Richard Street	00344663
0 Ridge Street	55061881
0 Ridge Street	55068506
1-3 Ridge Street	55061873
2-6 Ridge Street	00314849
5 Ridge Street	00318303
9-11 Ridge Street	00318196
10 Ridge Street	00319723
0 Riverview Drive	55237390
253-259 Riverview Drive	00415992
263 Riverview Drive	55242721
265 Riverview Drive	55242739
267 Riverview Drive	55242747
269 Riverview Drive	55242754
273 Riverview Drive	55240873
275 Riverview Drive	55240865

277 Riverview Drive	55240857
12 Robinson Street	00024851
18-20 Robinson Street	00024869
21-23 Robinson Street	00024877
0 Rockingstone Drive	55197255
0 Rockingstone Drive	55243380
0 Rockingstone Drive	55243398
2 Rockingstone Drive	55243331
4 Rockingstone Drive	55243349
6 Rockingstone Drive	55243356
8 Rockingstone Drive	55243364
10 Rockingstone Drive	55243372
14 Rockingstone Drive	55209969
16 Rockingstone Drive	55209977
18 Rockingstone Drive	55209985
20 Rockingstone Drive	55209993
22 Rockingstone Drive	55210009
24 Rockingstone Drive	55210017
26 Rockingstone Drive	55210025
28 Rockingstone Drive	55210033
30 Rockingstone Drive	55210041
32 Rockingstone Drive	55210058
234 Rodney Street	00363770
0 Saint Peters Court	55156061
2 Saint Peters Court	55163554
3 Saint Peters Court	55160261
4 Saint Peters Court	55163547
5 Saint Peters Court	55160279
6 Saint Peters Court	55163539
7 Saint Peters Court	55160287
8 Saint Peters Court	55163521
9 Saint Peters Court	55160295
10 Saint Peters Court	55163513
15 Saint Peters Court	55159172
17 Saint Peters Court	55159180
19 Saint Peters Court	55159198
21 Saint Peters Court	55159206
23 Saint Peters Court	55156020

25 Saint Peters Court	55156038
27 Saint Peters Court	55156046
29 Saint Peters Court	55156053
31 Saint Peters Court	55173934
33 Saint Peters Court	55173942
35 Saint Peters Court	55173959
39 Saint Peters Court	55173967
41 Saint Peters Court	55173975
545 Sandy Point Road	00051508
4 Second Street	00026849
241 Sherbrooke Street	55144968
243 Sherbrooke Street	55144976
245 Sherbrooke Street	55144984
99 Simpson Drive	00299875
46 Somerset Street	00024620
56 Somerset Street	00024638
60-62 Somerset Street	00024646
64-66 Somerset Street	55156921
70 Somerset Street	00024679
76 Somerset Street	00024687
78 Somerset Street	00024695
90 Somerset Street	00024703
92-94 Somerset Street	00024711
98-100 Somerset Street	00024729
108 Somerset Street	00024737
110 Somerset Street	00031468
112 Somerset Street	00024745
150-152 Somerset Street	00024778
180 Somerset Street	00024836
190 Somerset Street	00024893
214-216 Somerset Street	00024935
222 Somerset Street	00024968
248-250 Somerset Street	00025031
254-256 Somerset Street	00025049
225-227 St. John Street	00365189
91 Tartan Street	00046946
15-17 Teck Street	00371039
21 Teck Street	00371047

0 Third Street	00428631
14 Third Street	00026856
15 Third Street	00026898
19 Third Street	55208839
14-16 Thornbrough Street	00025056
258 Tower Street	00364604
68 Tudor Lane	55178719
70 Tudor Lane	55178727
25-31 Upper Deck Lane	55241145
3 Valley Street	00316505
5-7 Valley Street	00321810
11 Valley Street	00321299
11 Valley Street	55098396
12 Valley Street	55160238
14 Valley Street	00322347
15 Valley Street	55029383
18-20 Valley Street	00320663
24 Valley Street	00322867
26 Valley Street	00028456
28 Valley Street	00028464
30 Valley Street	00028472
40 Valley Street	55143291
50 Valley Street	00323139
40-44 Westmorland Road	55165096
193 Westmorland Road	00320564
195 Westmorland Road	55166029
257 Westmorland Road	00316893
0 White House Court	55121628
1 White House Court	55121610
3 White House Court	55121602
5 White House Court	55121594
7 White House Court	55121586
8 White House Court	55119846
9 White House Court	55121578
10 White House Court	55119853
11 White House Court	55121560
12 White House Court	55119861
13 White House Court	55121552

14 White House Court	55119879
15 White House Court	55121545
16 White House Court	55121438
17 White House Court	55121537
18 White House Court	55121446
19 White House Court	55121529
20 White House Court	55121453
21 White House Court	55121511
22 White House Court	55121461
23 White House Court	55121503
24 White House Court	55121479
25 White House Court	55121495
26 White House Court	55121487
0 Wild Fox Drive	55242093
10 Wild Fox Drive	55212856
11-21 Wild Fox Drive	55191373
12 Wild Fox Drive	55212849
14 Wild Fox Drive	55219992
16 Wild Fox Drive	55219984
18 Wild Fox Drive	55219976
20 Wild Fox Drive	55219968
24 Wild Fox Drive	55242101
14 Wildwood Street	00431155
440 Woodville Road	55239701



4 General Provisions: Access, Parking, and Loading

4.2 General Parking Provisions

~~4.2.1 On-site parking spaces shall be provided and maintained in numbers no less than indicated by this section on the same lot whenever land is used or a building or portion of a building is erected, placed, altered, or used.~~

4.2.1 On-site parking spaces must be provided and maintained in at least the number required by this section whenever a building or part of a building is constructed, altered, or used.

4.2.1.1 Where more than one parking stall is required, up to 50% of the stalls may be provided in tandem, with a maximum of two stalls permitted in tandem.

4.2.2 For the following listed uses on-site parking spaces shall be provided in the amounts indicated and where applicable such amounts are based upon the gross floor area of the building where the use is located.

Use	Minimum Number of Required Parking Spaces
Accommodation	1 per guest room plus 1 per 20 square metres of banquet or conference room
Adult Entertainment Facility	1 per 10 square metres
Agricultural Use	1 per 50 square metres
Air Transport Facility	nil
Animal Shelter	1 per 35 square metres
Artist or Craftsperson Studio	1 per 30 square metres
Asphalt Plant	1 per 50 square metres
Auction Facility	1 per 50 square metres
Auction House	1 per 30 square metres
Bakery	1 per 30 square metres
Banquet Hall	1 per 20 square metres
Bar, Lounge, or Nightclub	1 per 10 square metres
Bed and Breakfast	1 per guest room
Bulk Fuel Storage Depot	1 per 50 square metres
Business Office	1 per 50 square metres
Business Support Service	1 per 30 square metres
Cannabis Processing Facility	1 per 50 square metres
Cannabis Production Facility	1 per 200 square metres for the first 2,000 square metres plus 1 per 500 square metres of additional floor area
Cannabis Retail	Less than 5,000 square metres: 1 per 30 square metres or 5,000 square metres or greater: 1 per 25 square metres



Use	Minimum Number of Required Parking Spaces
Car Wash	nil
Catering Service	1 per 50 square metres
Cement Plant	1 per 50 square metres
Commercial Entertainment	greater of 1 per 10 seats or 1 per 20 square metres
Commercial Recreation	Marina: 1 per 2 berths Other: 1 per 20 square metres
Communication Facility	1 per 50 square metres
Community Arena	greater of 1 per 20 square metres or 1 per 10 seats
Community Centre	1 per 20 square metres
Community Garden	nil
Community Policing Office	1 per 50 square metres
Composting Facility	1 per 50 square metres
Concrete Plant	1 per 50 square metres
Conference or Convention Centre	1 per 20 square metres
Contractor Service, General	1 per 50 square metres
Contractor Service, Household	1 per 50 square metres
Correctional Services	1 per 65 square metres
Crisis Care Facility	1 per employee
Cultural Establishment	1 per 20 square metres
Day Care, Centre	1 per 5 children
Day Care, Home	1 per day care
Day Care, Neighbourhood	1 per 5 children
Distribution Facility	1 per 200 square metres for first 2,000 square metres plus 1 per 500 square metres more than 2,000 square metres
Dwelling Unit	1 per unit
Dwelling Unit, Secondary Suite or Garden Suite	0.5 per unit
Dwelling Unit, Affordable	0.5 per unit
Electrical Generation Station	1 per 200 square metres for first 2,000 square metres plus 1 per 500 square metres plus 1 per 500 square metres more than 2,000 square metres
Emergency Services Facility	1 per 50 square metres
Equestrian Facility	1 per 50 square metres plus 1 per 10 seats of viewing or grandstand area
Equipment Sales and Rental, Heavy	1 per 30 square metres of office area plus 1 per inventory vehicle



Use

**Minimum Number of Required
Parking Spaces**

Equipment Sales and Rental, Light	1 per 30 square metres
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Use	Minimum Number of Required Parking Spaces
Exhibition Grounds	1 per 50 square metres
Financial Service	1 per 30 square metres
Fishery	nil
Fleet Service	1 per 50 square metres plus 1 for each vehicle stored on-site
Forestry Use	nil
Funeral Service	10 plus 1 per 20 square metres
Garden Centre	1 per 25 square metres of retail display, sales, and office area plus 1 per 100 square metres of warehouse
Garden Suite	1 per suite
General Contractor Service	1 per 50 square metres
Government or Utility Works Depot	1 per 50 square metres
Grocery Store	less than 5,000 square metres: 1 per 30 square metres greater than 5,000 square metres: 1 per 25 square metres
Harbour Facility	1 per 50 square metres
Health and Fitness Facility	1 per 25 square metres
Health Services Laboratory	1 per 50 square metres
Heavy Industrial Use	1 per 100 square metres
Home Occupation	2 per home occupation and nil for a permitted home occupation in converted dwelling or multiple dwelling
Hospital	1 per 25 square metres
Hostel	0.5 per guest room
Instructional Service	1 per 25 square metres
Kennel	1 per 35 square metres
Land for Public Purposes	nil
Landfill	1 per 50 square metres
Landscape Material Supply	1 per 50 square metres
Library	1 per 35 square metres
Light Industrial Use	1 per 50 square metres
Marshalling Yard	1 per 50 square metres
Massage Parlour	1 per 20 square metres
Medical Clinic	1 per 20 square metres
Medium Industrial Use	1 per 50 square metres
Microbrewery	1 per 50 square metres
Minor Utility Service Building or Structure	nil



Use	Minimum Number of Required Parking Spaces
Moving Services	1 per 50 square metres plus 1 for each vehicle stored on-site
Municipal Recreation Use	2 per 4,047 square metres of land
Outdoor Storage	nil
Park or Playground	2 per 4,047 square metres of land
Personal Service	1 per 30 square metres
Pet Grooming	1 per 30 square metres
Pit	1 per 50 square metres
Place of Worship	1 per 10 square metres
Private Club	1 per 20 square metres
Public Display	nil
Quarry	1 per 50 square metres
Recreation Facility	greater of 1 per 20 square metres of gross floor area or 1 per 10 seats or 5 per 4,047 square metres of land
Recreational Vehicle Sales and Service, Large	1 per 30 square metres plus 2 per service bay and 1 per inventory vehicle
Recreational Vehicle Sales and Service, Small	1 per 30 square metres plus 2 per service bay and 1 per inventory vehicle
Recycling Facility	1 per 50 square metres
Redemption Centre	1 per 30 square metres
Regional Commercial Centre	1 per 25 square metres
Rehabilitation Centre	1 per 65 square metres
Research and Development Facility	1 per 50 square metres
Restaurant	1 per 10 square metres
Retail Convenience	1 per 25 square metres
Retail General	less than 5,000 square metres: 1 per 30 square metres greater than 5,000 square metres: 1 per 25 square metres
Retail Warehouse	less than 5,000 square metres: 1 per 30 square metres greater than 5,000 square metres: 1 per 25 square metres
Rooming House	0.5 per room
Sales Centre, Model Home	1 per 30 square metres of sales office
School (K-8)	1 per employee plus 1 per 20 square metres of auditorium



Use	Minimum Number of Required Parking Spaces
School (9-12)	1 per employee plus 1 per 35 students and 1 per 20 square metres of auditorium
Scrap or Salvage Yard	1 per 50 square metres
Self-Storage Facility	1 per 50 square metres of office use
Service and Repair, Household	1 per 30 square metres
Service and Repair, Industrial	1 per 30 square metres plus 2 per service bay and 1 per inventory vehicle
Service Station	3 per service bay plus 1 per 50 square metres
Secondary Suite	1 per suite
Special Industrial Use	1 per 50 square metres
Sports and Entertainment Facility	greater of 1 per 10 seats or 1 per 20 square metres
Stormwater Management Pond	Nil
Supportive Facility	0.5 per resident
Supportive Housing	1 per 3 residents
Technical or Vocational School	1 per 40 square metres plus 1 per 20 square metres of auditorium
Telecommunication Tower	nil
Towing Service	1 per 50 square metres
Transition Housing	1 per 65 square metres
Transportation Depot	1 per 50 square metres
Transit Terminal	1 per 50 square metres
Transportation Terminal	1 per 50 square metres
University or College	1 per 40 square metres plus 1 per 20 square metres auditorium
Utility Distribution Structure, Major	1 per 50 square metres
Vehicle Body and Paint Shop	5 per service bay
Vehicle Rental	1 per 30 square metres of office area plus 1 per inventory vehicle
Vehicle Repair Garage	3 per service bay plus 1 per 50 square metres of additional floor area
Vehicle Sales and Leasing	1 per 30 square metres of office area plus 1 per inventory vehicle
Vehicle Sales, Incidental	1 per inventory vehicle
Veterinary Clinic	3 per practitioner
Walking Trail	nil
Warehouse Facility	1 per 200 square metres for first 2,000 square metres plus 1 per 500 square metres more than 2,000 square metres
Wastewater Treatment Facility	1 per 50 square metres



Use	Spaces
Water Treatment Facility	1 per 50 square metres
Other Use	same as a listed use that has a sufficiently similar parking expectation

[2016, C.P. 111-35], [2017, C.P. 111-41], [2018, C.P. 111-53]

4.2.3 When there is more than one use involved with land or a building or a portion of a building the number of on-site parking spaces required by this section is the cumulative number of spaces required for each use.

4.2.4 Where:

4.2.4.1 More than 100 on-site parking spaces are required by paragraph (b), the total number of parking spaces shall not exceed 125 percent of the minimum parking spaces required by paragraph (b); and

4.2.4.2 On-site parking spaces are provided on a lot in the Uptown Parking Exemption Area as defined by Schedule C of this By-law, the total number of on-site parking spaces on the lot shall not exceed 125 percent of the minimum parking spaces required by paragraph (b).

[2016, C.P. 111-35]

4.2.5 Notwithstanding paragraph (d), a change of use involving a building or portion of a building is permitted in accordance with paragraph (a).

4.2(1) PARKING EXCEPTIONS

- (a) Nothing in this By-law shall require additional parking spaces for a change of use involving a building or portion thereof if the new or proposed use requires the same or less parking spaces than the present use of the same building or portion thereof. [2016, C.P. 111-35]
- (b) [Repealed: 2020, C.P. 111-86]
- (c) [Repealed: 2020, C.P. 111-86]



4.2(2) PARKING REDUCTION



- (a) Nothing in this By-law shall require more than 80 percent of the required number of parking spaces for any development on a lot located in an Intensification Area as defined by Schedule D of this By-law. [2020, C.P. 111-86]
- (b) Notwithstanding subsection 4.2(2)(a), nothing in this By-law shall require parking spaces for development located in the Uptown Parking Exemption Area as defined by Schedule C of this By-law. [2020, C.P. 111-86]
- (c) Notwithstanding subsection 4.2(a), variances to the on-site parking requirements for a proposed development of more than 6 units in the RM, RC, and RH zones may be considered through the variance process, provided a parking study is submitted. The study must address the specific parking needs of the development, considering factors such as on-street parking availability, use of active transportation, and proximity to transit routes.
- (d) The parking requirement in 4.2(b) may be waived for a Secondary Suite or Garden Suite located within 400 metres of an Intensification Area, Employment Area, Primary Corridor, Post-Secondary Institute, or a dedicated transit route stop.

OR

The parking requirement in 4.2(b) may be waived under the following conditions:

- Up to one parking stall may be waived on an RL lot when 4 units are proposed.
- Up to two parking stalls may be waived on an RL lot when 6 units are proposed.

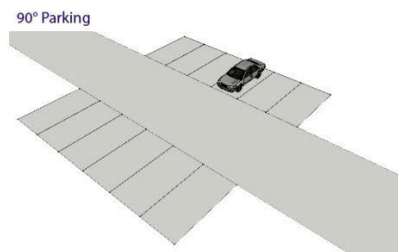
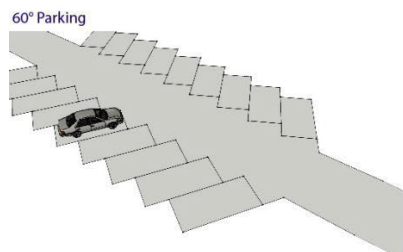
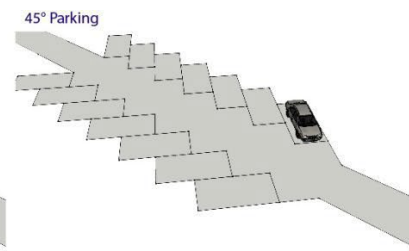
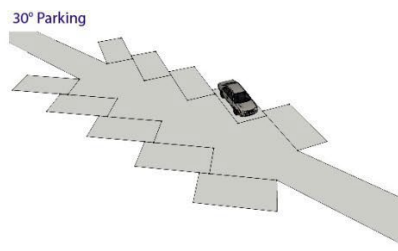
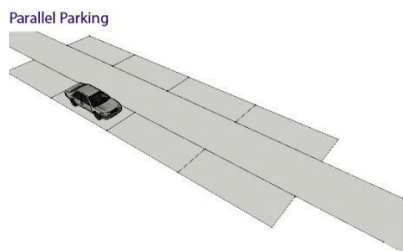
This waiver applies if the lot is located within 400 metres of an Intensification Area, Employment Area, Primary Corridor, Post-Secondary Institute, or a dedicated transit route stop.



4.2(3) PARKING SPACE AND AISLE DIMENSIONS

Each on-site parking space shall have dimensions not less than the following:

	Parallel	30°	45°	60°	90°
Minimum Stall Width	2.7 metres	2.7 metres	2.7 metres	2.7 metres	2.7 metres
Minimum Stall Depth	6.7 metres	5 metres	5.5 metres	5.5 metres	5.5 metres
Minimum Aisle Width	3.5 metres (one-way) 6 metres (two-way)	3.5 metres	4 metres	5.5 metres	6 metres
Minimum Height Clearance	2 metres	2 metres	2 metres	2 metres	2 metres





4.2(4) BARRIER FREE PARKING



- (a) Barrier-free parking shall be in accordance with the *Barrier-Free Design Building Code Regulation, Regulation 2021-3* of the *Building Code Administration Act*, and where there is a conflict between this By-law and the *Regulation*, the *Regulation* including amendments subsequent thereto shall prevail. [2022, C.P. 111-142]
- (b) A Barrier-free parking space is required for each accessible unit, notwithstanding the requirements of 4.2(1) and 4.2(2).

4.2(5) PARKING LOT STANDARDS

- (a) A parking lot involving five or more parking spaces located on a lot in the Primary Development Area shall be developed and maintained with a paved surface enclosed with permanent continuous cast-in-place concrete curbing and all parking spaces shall be delineated by painted lines on the paved surface.
- (b) A parking lot involving five or more parking spaces located on a lot outside of the Primary Development Area shall be developed and maintained with a paved surface and all parking spaces shall be delineated by painted lines on the paved surface.
- (c) A parking lot involving less than five parking spaces shall be developed and maintained with a crushed rock or gravel surface or paved surface.
- (d) Nothing in this By-law shall require a parking space to be paved on a lot in an Industrial zone when the parking space is located behind the main building line and is at least 30 metres from the nearest street line.
- (e) A parking lot involving five or more parking spaces shall include provision for the turning of vehicles and such turning area shall be considered part of the parking lot.
- (f) A parking lot involving 30 or more parking spaces shall include provision for safe pedestrian movement to and from parking spaces and the main building or buildings on the lot.
- (g) A parking lot shall not have more than 30 parking spaces arranged in a row without a break by a vehicle driveway or landscaped pedestrian strip having a minimum width of one metre.
- (h) A parking lot involving 60 or more parking spaces shall include one or more landscaped islands equal to one square metre for each parking space, and such island or islands shall be landscaped in accordance with Part 6 and enclosed with permanent continuous cast-in-place concrete curbing.
- (i) A parking lot shall not be provided in any landscaped area required by Part 6 or within:



- (i) Three metres of a side and rear lot line if the abutting lot is located in a Residential zone and does not contain or permit a commercial use as defined by the subsection 4.1(2); or
 - (ii) 1.5 metres of a side and rear lot line in all other cases.
- (j) Nothing in this By-law shall prevent a parking lot for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.



6 General Provisions: Landscaping and Amenity Space

6.1 General Landscaping Provisions

- (a) Landscaping shall be provided and maintained as indicated in this Part whenever a development involving a main building or structure is undertaken on a lot.
- (b) Unless otherwise indicated in this By-law, required landscaping shall be extended into an abutting street right-of-way from the lot to a sidewalk, curb, ditch, or the edge of the street surface if there is no such feature.
- (c) All required landscaping shall be completed within one year from the issuance date of the development permit for the development and when no development permit was issued than all required landscaping shall be completed within one year from the commencement of the development. [2016, C.P. 111-35]
- (d) Nothing in this By-law shall prevent a driveway or walkway from being in any yard, required or otherwise.
- (e) In a Residential zone the following areas shall be landscaped:
 - (i) All required front and flankage yards; and
 - (ii) All other areas not occupied by a building, structure, parking area, driveway, walkway, or amenity space.





- (f) In a Commercial zone the following areas shall be landscaped:
 - (i) All required front and flankage yards;
 - (ii) All required yards that abut a lot in a Residential or Community Facility zone; and
 - (iii) All other areas not occupied by a building, structure, parking area, driveway, walkway, or amenity space.
- (g) In an Industrial zone the following areas shall be landscaped:
 - (i) The first 7.5 metres of all required front and flankage yards from the street; and
 - (ii) All required yards that abut a lot in a Residential, Commercial, or Community Facility zone.
- (h) In a Community Facility zone the following areas shall be landscaped:
 - (i) All required front and flankage yards;
 - (ii) All required yards that abut a lot in a Residential or Commercial zone; and
 - (iii) All other areas not occupied by a building, structure, parking area, driveway, walkway, or amenity space.
- (i) In the FD and RU zones the following areas shall be landscaped:
 - (i) All required front and flankage yards; and
 - (ii) All required yards that abut a lot in a Residential, Commercial, or Community Facility zone.
- (j) Except as otherwise provided by this By-law, when a parking lot for more than five vehicles is developed within 15 metres of an abutting lot in a Residential zone, the parking lot shall be screened in the direction of the abutting lot in accordance with the following:
 - (i) Coniferous trees or hedges, or any combination thereof, shall be planted and maintained in order to create a vegetation screen having a minimum depth of 1.5 metres;
 - (ii) The screen required by subparagraph (i) shall have a minimum height at the time of planting of one metre and be in accordance with paragraph 6.2(d); and
 - (iii) Notwithstanding the above, the parking lot may instead be screened in accordance with section 5.3, or by any combination of permitted landscaping, structures or berms.



- (k) Except as otherwise provided by this By-law, when outdoor storage or a self-storage facility is developed within 15 metres of an abutting lot in a Residential zone, the outdoor storage or self-storage facility shall be in accordance with the following:
- (i) Excluding an opening no greater than 1.5 metres in width that is not oriented toward a street, coniferous trees or hedges, or any combination thereof, shall be planted and maintained in order to create a perimeter of vegetation having a minimum depth of 1.5 metres completely around the storage area or self-storage facility;
 - (ii) The vegetation perimeter required by subparagraph (i) shall have a minimum height at the time of planting of two metres when located in a Residential zone or 2.5 metres when located in any other zone and be in accordance with paragraph 6.2(d); and
 - (iii) Notwithstanding the above, the outdoor storage area may instead be enclosed in accordance with section 5.5, or by any combination of permitted landscaping, structures or berms.
- (l) Nothing in this By-law shall prevent landscaping for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.

[2019, C.P. 111-73]

6.2 Landscaping Standards

- (a) All vegetation in this section shall be of a species capable of healthy growth in New Brunswick.
- (b) Any required landscaping involving a lawn shall consist of topsoil spread over the ground to a minimum depth of 10 centimetres after compaction and the seeding or sodding thereof.
- (c) Subject to paragraph (f), any required landscaping of a required front or flankage yard in a Commercial, Industrial, or Community Facility zone shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.
- (d) Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains a development involving six or more dwelling units, shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.
- (e) Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains less than six dwellings, shall include the planting of one tree or two shrubs per dwelling unit.
- (f) Subject to paragraph (l), any required landscaping of a required side yard in a Mid-Rise



Residential zone that abuts a lower density residential zone, shall include the planting of one tree for every 20 square metres of required yard provided.

- (d g) Any landscaping required for screening purposes shall include either a coniferous hedge or the planting of at least two separate rows of larger coniferous trees where each row is offset from the other row in a manner that obscures visibility through the two rows of trees, provided such coniferous hedge or trees do not exceed the maximum height allowed for a fence located in the same zone.
- (e h) At the time of planting the minimum size for a deciduous tree used in required landscaping shall be:
 - (i) 4.5-centimetre calliper for a smaller deciduous tree or flowering ornamental tree measured at 1.5 metres above the ground; and
 - (ii) 5-centimetre calliper for a larger deciduous tree measured at 2 metres above the ground.
- (f i) At the time of planting the minimum size for a coniferous tree used in required landscaping shall be:
 - (iii) 1.5 metres of height for a smaller coniferous tree measured at 1.5 metres above the ground; and
 - (iv) two metres of height for a larger coniferous tree measured at 2 metres above the ground.
- (g j) The mixture of trees at the time of planting used in required landscaping shall be equivalent to a minimum of 50 percent larger trees and a minimum of 25 percent coniferous trees.
- (h k) At the time of planting the minimum height or spread of any shrub used in required landscaping shall be 60 centimetres.
- (i l) Notwithstanding paragraph 2.6(d), where a fraction of a tree or shrub is required such fraction shall be considered one whole plant for the purposes of calculating the total number of required plants for this section.
- (m) A minimum of 30.0 per cent of the front yard landscaped area must be covered with soft surfaced landscaping.

6.3 Amenity Space

- ~~(a) Subject to this section, a total amenity space having a minimum area based upon five square metres for each dwelling unit shall be provided and maintained on a lot for any development involving more than six dwelling units.~~ Subject to this section, a development involving six or more dwelling units must provide a minimum amenity space of 7.5 square metres per unit.



- (b) Amenity space may be provided outside or inside a building, including the rooftop, used privately or in common, or any combination thereof, provided that:
- (i) Any common amenity space must be barrier-free.
- (c) At least 50% of all required amenity spaces shall be private amenity spaces. Private amenity space would consist of either a balcony or patio, accessible and for the sole use of the attached dwelling unit. At least 50% of the proposed private amenity spaces shall be
- Street-facing building facades shall include private amenity spaces to the discretion of the Development Officer.
- (d) When ~~outdoor landscaping or~~ an indoor area is provided as required common amenity space, it shall ~~have no dimension less than six metres.~~ meet the following criteria:
- (i) have a minimum area of 15 square metres;
 - (ii) not include common circulation areas such as lobbies and corridors; and
 - (iii) include furniture and fixtures that allow for active or passive recreation such as but not limited to: exercise equipment, shared kitchen, pool, game/TV room.
- (e) When outdoor common amenity space is provided it shall:
- (i) Be defined by incorporating fencing, railings, or landscaping elements such as planters, hedges, hard or soft surface treatments such as pathways, or raised structures;
 - (ii) have a minimum area of 30 square metres;
 - (iii) be accessible by all residents of the site by a barrier-free pathway from a common entrance;
 - (iv) have access to sunlight;
 - (v) include lighting; and
 - (vi) incorporate a minimum of two design components, which may include, but are not limited to the following: covered seating, play equipment, community gardens, organized recreation space, BBQ/outdoor cooking and eating space, firepit, pagoda, public art, and/or barrier-free walking paths.
- (f) Nothing in this By-law shall require any amenity space for a development on a lot located in the Uptown Parking Exemption Area as defined by Schedule C of this By-law.
- (g) Nothing in this By-law shall prevent amenity space for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.



[2016, C.P. 111-35]

9.8 Garden Suites



Where permitted by this By-law, a lot containing a one-unit dwelling, a semi-detached dwelling, townhouse dwelling, ground orientated cluster dwelling or a mobile or mini-home ~~containing one dwelling unit as a main use~~ may also contain a one or more garden suites as a secondary use in a separate building subject to the following requirements:

- (a) [Repealed: 2016, C.P. 111-35]
- ~~(b) The garden suite shall not exceed a maximum gross floor area of 75 square metres; [2022, C.P. 111-142]~~
- ~~(c) The garden suite shall not exceed a the maximum height of the zone requirements:
 - ~~(i) Six metres when located on a lot in a RC, RM, RL, R2, or R1 zone; and~~
 - ~~(ii) Eight metres when located on a lot in any other zone;~~~~
- (d) The garden suite shall ~~be in the rear yard and~~ not be closer than:
 - (i) ~~Two~~ 1.2 metres from a side and rear lot line when located on a lot in a RC, RM, or RL, ~~R2, or R1~~ zone; and
 - (ii) ~~Three~~ 3.0 metres from a side and rear lot line when located on a lot in any other zone;
- (e) The garden suite shall be serviced in the same manner as a main building or structure in accordance with section 8.16;
- (f) Notwithstanding paragraph (e), electrical service shall be provided underground when located on a lot in a RC, RM, or RL, ~~R2, or R1~~ zone;
- (g) The required setbacks mentioned in ~~paragraph 9.8(d)~~ shall be landscaped in accordance with ~~S~~section 6.2;
- ~~(h) In accordance with Part 4, there shall be at least one on-site parking space for the garden suite in addition to those required for any other uses of the lot; and~~
- (i) [Repealed: 2016, C.P. 111-35]
- (j) No ~~bed and breakfast, home day care~~, neighbourhood day care, ~~secondary suite~~, supportive housing or supportive facility is permitted in any building on the lot. [2023, C.P. 111-150]
- (k) A Garden Suite may be located above a detached Garage.

[2016, C.P. 111-35], [2020, C.P. 111-92]



9.13 Secondary Suites



Where permitted by this By-law, a one-unit dwelling, semi-detached dwelling, townhouse dwelling, and other forms of ground-orientated cluster development on a ~~one-unit dwelling on a~~ lot may also contain one or more ~~a~~ secondary suites as a secondary use subject to the following requirements:

- (a) [Repealed: 2016, C.P. 111-35]
- ~~(b) The secondary suite shall not exceed 40 percent of the gross floor area of the building or 80 square metres, whichever is less; [2016, C.P. 111-35]~~
- (c) The secondary suite shall have an ~~separate~~ independent entrance ~~on the side or rear of the building~~ if a shared entrance with the main dwelling unit is not permitted by the Saint John Building By-law;
- (d) The building shall be serviced either with municipal sanitary sewer and municipal water by one set of laterals to the building or by one private on-site sewage disposal system and well; [2016, C.P. 111-35]
- (e) [Repealed: 2016, C.P. 111-35]
- ~~(f) There shall not be any change to the exterior appearance of the building that would indicate a secondary suite is in the building;~~
- ~~(g) In accordance with Part 4, there shall be at least one on-site parking space for the secondary suite in addition to those required for any other uses of the lot; and [Repealed: 2016, C.P. 111-35]~~
- (h) No bed and breakfast, ~~garden suite, home day care, home occupation~~, neighbourhood day care, supportive housing or supportive facility is permitted in any building on the lot. [2023, C.P. 111-150]



9.23 Design Regulations for Multiple Unit Residential and Commercial Buildings with Dwelling Units

Where permitted by this By-law, a multiple unit residential building or a commercial building with dwelling units shall be developed in accordance with the following requirements:

- (a) When the site has frontage onto a public or private street, the building entrances shall be orientated towards the site frontage;
 - a. The building must contain a prominent main entrance that incorporates:
 - i. A covered entrance with weather protection;
 - ii. Pedestrian connectivity to the public sidewalk and to the parking area;
 - iii. On-site lighting of the main entrances, any outdoor amenity space, parking areas, and pedestrian walkways;
 - iv. the use of materials, colours, massing, and/or landscaping to make the entrance clearly identifiable to residents and visitors.
- (b) The ground floor of mid-rise residential buildings must incorporate large windows, balconies, or architectural features to activate the streetscape.
- (c) The front façade must be articulated with various architectural elements such as balconies, windows, and material changes to break up the mass of the building.
- (d) Non-residential land uses shall be located along street-facing facades.
- (e) Pedestrian connectivity must be incorporated into the site design connecting all building entrances with public sidewalks, parking areas, and common amenity spaces; and
 - a. For sites incorporating multiple residential buildings, connectivity shall exist between the separate buildings.

9.24 Townhouse and Stacked Townhouse Standards

- (a) The front façade shall be articulated to denote individual townhouse units.
- (b) Garages shall not have a door that exceeds 75 percent of the building façade width.

9.25 Cluster Townhouse Standards

- (a) Minimum Lot Area, the greater of: **800** square metres, or



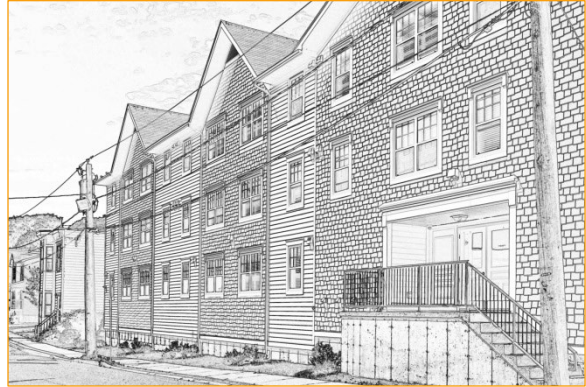
- For each Dwelling Unit therein **140** square metres
- (b) Minimum Lot Frontage **30** metres
- (c) Minimum Lot Depth **30** metres
- (d) No front or rear wall of a Cluster Townhouse Dwelling shall be located so that any part of such front or rear wall is closer than:
- (i) 3 metres of an abutting private access right-of-way;
 - (ii) 13 metres of a front wall or rear wall of another Cluster Townhouse Dwelling;
 - (iii) 10.5 metres of a side wall of another Cluster Townhouse Dwelling; or
 - (iv) 6 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling.
- (e) No side wall of a Cluster Townhouse Dwelling shall be located so that any part of such wall is closer than:
- (i) 7.5 metres of a side wall of another Cluster Townhouse Dwelling; or
 - (ii) 6 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling.
- (f) Minimum Flankage Yard:
- Adjacent to a Private Access **3** metres
 - Adjacent to a Public Street in the RC zone **3** metres
 - Adjacent to a Public Street in any other zone **4.5** metres
- (g) Minimum Dwelling Unit Width: **5** metres
- (h) No Cluster Townhouse Dwelling shall have a continuous building length exceeding 6 townhouses or stacked townhouse units.
- (i) Other Requirements **In accordance with the General Provisions, Parts 4-9**

10.1 Urban Centre Residential (RC) Zone



Municipal Plan Context

The Urban Centre Residential (RC) zone accommodates a wide range of serviced urban residential development in the form of townhouses, apartments, and condominiums. Lower density forms are also permitted including semi-detached dwellings, two-unit dwellings, and one-unit dwellings.



The Urban Centre Residential (RC) zone is intended for land inside the Primary Development Area that is designated Medium to High Density Residential, Uptown Primary Centre, or Mixed Use Centre in an Intensification Area. However, land in other appropriate designations could be zoned RC.

10.1(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Accommodation, *Existing*;
- Bed and Breakfast, subject to section 9.2;
- Crisis Care Facility, subject to subsection 10.1(2);
- Day Care Centre; subject to subsection 10.1(2);
- Day Care, Home, subject to paragraph 9.5(a);
- Day Care, Neighbourhood, subject to paragraph 9.5(b);
- Dwelling Group;
- Dwelling, Cluster Townhouse, subject to subsection ~~10.1(4)~~9.25;
- Dwelling, Multiple;
- Dwelling, One-Unit;
- Dwelling, Semi-Detached;
- Dwelling, Townhouse, subject to subsection ~~10.1(2)~~9.24;
- Dwelling, Two-Unit;
- Garden Suite, subject to section 9.8;
- Home Occupation, subject to section 9.9;
- Rooming House, subject to subsection 10.1(2);
- Secondary Suite, subject to section 9.13;
- Supportive Facility - major, subject to subsection 10.1(2); [2023, C.P. 111-150]
- Supportive Facility - minor, subject to subsection 10.1(2); [2023, C.P. 111-150]
- Supportive Housing, subject to section 9.14;

- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the RC zone.

10.1(2) Conditions of Use

- (a) A Day Care Centre, Rooming House, or Supportive Facility permitted in subsection 10.1(1) shall be subject to the following: [2022, C.P. 111-142]
- (i) The lot shall only contain one of these land uses, and shall be at least 60 metres away from another lot in the RC zone that also contains one of these above uses; and
 - (ii) In the case of a Rooming House, or Supportive Facility, the establishment shall be limited to a maximum of 18 residents. [2022, C.P. 111-142]
- (b) [Repealed: 2020, C.P. 111-86]
- (c) [Repealed: 2020, C.P. 111-86]

10.1(3) Zone Standards

- (a) Minimum Lot Area:

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	185	square metres
Multiple Dwelling, the greater of:	300	square metres, or
For each Dwelling Unit therein having 3 or more bedrooms	80	square metres
For each Dwelling Unit therein having 2 bedrooms	65	square metres
For each Bachelor or Dwelling Unit therein having 1 bedroom	45	square metres
For each Room for a Crisis Care Facility, Rooming House, or Supportive Facility	20	square metres
Townhouse Dwelling		
For each Dwelling Unit therein	165	square metres

~~Cluster Townhouse Dwelling, subject to subsection 10.1(4) and not paragraph 10.1(3)(b) to (l) inclusive~~

(b) Minimum Lot Frontage:

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling

Interior Lot **5.5** metres

Corner Lot **7** metres

Multiple Dwelling **22** metres

Townhouse Dwelling for each Dwelling Unit **5.5** metres

(c) Minimum Lot Depth **30** metres

(d) Minimum Front Yard **1.5** metres

(e) Maximum Front Yard **3** metres

(f) Minimum Rear Yard, the lesser of:

The minimum rear yard of two or more main buildings in the block face, or 6 metres

(g) Minimum Side Yard, the lesser of:

The minimum side yard of two or more main buildings in the block face, or 1.5 metres

(h) Minimum Flankage Yard **1.5** metres

(i) Minimum Ground Floor Area:

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling

1½, 2, or 3 Storeys **62** square metres

(j) [Repealed: 2022, C.P. 111-142]

(k) Minimum Building Height **2** storeys

(l) Maximum Building Height **14** metres

- (m) Front and Flankage Building Façades for the construction of new buildings only:
[2016, C.P. 111-35]
 - (i) Shall only have cladding comprised of brick, stone, cementitious material, or wood, or any combination thereof;
 - (ii) Shall have at least 15 percent of its area covered by windows with clear glass; [2016, C.P. 111-35]
 - (iii) Shall not have a garage door that exceeds 40 percent of the building façade width or 20 percent of the building façade area;
 - (iv) Shall not have a garage door that projects beyond the plane of the primary building door entrance; and
 - (v) The maximum length of a building frontage along a street shall be 66 metres. [2020, C.P. 111-86]
- (n) Building Height and Massing Requirements
[2020, C.P. 111-86]

In accordance with Section 15 Central Peninsula Building Height and Massing Overlay Zone

- (o) Other Requirements

In accordance with the General Provisions, Parts 4-9

~~10.1(4) Zone Standards for Cluster Townhouse Dwellings~~

- ~~(a) Minimum Lot Area, the greater of:~~

1,160

~~square metres, or~~

230

~~square metres~~
 - ~~For each Dwelling Unit therein~~
- ~~(b) Minimum Lot Frontage~~

30

~~metres~~
- ~~(c) Minimum Lot Depth~~

30

~~metres~~
- ~~(d) No front wall of a Cluster Townhouse Dwelling shall be located so that any part of such front wall is closer than:~~
 - ~~(i) 3 metres of an abutting private access right-of-way;~~
 - ~~(ii) 21 metres of a front wall or rear wall of another Cluster Townhouse Dwelling;~~

- (iii) ~~10.5 metres of a side wall of another Cluster Townhouse Dwelling; or~~
- (iv) ~~7.5 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling.~~
- (e) ~~No rear wall of a Cluster Townhouse Dwelling shall be located so that any part of such wall is closer than:~~
 - (i) ~~7.5 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling;~~
 - (ii) ~~15 metres of a rear wall of another Cluster Townhouse Dwelling; or~~
 - (iii) ~~10.5 metres of a sidewall of another Cluster Townhouse Dwelling.~~
- (f) ~~No sidewall of a Cluster Townhouse Dwelling shall be located so that any part of such wall is closer than:~~
 - (i) ~~7.5 metres of a side wall of another Cluster Townhouse Dwelling; or~~
 - (ii) ~~7.5 metres of a property boundary of an adjoining lot not part of the Cluster Townhouse Dwelling or the Dwelling Group of the Cluster Townhouse Dwelling.~~
- (g) **Minimum Flankage Yard:**

Adjacent to a Private Access	3	metres
Adjacent to a Public Street in the RC-zone	3	metres
Adjacent to a Public Street in any other zone	6	metres
- (h) **Minimum Dwelling Unit Width:**

RC-zone	5.5	metres
RM and RL-zones	6	metres
- (i) ~~No Cluster Townhouse Dwelling shall:~~
 - (i) ~~Have a length greater than 72 metres; or~~
 - (ii) ~~Have a continuous front building line greater than 36 metres; and~~

~~(j) For purposes of paragraph (i), a continuous front building line shall mean either the same front building line of two or more adjacent dwelling units, or the front building lines of two or more adjacent dwelling units that are not offset by more than one metre from each other.~~

~~(k) Minimum Building Height:~~

~~RM and RC zones 2 storeys~~

~~(l) Maximum Building Height:~~

~~RL zone 9 metres~~

~~RM zone 11 metres~~

~~RC zone 14 metres~~

~~(m) Other Requirements~~

~~In accordance with the General Provisions, Parts 4-9~~

~~10.1(5) Zone Standards for Townhouse Dwellings~~

~~Notwithstanding section 10.1(3), a Townhouse Dwelling shall be subject to the following:~~

~~(a) The front façade shall be articulated between every 5.5 to 8 metres to denote individual townhouse units.~~

~~(b) Garages shall not have a door that exceeds 60 percent of the building façade width.~~

10.3 Mid-Rise Residential (RM) Zone

Municipal Plan Context



The Mid-Rise Residential (RM) zone is intended to accommodate a range of serviced mid-rise and medium density residential developments in the form of townhouses, multiple unit dwellings, apartments, and condominiums and complementary non-residential uses on the ground floor.



The zone also accommodates semi-detached dwellings, two-unit dwellings, one-unit dwellings. A minimum height standard of two storeys is required for new residential development.

The Mid-Rise Residential (RM) zone is intended for land inside the Primary Development Area that is designated Low to Medium Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RM.

10.3(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Bed and Breakfast, subject to section 9.2;
- Crisis Care Facility; [2022, C.P. 111-142]
- Day Care, Home, subject to paragraph 9.5(a);
- Day Care, Neighbourhood, subject to paragraph 9.5(b);
- Day Care, Centre
- Dwelling Group;
- Dwelling, Cluster Townhouse, subject to subsection ~~10.1(4)~~ 9.24;
- Dwelling, Multiple;
- Dwelling, One-Unit;
- Dwelling, Semi-Detached;
- Dwelling, Townhouse, subject to subsection 9.24 ~~10.3(2)~~;
- Dwelling, Two-Unit;
- Garden Suite, subject to section 9.8;
- Health and Fitness Facility
- Home Occupation, subject to section 9.9;
- Medical Clinic
- Personal Service

- Restaurant
- Retail Convenience
- Rooming House, subject to subsection 10.3(2);
- Secondary Suite, subject to section 9.13;
- Supportive Facility - major, subject to subsection 10.3(1); [2023, C.P. 111-150]
- Supportive Facility - minor, subject to subsection 10.3(1); [2023, C.P. 111-150]
- Supportive Housing, subject to section 9.14;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the RM zone.

10.3(2) Conditions of Use

- (a) ~~A Townhouse Dwelling permitted in subsection 10.3(1) shall not have:~~
- ~~(i) A length greater than 72 metres; or~~
 - ~~(ii) A continuous front building line greater than 36 metres; and~~
 - ~~(iii) For purposes of this paragraph, a continuous front building line shall mean either the same front building line of two or more adjacent dwelling units, or the front building lines of two or more adjacent dwelling units that are not offset by more than one metre from each other.~~
- (b) A Rooming House or Supportive Facility - major permitted in subsection 10.3(1) shall be subject to the following: [2023, C.P. 111-150]
- (i) The lot shall only contain one of these land uses and shall be at least 60 metres away from another lot in the RM zone that also contains one of these uses; and
 - (ii) A Rooming House shall be limited to a maximum of nine residents. [2023, C.P. 111-150]

10.3(3) Zone Standards

- (a) Minimum Lot Area:

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	<div style="background-color: #f4a460; padding: 5px; display: inline-block;">550</div> <div style="background-color: #f4a460; padding: 5px; display: inline-block;">225</div>	square metres
Multiple Dwelling, the greater of	90	square metres, or
For each Dwelling Unit therein having 3 or more bedrooms	85	square metres
For each Dwelling Unit therein having 2 bedrooms	50	square metres

~~For each Bachelor or Dwelling Unit therein having 1 bedroom~~ **105** square metres

Multiple Dwelling/Cluster Townhouse, per unit **75** square metres

Townhouse Dwelling Unit ~~For each Dwelling Unit therein~~ **180140** square metres

~~Cluster Townhouse Dwelling, subject to subsection 10.1(4) and not paragraph 10.3(3)(b) to (m) inclusive~~

(b) Minimum Lot Frontage:

~~One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling~~

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling ~~Interior Lot~~ **187.5** metres

~~Corner Lot~~ **21** metres

Multiple Dwelling **2215** metres

Townhouse Dwelling for each Dwelling Unit **65** metres

(c) Minimum Lot Depth **3025** metres

(d) Minimum Front Yard **6 4.5** metres

~~(e) Maximum Front Yard for a Multiple Dwelling or Townhouse Dwelling~~ **9** metres

(f) Minimum Rear Yard **6** metres

(g) Minimum Side Yard:

~~Multiple Dwelling or Townhouse Dwelling containing more than 6 Dwelling Units~~ **2.5** metres

~~Multiple Dwelling or Townhouse Dwelling containing 6 or less Dwelling Units~~ **2** metres

For any part of the building up to 12 metres or 4 storeys **3** metres, and

- Additional 1 metre of setback for each storey above 4.

	Other developments 3 storeys and under	1.5 1.2	metres
(h)	Minimum Flankage Yard	3.5 3	metres
(i)	Minimum Ground Floor Area:		
	One Unit Dwelling, Two Unit Dwelling, or Semi-Detached Dwelling		
	1 Storey	89	square metres
	Split Level	71	square metres
	1½, 2, or 3 Storeys	62	square metres
(j)	[Repealed: 2022, C.P. 111-142]		
(k)	Minimum Building Height	2	Storeys
(l)	Maximum Building Height:	14 6	Metres Storeys, or Maximum 21 metres
	14 metres if both side yards are increased in amounts equal to the height over 11 metres		
(m)	Maximum Lot Occupancy	50 60	percent of lot area
(n)	Other Requirements	In accordance with the General Provisions, Parts 4-9	

10.3(4) Additional Zone Standards

- (a) Parking shall be provided in accordance with the requirements set out in Section 4.
- (b) Landscaping and Amenity Space shall comply with the standards specified in Section 6.
- (c) Site Design shall adhere to the provisions outlined in Section 9.23.
- (d) Townhouses and Stacked Townhouses shall conform to the regulations specified in Section 9.24.

10.4 Low-Rise Residential (RL) Zone



The Low-Rise Residential (RL) zone is intended to accommodate a range of serviced ground-oriented, lower density residential development in the form of townhouses, apartments, and condominiums limited to a maximum of six dwelling units, as well as semi-detached dwellings, two-unit dwellings, and one-unit dwellings. a variety of housing forms including one-unit, semi-detached dwellings, duplexes, and townhouses, stacked townhouses, and small-scale apartments.



This zone allows for larger multi-building developments in clusters, consisting of several low-rise buildings with ground-oriented entrances.

The Low-Rise Residential (RL) zone is intended for serviced land inside the Primary Development Area that is designated Low Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RL.

10.4(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Bed and Breakfast, subject to section 9.2;
- Day Care, Home, subject to paragraph 9.5(a);
- Day Care, Neighbourhood, subject to paragraph 9.5(b);
- Dwelling Group;
- Dwelling, Cluster Townhouse, limited to a maximum of six dwelling units;
- Dwelling, Multiple, limited to a maximum of six dwelling units;
- Dwelling, One-Unit;
- Dwelling, Semi-Detached;
- Dwelling, Townhouse, limited to a maximum of six dwelling units;
- Dwelling, Two-Unit;
- Garden Suite, subject to section 9.8;
- Home Occupation, subject to section 9.9;
- Secondary Suite, subject to section 9.13;
- Supportive Facility – minor; [2023, C.P. 111-150]
- Supportive Housing, subject to section 9.14;

- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the RL zone.

10.4(2) Zone Standards

(a) Minimum Lot Area:

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	550 225	square metres
Multiple Dwelling, the greater of	690	square metres, or
For each Dwelling Unit therein having 3 or more bedrooms	485	square metres
For each Dwelling Unit therein having 2 bedrooms	450	square metres
For each Bachelor or Dwelling Unit therein having 1 bedroom	405	square metres
Dwelling Group/Cluster Townhouse, per unit	75	square metres
Townhouse Dwelling		
For each Dwelling Unit therein	180 140	square metres
Cluster Townhouse Dwelling, subject to subsection 10.1(4) and not paragraph 10.4(2)(b) to (m) inclusive		

(b) Minimum Lot Frontage:

~~One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling~~

One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling Interior Lot	7.5 48	metres
Corner Lot	24	Metres
Multiple Dwelling	15 22	Metres
Townhouse Dwelling for each Dwelling Unit	5 6	Metres

(c)	Minimum Lot Depth	25 30	metres
(d)	Minimum Front Yard	4.5 6	metres
(e)	Maximum Front Yard for a Multiple Townhouse Dwelling	9	metres
(f)	Minimum Rear Yard	6	Metres
(g)	Minimum Side Yard: Multiple or Townhouse Dwelling	2-1.2	Metres or 2.4 metres, if an entrance to a dwelling unit is being accessed through the side yard
(h)	Minimum Flankage Yard	3.5 2.4	metres
(i)	Minimum Ground Floor Area:		
	One-Unit Dwelling or Two-Unit Dwelling		
	1-Storey	89	square metres
	Split-Level	71	square metres
	1½, 2, or 3 Storeys	62	square metres
	Semi-Detached Dwelling		
	1-Storey	119	square metres
	Split-Level	95	square metres
	1½, 2, or 3 Storeys	83	square metres
(j)	[Repealed: 2022, C.P. 111-142]		
(k)	Maximum Building Length for a Townhouse Dwelling	36	metres
(l)	Maximum Building Height:	3	Storeys, or Maximum 11 metres if both side yards are increased in amounts equal to the height

over 9 metres

(m) Maximum Lot Occupancy

60

percent of lot area

50

(n) Other Requirements

In accordance with the General Provisions, Parts 4-9

10.4(3) Additional Zone Standards

- a) The zone shall permit up to four units on all fee-simple lots.
- b) Lots within the Urban Neighbourhood Intensification Area, as defined in the Municipal Plan, and all properties identified in Schedule J, shall permit up to six units.
- c) Lots within the Primary Development Area that lack municipal servicing shall be limited to a single dwelling unit, with the option for one secondary or garden suite. However, unserviced lots supported by private communal servicing may accommodate more than one unit, at the discretion of the Development Officer.
- d) Lots outside the Primary Development Area, when supported by private communal servicing, may allow more than one unit, subject to the discretion of the Development Officer.
- e) Large scale Dwelling Group developments are permitted in this zone permitted they meet the lot area requirements under this zone.
- f) Parking shall be provided in accordance with the requirements set out in Section 4.
- g) Landscaping and amenity space shall comply with the standards specified in Section 6.
- h) Site design shall adhere to the provisions outlined in Section 9.23.
- i) Townhouses and stacked townhouses shall conform to the regulations specified in Section 9.24.



Saint John, New Brunswick

Consulting Services – Zoning By-Law Reform:
Memo



November 13, 2024

Stantec Consulting Ltd.





Reference: 160402039

To: Carrie Smith, Project Manager
Yeva Mattson, Planner

From: Stantec Consulting Ltd.

Project/File: File No. 160402039 - Saint John
Zoning By-law Reform

Date: November 12, 2024

Reference: 160402039

City of Saint John Zoning By-law Reform

Background

In January of 2024, the City of Saint John secured \$9.1 million in funding from the Housing Accelerator Fund (HAF) through an agreement with the Canada Mortgage and Housing Corporation (CMHC). This funding is contingent on the city achieving 1,124 new housing units by 2026. The HAF aims to expand housing options, including rental, affordable, and missing-middle housing.

The purpose of the recommended amendments below are to unlock residential density within the City of Saint John. The amendments are based on the following five key objectives:

1. Upzoning Urban Low-Density Areas
2. Urban and Suburban Residential Intensification Areas
3. Densification along Key Roadway Corridors and Neighbourhoods
4. Mid-Rise Residential (RM) Zone Revisions
5. Accessory Dwelling Units

This project aims to address the city's growing housing needs while maintaining the character and livability of existing neighborhoods. By increasing residential density along primary corridors and near major post-secondary institutions, there are opportunities to create more housing choices and support sustainable urban growth. The proposed amendments include revising and modernizing zoning standards to allow for higher residential densities, developing new residential zones, and enhancing landscaping standards, which will ultimately help improve housing affordability. These changes are designed to promote a more inclusive and vibrant community, ensuring that Saint John can accommodate future growth while preserving its unique charm.

Several municipalities in Canada have also undertaken zoning reform work, with most reviews being facilitated by Housing Accelerator Funding. As such, it was beneficial to explore the approaches used in other locations as part of the work plan in the City of Saint John. Stantec explored the zoning approached used in the following locations:

- Halifax Regional Municipality
- Edmonton
- Calgary
- Kitchener
- Hamilton



The result of this review is provided in the matrices found in Appendix A and Appendix B.

The review has identified the following themes among the locations evaluated:

- We need more housing options and particularly, Missing Middle housing
- Various zoning approaches have been implemented
- There is no one size fits all solution
- 4 units are observed in all cities as per the HAF requirements.
- Most cities permit up to 6 units in strategic areas to meet housing needs.
- All locations have implemented smaller lot sizes and reduced setbacks.
- Generally, buildings are limited to 3-6 storeys in height
- Municipalities have implemented reduced parking requirements
- Municipalities have implemented various landscaping and amenity requirements
- Density is being promoted through garden suites and accessory dwelling units.

The results of the jurisdictional review have informed the proposed changes outlined below. The recommended changes have also been developed for the Saint John development context.

Objective 1 - Upzoning Urban Low-Density Zoned Areas

Background

The proposed amendments are recommending to upzone existing urban, serviced areas that contain low-density zoning. These areas are currently limited to single-unit and two-unit housing types and currently contain R1 (One-Unit Residential), R2 (Two-Unit Residential) and RSS (Suburban Residential) zoning. These areas would be transitioned to permit up to four dwelling units as-of-right and replaced with RL (Low-Rise Residential) zoning. Additionally, up to six units may be permitted, provided the land is within an identified Intensification Area (see Objective 2). The amendments also propose changes to various standards within the RL zone, which will make lots smaller and more compact to provide more flexibility for additional housing options.

Planning Rationale

It is proposed that the R1, R2, and RSS zones are eliminated and consolidated into the RL Zone. The RL zone is intended to accommodate a range of ground-oriented, lower density residential development in a variety of housing forms, and additional density within the Primary Development Area. One of the major changes under this objective is to permit four units as-of-right throughout the zone. As noted under objective 2, an exception is suggested within Intensification Areas, where the permitted number of units will be increased to six. To ensure that buildings respect their surrounding residential context, building heights will be limited to 3 storeys or 9 metres.

The minimum lot area and frontage requirements for one-unit dwellings, two-unit dwellings, semi-detached dwellings, and townhouse dwellings are proposed to be reduced. The minimum lot area and frontage requirements for multiple dwellings and cluster townhouses have been simplified and reduced to encourage and facilitate the development of these uses. The minimum lot depth requirements are proposed to be reduced to support the reduction in lot frontage and area requirements. Decreasing the performance standards related to the lot requirements helps increase the land supply for additional dwelling units.

Changes to the building footprint and massing includes standardizing the building height at 3 storeys, or maximum of 9 metres. Performance standards related to building setbacks are proposed to be reduced



Reference: 160402039

to allow for a larger buildable footprint on each property, which will provide additional space for conversions or new builds where housing options can be explored. The proposed changes reduce requirements for the front and flankage yards to allow development to be closer to the streets so there is more of a relationship between the building and the public realm.

The suggested changes below also include removing the maximum front yard requirement for multiple dwellings and townhouse dwellings, allowing all development to have consistent setbacks to contribute to a uniform street wall. The side yard amendments are proposed to generally reduce the requirement for all permitted uses. While most lot requirements are recommended to be significantly reduced, the rear yard is proposed to remain unchanged to maintain sufficient space on the property for amenity and landscaped areas, as well as garden suites. The proposed amendments also suggest removing the minimum ground floor area requirements and increasing the requirement for maximum lot occupancy to allow more flexibility in development options.

Other proposed amendments supporting the updates to the RL zone aim to update and regulate the requirements for parking locations, provision of barrier-free parking, and outlining circumstances where variances can be requested to reduce or eliminate parking requirements. The landscaping standards are also proposed to be updated to ensure that landscaping and tree/shrub planting is incorporated within developments, especially in for projects with 6 units. Enhanced amenity space requirements will help ensure space is provided per unit, that common amenity area is barrier-free and accessible, and that amenity area is well-designed and functional.



Recommendations

ZBL Reference	Existing Provision	Proposed Amendments
4.2(2) Parking Reduction	N/A	<i>(c) Variances to on-site parking requirements for a proposed development may be considered through the variance process subject to the submission of a parking study that addresses the specific parking requirement for the proposed development, availability of on-street parking, use of active transportation, and proximity to transit routes.</i>
4.2(4) Barrier-Free Parking	N/A	<i>(b) A Barrier-free stall is required for each accessible unit, notwithstanding the requirements of 4.2(1) and 4.2(2).</i>
4.2(5) Parking Lot Standards	N/A	<i>(k) When a building contains both commercial units and residential dwelling units, the required parking shall be located in the rear of the building.</i>
6.2 Landscaping Standards	<ul style="list-style-type: none"> a. All vegetation in this section shall be of a species capable of healthy growth in New Brunswick. b. Any required landscaping involving a lawn shall consist of topsoil spread over the ground to a minimum depth of 10 centimetres after compaction and the seeding or sodding thereof. c. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Commercial, Industrial, or Community Facility zone shall include the 	<ul style="list-style-type: none"> a. All vegetation in this section shall be of a species capable of healthy growth in New Brunswick. b. Any required landscaping involving a lawn shall consist of topsoil spread over the ground to a minimum depth of 10 centimetres after compaction and the seeding or sodding thereof. c. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Commercial, Industrial, or Community Facility zone shall include the



	<p>planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.</p> <p>d. Any landscaping required for screening purposes shall include either a coniferous hedge or the planting of at least two separate rows of larger coniferous trees where each row is offset from the other row in a manner that obscures visibility through the two rows of trees, provided such coniferous hedge or trees do not exceed the maximum height allowed for a fence located in the same zone.</p> <p>e. At the time of planting the minimum size for a deciduous tree used in required landscaping shall be:</p> <ul style="list-style-type: none">(a) 4.5-centimetre calliper for a smaller deciduous tree or flowering ornamental tree measured at 1.5 metres above the ground; and(b) 5-centimetre calliper for a larger deciduous tree measured 2 metres above the ground. <p>f. At the time of planting the minimum size for a coniferous tree used in required landscaping shall be:</p> <ul style="list-style-type: none">(a) 1.5 metres of height for a smaller coniferous tree measured at 1.5 metres above the ground; and(b) two metres of height for a larger coniferous tree measured at 2 metres above the	<p>planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.</p> <p>d. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains a development involving six or more dwelling units, shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.</p> <p>e. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains less than six dwellings, shall include the planting of one tree or two shrubs per dwelling unit.</p> <p>f. Subject to paragraph (l), any required landscaping of a required side yard in a Mid-Rise Residential zone that abuts a lower density residential zone, shall include the planting of one tree for every 20 square metres of required yard provided.</p> <p>g. Any landscaping required for screening purposes shall include either a coniferous hedge or the planting of at least two separate rows of larger coniferous trees where each row is offset from the other row in a manner that obscures visibility through the two rows of trees, provided such coniferous hedge or trees do not exceed the maximum height allowed for a fence located in the same zone.</p>
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	<p>ground.</p> <ul style="list-style-type: none">g. The mixture of trees at the time of planting used in required landscaping shall be equivalent to a minimum of 50 percent larger trees and a minimum of 25 percent coniferous trees.h. At the time of planting the minimum height or spread of any shrub used in required landscaping shall be 60 centimetres.i. Notwithstanding paragraph 2.6(d), where a fraction of a tree or shrub is required, such fraction shall be considered one whole plant for the purposes of calculating the total number of required plants for this section.	<ul style="list-style-type: none">h. At the time of planting the minimum size for a deciduous tree used in required landscaping shall be:<ul style="list-style-type: none">(a) 4.5-centimetre calliper for a smaller deciduous tree or flowering ornamental tree measured at 1.5 metres above the ground; and(b) 5-centimetre calliper for a larger deciduous tree measured 2 metres above the ground.i. At the time of planting the minimum size for a coniferous tree used in required landscaping shall be:<ul style="list-style-type: none">(a) 1.5 metres of height for a smaller coniferous tree measured at 1.5 metres above the ground; and(b) two metres of height for a larger coniferous tree measured at 2 metres above the ground.j. The mixture of trees at the time of planting used in required landscaping shall be equivalent to a minimum of 50 percent larger trees and a minimum of 25 percent coniferous trees.k. At the time of planting the minimum height or spread of any shrub used in required landscaping shall be 60 centimetres.l. Notwithstanding paragraph 2.6(d), where a fraction of a tree or shrub is required, such fraction shall be considered one whole plant for the purposes of calculating the total number of required plants for this section.m. A minimum of 30.0 per cent of the front yard landscaped area must be covered with soft surfaced landscaping.
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<p>6.3 Amenity Space</p>	<p>(a) Subject to this section, a total amenity space having a minimum area based upon five square metres for each dwelling unit shall be provided and maintained on a lot for any development involving more than six dwelling units.</p> <p>(b) Amenity space may be provided outside or inside a building, used privately or in common, or any combination thereof.</p> <p>(c) When outdoor landscaping or an indoor area is provided as required common amenity space it shall have no dimension less than six metres.</p> <p>(d) Nothing in this By-law shall require any amenity space for a development on a lot located in the Uptown Parking Exemption Area as defined by Schedule C of this By-law.</p> <p>(e) Nothing in this By-law shall prevent amenity space for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.</p>	<p>(a) Subject to this section, a development involving six or more dwelling units must provide a minimum amenity space of 7.5 square metres per unit.</p> <p>(b) Amenity space may be provided outside or inside a building, including the rooftop, used privately or in common, or any combination thereof, provided that:</p> <p style="padding-left: 40px;">(i) Any common amenity space must be barrier-free.</p> <p>(c) At least 50% of all required amenity spaces shall be private amenity spaces. Private amenity space would consist of either a balcony or patio, accessible and for the sole use of the attached dwelling unit.</p> <p>(d) When an indoor area is provided as required common amenity space it shall meet the following criteria:</p> <p style="padding-left: 40px;">(i) have a minimum area of 15 square metres;</p> <p style="padding-left: 40px;">(ii) not include common circulation areas such as lobbies and corridors; and</p> <p style="padding-left: 40px;">(iii) include furniture and fixtures that allow for active or passive recreation such as but not limited to; exercise equipment, shared kitchen, pool, game/TV room</p> <p>(e) When outdoor common amenity space is provided it shall:</p> <p style="padding-left: 40px;">(i) Be defined by incorporating fencing, railings, or landscaping elements such as planters, hedges, hard or</p>
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		<p>soft surface treatments such as Pathways, or raised structures;</p> <p>(ii) have a minimum area of 30 square metres;</p> <p>(iii) be accessible by all residents of the site by a barrier-free pathway from a common entrance;</p> <p>(iv) have access to sunlight;</p> <p>(v) include lighting; and</p> <p>(vi) incorporate a minimum of two design components, which may include, but not limited to, the following: covered seating, play equipment, community gardens, organized recreation space, BBQ/outdoor cooking and eating space, firepit, pagoda, public art, and/or barrier-free walking paths.</p> <p>(f) Nothing in this By-law shall require any amenity space for a development on a lot located in the Uptown Parking Exemption Area as defined by Schedule C of this By-law.</p> <p>(g) Nothing in this By-law shall prevent amenity space for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.</p>
N/A	N/A	<p>9.23 Design Regulations for Multiple Unit Residential and Commercial Buildings with Dwelling Units</p> <p>Where permitted by this By-law, a multiple unit residential or commercial building with dwelling units building shall be developed in accordance with the following requirements:</p> <p>(a) When the site has frontage onto a public or private</p>



		<p>street, the building entrances shall be orientated towards the site frontage;</p> <p>a. The building must contain a prominent main entrance that incorporates:</p> <ul style="list-style-type: none">i. A covered entrance with weather protection;ii. Pedestrian connectivity to the public sidewalk and to the parking area;iii. On-site Lighting to main entrances, any outdoor amenity space, parking areas, and pedestrian walkways;iv. the use of materials, colours, massing, and/or landscaping to make the entrance clearly identifiable to residents and visitors; <p>(b) Where buildings are higher than 4 stories they shall include multiple types of cladding materials to articulate the ground floor</p> <p>(c) Pedestrian connectivity must be incorporated into the site design connecting all building entrances with public sidewalks, parking areas, and common amenity spaces; and</p>
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		<p>(d) For sites incorporating multiple residential buildings, connectivity shall exist between separate buildings.</p>
	Schedule A: Zoning Map	<p>Proposed mapping shows where properties will be rezoned from R1 and R2 or RSS to RL</p> <p>Zoning Reform 2024 Mapping App (arcgis.com)</p> <p>The Low-Rise Residential (RL) zone accommodates a range of serviced lower density residential development in the form of townhouses, apartments, and condominiums limited to a maximum of six dwelling units, as well as semi-detached dwellings, two-unit dwellings, and one-unit dwellings.</p>
10.4 Low-Rise Residential (RL) Zone	<p>Municipal Plan Context</p> <p>The Low-Rise Residential (RL) zone accommodates a range of serviced lower density residential development in the form of townhouses, apartments, and condominiums limited to a maximum of six dwelling units, as well as semi-detached dwellings, two-unit dwellings, and one-unit dwellings.</p> <p>The Low-Rise Residential (RL) zone is intended for land inside the Primary Development Area that is designated Low Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RL.</p>	<p>Municipal Plan Context</p> <p>The Low-Rise Residential (RL) zone accommodates a range of ground-oriented, lower density residential development in a variety of housing forms including semi-detached dwellings, townhouses, and apartments. The zone allows a range of building forms, allowing six units within the Urban Neighbourhood Intensification Areas, and all properties identified in Schedule J. The remaining properties allow a maximum of four dwelling units.</p> <p>The Low-Rise Residential (RL) zone is intended for serviced land inside the Primary Development Area that is designated Low Density Residential or Stable Residential.</p>



		<p><i>The RL zone shall permit up to 4 units. Development in RL zones that are within an intensification area, shall permit up to 6 units.</i></p> <p><i>RL lots within the Primary Development Area without servicing shall be limited to a one-unit dwelling with a single secondary or garden suite. However, land in other appropriate designations could be zoned RL.</i></p>
10.4 (1) Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Cluster Townhouse, limited to a maximum of six dwelling units; • Dwelling, Multiple, limited to a maximum of six dwelling units; • Dwelling, Townhouse, limited to a maximum of six dwelling units; 	<ul style="list-style-type: none"> • Dwelling, Cluster Townhouse, limited to a maximum of four dwelling units, or six dwelling units in an Urban Neighbourhood Intensification Area or as identified in Schedule J; • Dwelling, Multiple, limited to a maximum of four dwelling units, or six dwelling units in an Urban Neighbourhood Intensification Area or as identified in Schedule J; • Dwelling, Townhouse, limited to a maximum of four dwelling units, or six dwelling units in an Urban Neighbourhood Intensification Area or as identified in Schedule J;
10.4(2) Zone Standards	<p>(a) Minimum Lot Area:</p> <p>One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 550 square metres</p> <p>Multiple Dwelling, the greater of: 690 square metres, or</p>	<p>(a) Minimum Lot Area:</p> <p>One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 225 square metres</p> <p>Multiple Dwelling/Cluster Townhouse, per unit: 75 square metres</p> <p>Townhouse Dwelling</p>



	<ul style="list-style-type: none"> - For each Dwelling Unit therein having 3 or more bedrooms: 185 square metres - For each Dwelling Unit therein having 2 bedrooms: 150 square metres - For each Bachelor or Dwelling Unit therein having 1 bedroom: 105 square metres <p>Townhouse Dwelling</p> <ul style="list-style-type: none"> - For each Dwelling Unit therein: 180 square metres 	<ul style="list-style-type: none"> - For each Dwelling Unit therein: 140 square metres
10.4(2) Zone Standards	<p>(b) Minimum Lot Frontage:</p> <ul style="list-style-type: none"> • One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling <ul style="list-style-type: none"> ○ Interior Lot: 18 metres ○ Corner Lot: 21 metres • Multiple Dwelling: 22 metres • Townhouse Dwelling for each Dwelling Unit: 6 metres 	<p>(b) Minimum Lot Frontage:</p> <ul style="list-style-type: none"> • One Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 7.5 metres • Multiple Dwelling: 15 metres • Townhouse Dwelling for each Dwelling Unit: 5 metres
10.4(2) Zone Standards	<p>(c) Minimum Lot Depth: 30 metres</p>	<p>(c) Minimum Lot Depth: 25 metres</p>



10.4(2) Zone Standards	(d) Minimum Front Yard: 6 metres	(d) Minimum Front Yard: 4.5 metres
10.4(2) Zone Standards	(e) Maximum Front Yard for a Multiple or Townhouse Dwelling: 9 metres	Repealed
10.4(2) Zone Standards	(f) Minimum Rear Yard: 6 metres	No change.
10.4(2) Zone Standards	(g) Minimum Side Yard: <ul style="list-style-type: none"> • Multiple or Townhouse Dwelling: 2 metres • Other: 1.5 metres 	(g) Minimum Side Yard: <ul style="list-style-type: none"> • 1.2 metres, or • 2.4 metres, if an entrance to a dwelling unit is being accessed through the side yard
10.4(2) Zone Standards	(h) Minimum Flankage Yard: 3.5 metres	(h) Minimum Flankage Yard: 2.4 metres
10.4(2) Zone Standards	(i) Minimum Ground Floor Area One-Unit Dwelling or Two-Unit Dwelling <ul style="list-style-type: none"> - 1 Storey 89 square metres - Split-Level 71 square metres - 1½, 2, or 3 Storeys 62 square metres Semi-Detached Dwelling	Repealed



	<ul style="list-style-type: none"> - 1 Storey 119 square metres - Split-Level 95 square metres - 1½, 2, or 3 Storeys 83 square metres 	
10.4(2) Zone Standards	(k) Maximum Building Length for a Townhouse Dwelling: 36 metres	<i>Repealed</i>
10.4(2) Zone Standards	(l) Maximum Building Height = 9 metres, or 11 metres if both side yards are increased in amounts equal to the height over 9 metres	(l) Maximum Building Height = 3 storeys, or maximum 9 metres
10.4(2) Zone Standards	(m) Maximum Lot Occupancy: 50 percent of lot area	(m) Maximum Lot Occupancy: 60 percent of lot area
10.5 Two-Unit Residential (R2) Zone	The Two-Unit Residential (R2) zone accommodates serviced residential development in the form of semi-detached dwellings, two-unit dwellings, and one-unit dwellings.	<i>Consolidate zoning with Low-Rise Residential (RL) Zone</i>
10.6 One-Unit Residential (R1) Zone	The One-Unit Residential (R1) zone accommodates serviced residential development in the form of one-unit dwellings.	<i>Consolidate zoning with Low-Rise Residential (RL) Zone</i>
10.7 Suburban Residential (RSS) Zone	The Suburban Residential (RSS) zone accommodates serviced residential development in the form of large one-unit dwellings on suburban lots.	<i>Consolidate zoning with Low-Rise Residential (RL) Zone</i>
Schedules	N/A	<i>Schedule J (see Appendix A)</i>



Objective 2 – Increasing Density in Residential Intensification Areas

Background

The proposed amendments are intended to permit up to six (6) units as-of-right in existing serviced residential intensification areas.

Planning Rationale

As noted in Objective 1, the amendments proposed to the RL zone are to increase the number of permitted units to four in all areas within the Primary Development Boundary. However, in Intensification Areas, provisions will provide the option to increase to six units. While the number of units is suggested to be increased, the maximum height of a building will be maintained at 3 storeys or 9 meters and dedicated amenity space will have to be provided.

One of the major elements being suggested within Intensification Areas is a reduction in parking requirements. The amendments will introduce reduced parking needs in for secondary suites or garden suites that are within 400 metres of Intensification Areas, employment areas, primary transportation corridors, post-secondary institutions or transit routes.

The suggested changes to the RM Zone would also amend the performance standards within the RL zone and other parts of the By-law to help facilitate development which are the same as those outlines in Objective 1.

Recommendations

ZBL Reference	Existing Provision	Proposed Amendment
	Schedule A: Zoning Map	Proposed mapping shows where properties will be rezoned from R1, R2 and RSS to RL and which RL areas are within Intensification Areas. Zoning Reform 2024 Mapping App (arcgis.com)
Section 10.4		<i>Same proposed amendments as outlined under Objective 1</i>



Objective 3 - Densification along Key Roadway Corridors and Neighbourhoods

Background

The recommended amendments propose to increase residential density along key roadway corridors in the city, as well as within neighbourhoods around post-secondary education facilities. The amendments include amending permitted building heights, permitted housing typologies, and decreasing various zoning standards.

Planning Rationale

The proposed amendments to meet this objective are also consistent with those outlined under Objective 1. The key roadway corridors and neighbourhoods identified for intensification are proposed to be rezoned to RL. Objective 1 lists the amendments proposed to the RL zone to increase the number of permitted units, and to amend the performance standards within the RL zone and other parts of the By-law to help facilitate development. The amendments listed under Objective 5 also help provide additional housing supply through the provision of additional dwelling units. These amendments will help with provide additional land supply and reduce barriers to development, meeting the goal of Objective 3.

Recommendations

ZBL Reference	Existing Provision	Proposed Amendment
	Schedule A: Zoning Map	Proposed mapping shows where properties will be rezoned to RL Zoning Reform 2024 Mapping App (arcgis.com)
Section 10.4		<i>Same proposed amendments as outlined under Objective 1</i>



Objective 4 - Mid-Rise Residential (RM) Zone Revisions

Background

The proposed amendments will update the existing Mid-Rise Residential (RM) zone standards across the city to provide a gentle increase in residential density. In summary, the amendments will increase the permitted building heights to 6-storeys, modify the setback requirements, and update other site and building design standards.

Planning Rationale

The RM zone is intended to accommodate a range of medium-density residential development and additional density within the Primary Development Area. The main change to the RM Zones relates to building footprint and massing, where the maximum building height is proposed to be increased from 11 metres to 21 metres to allow for and encourage the development of higher density-built forms. The other suggested changes to the RM Zone are largely the same as those in the RL zone in Intensification Areas, which will encourage more compact development and provide more flexibility in the zone, including smaller lots sizes, reduced yard requirements, increased lot occupancy, along with additional landscaping and amenity requirements. The side yard amendments for the RM Zone, however, are proposed to regulate building massing by adding an additional setback for buildings above 4 storeys in height.

In addition to the changes noted above, flexibility is also being introduced into the By-law, where parking variances may be considered when a parking study is submitted in support of an application. This may include justification for providing a reduced number of parking spaces based on the location of the property, the type of development, the location of transit services or active transportation routes, surrounding amenities, shared parking options, as well as others.



Recommendations

ZBL Reference	Existing Provision	Proposed Amendment
4.2(2) Parking Reduction	N/A	<i>(c) Variances to on-site parking requirements for a proposed development may be considered through the variance process subject to the submission of a parking study that addresses the specific parking requirement for the proposed development, availability of on-street parking, use of active transportation, and proximity to transit routes.</i>
4.2(4) Barrier-Free Parking	N/A	<i>(b) A Barrier-free stall is required for each accessible unit, notwithstanding the requirements of 4.2(1) and 4.2(2).</i>
4.2(5) Parking Lot Standards	N/A	<i>(k) When a building contains both commercial units and residential dwelling units, the required parking shall be located in the rear of the building.</i>
6.2 Landscaping Standards	<ul style="list-style-type: none"> a. All vegetation in this section shall be of a species capable of healthy growth in New Brunswick. b. Any required landscaping involving a lawn shall consist of topsoil spread over the ground to a minimum depth of 10 centimetres after compaction and the seeding or sodding thereof. c. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Commercial, Industrial, or Community Facility zone shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees. d. Any landscaping required for screening purposes 	<ul style="list-style-type: none"> a. All vegetation in this section shall be of a species capable of healthy growth in New Brunswick. b. Any required landscaping involving a lawn shall consist of topsoil spread over the ground to a minimum depth of 10 centimetres after compaction and the seeding or sodding thereof. c. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Commercial, Industrial, or Community Facility zone shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees. <i>d. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone</i>



	<p>shall include either a coniferous hedge or the planting of at least two separate rows of larger coniferous trees where each row is offset from the other row in a manner that obscures visibility through the two rows of trees, provided such coniferous hedge or trees do not exceed the maximum height allowed for a fence located in the same zone.</p> <p>e. At the time of planting the minimum size for a deciduous tree used in required landscaping shall be:</p> <ul style="list-style-type: none">(a) 4.5-centimetre calliper for a smaller deciduous tree or flowering ornamental tree measured at 1.5 metres above the ground; and(b) 5-centimetre calliper for a larger deciduous tree measured 2 metres above the ground. <p>f. At the time of planting the minimum size for a coniferous tree used in required landscaping shall be:</p> <ul style="list-style-type: none">(a) 1.5 metres of height for a smaller coniferous tree measured at 1.5 metres above the ground; and(b) two metres of height for a larger coniferous tree measured at 2 metres above the ground. <p>g. The mixture of trees at the time of planting used in required landscaping shall be equivalent to a minimum of 50 percent larger trees and a minimum of 25 percent coniferous trees.</p> <p>h. At the time of planting the minimum height or</p>	<p>where the property contains a development involving six or more dwelling units, shall include the planting of one tree or shrub for every 45 square metres of required yard provided at least 50 percent of the required plants are trees.</p> <p>e. Subject to paragraph (l), any required landscaping of a required front or flankage yard in a Residential zone where the property contains less than six dwellings, shall include the planting of one tree or two shrubs per dwelling unit.</p> <p>f. Subject to paragraph (l), any required landscaping of a required side yard in a Mid-Rise Residential zone that abuts a lower density residential zone, shall include the planting of one tree for every 20 square metres of required yard provided.</p> <p>g. Any landscaping required for screening purposes shall include either a coniferous hedge or the planting of at least two separate rows of larger coniferous trees where each row is offset from the other row in a manner that obscures visibility through the two rows of trees, provided such coniferous hedge or trees do not exceed the maximum height allowed for a fence located in the same zone.</p> <p>h. At the time of planting the minimum size for a deciduous tree used in required landscaping shall be:</p> <ul style="list-style-type: none">(a) 4.5-centimetre calliper for a smaller deciduous tree or flowering ornamental tree measured at 1.5 metres above the ground; and(b) 5-centimetre calliper for a larger deciduous tree measured 2 metres above the ground. <p>i. At the time of planting the minimum size for a coniferous tree used in required landscaping shall be:</p>
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	<p>spread of any shrub used in required landscaping shall be 60 centimetres.</p> <p>i. Notwithstanding paragraph 2.6(d), where a fraction of a tree or shrub is required, such fraction shall be considered one whole plant for the purposes of calculating the total number of required plants for this section.</p>	<p>(a) 1.5 metres of height for a smaller coniferous tree measured at 1.5 metres above the ground; and</p> <p>(b) two metres of height for a larger coniferous tree measured at 2 metres above the ground.</p> <p>j. The mixture of trees at the time of planting used in required landscaping shall be equivalent to a minimum of 50 percent larger trees and a minimum of 25 percent coniferous trees.</p> <p>k. At the time of planting the minimum height or spread of any shrub used in required landscaping shall be 60 centimetres.</p> <p>l. Notwithstanding paragraph 2.6(d), where a fraction of a tree or shrub is required, such fraction shall be considered one whole plant for the purposes of calculating the total number of required plants for this section.</p> <p>m. A minimum of 30.0 per cent of the front yard landscaped area must be covered with soft surfaced landscaping.</p>
<p>6.3 Amenity Space</p>	<p>(a) Subject to this section, a total amenity space having a minimum area based upon five square metres for each dwelling unit shall be provided and maintained on a lot for any development involving more than six dwelling units.</p> <p>(b) Amenity space may be provided outside or inside a building, used privately or in common, or any combination thereof.</p> <p>(c) When outdoor landscaping or an indoor area is provided as required common amenity space it shall have no dimension less than six metres.</p>	<p>(a) Subject to this section, a development involving six or more dwelling units must provide a minimum amenity space of 7.5 square metres per unit.</p> <p>(b) Amenity space may be provided outside or inside a building, including the rooftop, used privately or in common, or any combination thereof, provided that:</p> <p>(i) Any common amenity space must be barrier-free.</p> <p>(c) At least 50% of all required amenity spaces shall be private amenity spaces. Private amenity space would consist of either a balcony or patio, accessible and for the sole use of the attached dwelling unit.</p>



	<p>(d) Nothing in this By-law shall require any amenity space for a development on a lot located in the Uptown Parking Exemption Area as defined by Schedule C of this By-law.</p> <p>(e) Nothing in this By-law shall prevent amenity space for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.</p>	<p>(d) When an indoor area is provided as required common amenity space it shall meet the following criteria:</p> <ul style="list-style-type: none">(i) have a minimum area of 15 square metres;(ii) not include common circulation areas such as lobbies and corridors; and(iii) include furniture and fixtures that allow for active or passive recreation such as but not limited to; exercise equipment, shared kitchen, pool, game/TV room <p>(e) When outdoor common amenity space is provided it shall:</p> <ul style="list-style-type: none">(i) Be defined by incorporating fencing, railings, or landscaping elements such as planters, hedges, hard or soft surface treatments such as Pathways, or raised structures;(ii) have a minimum area of 30 square metres;(iii) be accessible by all residents of the site by a barrier-free pathway from a common entrance;(iv) have access to sunlight;(v) include lighting; and(vi) incorporate a minimum of two design components, which may include, but not limited to, the following: covered seating, play equipment, community gardens, organized recreation space, BBQ/outdoor cooking and eating space, firepit, pagoda, public art, and/or barrier-free walking paths. <p>(f) Nothing in this By-law shall require any amenity space for a development on a lot located in the Uptown Parking Exemption Area as defined by Schedule C of this By-law.</p> <p>(g) Nothing in this By-law shall prevent amenity space for a Commercial Group or Dwelling Group to be provided and maintained over the internal lot lines of the unified development.</p>
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N/A	N/A	<p>9.23 Design Regulations for Multiple Unit Residential and Commercial Buildings with Dwelling Units</p> <p>Where permitted by this By-law, a multiple unit residential or commercial building with dwelling units building shall be developed in accordance with the following requirements:</p> <ul style="list-style-type: none">(e) When the site has frontage onto a public or private street, the building entrances shall be orientated towards the site frontage;<ul style="list-style-type: none">a. The building must contain a prominent main entrance that incorporates:<ul style="list-style-type: none">i. A covered entrance with weather protection;ii. Pedestrian connectivity to the public sidewalk and to the parking area;iii. On-site Lighting to main entrances, any outdoor amenity space, parking areas, and pedestrian walkways;iv. the use of materials, colours, massing, and/or landscaping to make the entrance clearly identifiable to residents and visitors;(f) Where buildings are higher than 4 stories they shall include multiple types of cladding materials to articulate the ground floor(g) Pedestrian connectivity must be incorporated into the site design connecting all building entrances with public sidewalks, parking areas, and common amenity spaces; and
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		(h) For sites incorporating multiple residential buildings, connectivity shall exist between separate buildings.
10.3(2) Conditions of Use	(a) A Townhouse Dwelling permitted in subsection 10.3(1) shall not have: (i) A length greater than 72 metres; or (ii) A continuous front building line greater than 36 metres; and (iii) For purposes of this paragraph, a continuous front building line shall mean either the same front building line of two or more adjacent dwelling units, or the front building lines of two or more adjacent dwelling units that are not offset by more than one metre from each other.	(a) A Townhouse Dwelling permitted in subsection 10.3(1) shall not have: (i) A length greater than 72 metres; or (ii) A continuous front building line greater than 36 metres; and (iii) For purposes of this paragraph, a continuous front building line shall mean either the same front building line of two or more adjacent dwelling units, or the front building lines of two or more adjacent dwelling units that are not offset by more than one metre from each other.
10.3(3) Zone Standards	(a) Minimum Lot Area: One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 550 square metres Multiple Dwelling, the greater of : 690 square metres, or - For each Dwelling Unit therein having 3 or more bedrooms: 185 square metres - For each Dwelling Unit therein having 2 bedrooms: 150 square metres - For each Bachelor or Dwelling Unit therein having 1 bedroom: 105 square metres Townhouse Dwelling	(a) Minimum Lot Area: One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 225 square metres - Multiple Dwelling/ Cluster Townhouse, per unit: 75 square metres Townhouse Dwelling - For each Dwelling Unit therein: 140 square metres



	- For each Dwelling Unit therein: 180 square metres	
10.3(3) Zone Standards	(b) Minimum Lot Frontage: <ul style="list-style-type: none"> • One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling <ul style="list-style-type: none"> ○ Interior Lot: 18 metres ○ Corner Lot: 21 metres • Multiple Dwelling: 22 metres • Townhouse Dwelling for each Dwelling Unit: 6 metres 	(b) Minimum Lot Frontage: <ul style="list-style-type: none"> • One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling: 7.5 metres • Multiple Dwelling/Cluster Townhouse, per unit: 15 metres • Townhouse Dwelling for each Dwelling Unit: 5 metres
10.3(3) Zone Standards	(c) Minimum Lot Depth: 30 metres	(c) Minimum Lot Depth: 25 metres
10.3(3) Zone Standards	(d) Minimum Front Yard: 6 metres	(d) Minimum Front Yard: 4.5 metres
10.3(3) Zone Standards	(e) Maximum Front Yard for a Multiple or Townhouse Dwelling: 9 metres	Repealed
10.3(3) Zone Standards	(f) Minimum Rear Yard: 6 metres	No change.
10.3(3) Zone Standards	(g) Minimum Side Yard: <ul style="list-style-type: none"> • Multiple or Townhouse Dwelling: 2 metres 	(g) Minimum Side Yard: - for any part of the building up to 12 metres or 4 storeys: 3 metres, and 1 extra metre per storey



	<ul style="list-style-type: none"> • Other: 1.5 metres 	- Other: 1.2 metres
10.3(3) Zone Standards	(h) Minimum Flankage Yard: 3.5 metres	(h) Minimum Flankage Yard: 3 metres
10.3(3) Zone Standards	(i) Minimum Ground Floor Area One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling <ul style="list-style-type: none"> - 1 Storey 89 square metres - Split-Level 71 square metres - 1½, 2, or 3 Storeys 62 square metres 	Repealed
10.3(3) Zone Standards	(k) Minimum Building Height = 2 storeys	No change.
10.3(3) Zone Standards	(l) Maximum Building Height = 11 metres, or 14 metres if both side yards are increased in amounts equal to the height over 11 metres	(l) Maximum Building Height = 6 storeys, or maximum 21 metres
10.3(3) Zone Standards	(m) Maximum Lot Occupancy: 50 percent of lot area	(m) Maximum Lot Occupancy: 60 percent of lot area



Objective 5 - Accessory Dwelling Units

Background

The proposed amendments will allow for increased opportunities for accessory dwelling units (ADUs), for both secondary suites and garden suites, throughout the City where deemed appropriate. The proposed amendments include establishing where these accessory dwelling units can be located, and various zoning standards to regulating them.

Planning Rationale

The amendments propose to allow more accessory dwelling units in the forms of garden suites and secondary suites through eliminating limits of the number of ADUs on a property and reducing the applicable performance standards to eliminate barriers to adding ADUs. The amendments also include wording to permit one or more ADUs on a property.

The intent of this objective was to make ADU more appealing from a regulatory perspective. The amendments will therefore eliminate maximum gross floor areas for ADUs to permit a wider range of unit types on a property to meet the different needs of residents. For garden suites, the applicable setbacks have been amended and reduced to provide additional area on a property for the ADU. Similarly, the performance standards have been amended to reduce design barriers to include a secondary suite. Lastly, parking flexibility is being proposed in the RL Intensification Areas and within the RM Zone, to permit more ADUs on a property without necessarily having to providing parking spaces for each unit. These amendments make it easier for residents to include different forms of ADUs on their property. The changes will also help increase the supply of residential units and housing options in the City, which also helps improve housing affordability.

Recommendations

ZBL Reference	Existing Provision	Proposed Amendment
4.2 (b) General Parking Provisions	Garden Suite: 1 per suite Secondary Suite: 1 per suite	<i>Dwelling Unit, Secondary or Garden Suite, 0.5 per unit</i>
4.2 (b) General Parking Provisions	N/A	<i>(f) When a Secondary Suite or Garden Suite is developed within 400 metres of an Intensification Areas, Employment Areas, Primary Corridors, Post-Secondary Institute, or transit route the parking requirement as identified in 4.2 (b) shall be waived.</i>
9.8 Garden Suites	Where permitted by this By-law, a lot containing a one-unit dwelling or a mobile or mini-home containing one dwelling unit as a main use may also contain a garden suite as a secondary use in separate	Where permitted by this By-law, a lot containing a one-unit dwelling, semi-detached dwelling, townhouse dwelling, ground orientated cluster dwelling or a mobile or mini-home containing one dwelling unit as a principal use may also contain <i>one or</i>



	<p>building subject to the following requirements:</p> <p>(a) [Repealed: 2016, C.P. 111-35]</p> <p>(b) The garden suite shall not exceed a maximum gross floor area of 75 square metres; [2022, C.P. 111-142]</p> <p>(c) The garden suite shall not exceed a maximum height of:</p> <p>i. Six metres when located on a lot in a RC, RM, RL, R2, or R1 zone; and</p> <p>ii. Eight metres when located on a lot in any other zone;</p> <p>(d) The garden suite shall be in the rear yard and not be closer than:</p> <p>i. (i) Two metres from a side and rear lot line when located on a lot in a RC, RM, RL, R2, or R1 zone; and</p> <p>ii. (ii) Three metres from a side and rear lot line when located on a lot in any other zone;</p> <p>(e) The garden suite shall be serviced in the same manner as a main building or structure in accordance with section 8.16;</p> <p>(f) Notwithstanding paragraph (e), electrical service shall be provided underground when located on a lot in a RC, RM, RL, R2, or R1 zone;</p> <p>(g) The required setbacks mentioned in paragraph (d) shall be landscaped in accordance with section 6.2;</p> <p>(h) In accordance with Part 4, there shall be at least one on-site parking space for the garden suite in addition to those required for any other uses of the lot; and</p> <p>(i) [Repealed: 2016, C.P. 111-35]</p> <p>(j) No bed and breakfast, home day care, neighbourhood day care,</p>	<p>more garden suites as a secondary use in separate building subject to the following requirements:</p> <p>(a) [Repealed: 2016, C.P. 111-35]</p> <p>(b) Repealed</p> <p>(c) The garden suite shall not exceed a maximum height of the zone requirements.</p> <p>(d) The garden suite shall be in the rear yard and not be closer than:</p> <p>i. 1.2 metres from a side or rear lot line when located on a RC, RM, or RL zone; and</p> <p>ii. 3 metres in all other zones</p> <p>(e) The garden suite shall be serviced in the same manner as a main building or structure in accordance with section 8.16;</p> <p>(f) Notwithstanding paragraph (e), electrical service shall be provided underground when located on a lot in a RC, RM, or RL, R2, or R1 zone;</p> <p>(g) The required setbacks mentioned in paragraph (d) shall be landscaped in accordance with section 6.2;</p> <p>(h) Repealed</p> <p>(i) [Repealed: 2016, C.P. 111-35]</p> <p>(j) No bed and breakfast, home day care, neighbourhood day care, secondary suite, supportive housing or supportive facility is permitted in any building on the lot. [2023, C.P. 111-150]</p> <p>(k) [2016, C.P. 111-35], [2020, C.P. 111-92]</p>
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	<p>secondary suite, supportive housing or supportive facility is permitted in any building on the lot. [2023, C.P. 111-150]</p> <p>(k) [2016, C.P. 111-35], [2020, C.P. 111-92]</p>	
<p>9.13 Secondary Suites</p>	<p>Where permitted by this By-law, a one-unit dwelling on a lot may also contain a secondary suite as a secondary use subject to the following requirements:</p> <p>(a) [Repealed: 2016, C.P. 111-35]</p> <p>(b) The secondary suite shall not exceed 40 percent of the gross floor area of the building or 80 square metres, whichever is less; [2016, C.P. 111-35]</p> <p>(c) The secondary suite shall have an entrance on the side or rear of the building if a shared entrance with the main dwelling unit is not permitted by the Saint John Building By-law;</p> <p>(d) The building shall be serviced either with municipal sanitary sewer and municipal water by one set of laterals to the building or by one private on-site sewage disposal system and well; [2016, C.P. 111-35]</p> <p>(e) [Repealed: 2016, C.P. 111-35]</p> <p>(f) There shall not be any change to the exterior appearance of the building that would indicate a secondary suite is in the building;</p> <p>(g) In accordance with Part 4, there shall be at least one on-site parking space for the secondary suite in addition to those required for any other uses of the lot; and</p> <p>(h) [Repealed: 2016, C.P. 111-35]</p> <p>(i) No bed and breakfast, garden suite, home day care, home occupation, neighbourhood day care, supportive housing or supportive facility is permitted in any building on the lot. [2023, C.P. 111-150]</p>	<p>Where permitted by this By-law, a one-unit dwelling, semi-detached dwelling, townhouse dwelling, and other forms of ground-orientated cluster development on a lot may also contain one or more secondary suites as a secondary use subject to the following requirements</p> <p>(a) [Repealed: 2016, C.P. 111-35]</p> <p>(b) Repealed</p> <p>(c) The secondary suite shall have an independent entrance if a shared entrance with the main dwelling unit is not permitted by the Saint John Building By-law</p> <p>(d) The building shall be serviced either with municipal sanitary sewer and municipal water by one set of laterals to the building or by one private on-site sewage disposal system and well; [2016, C.P. 111-35]</p> <p>(e) [Repealed: 2016, C.P. 111-35]</p> <p>(f) Repealed</p> <p>(g) Repealed</p> <p>(h) [Repealed: 2016, C.P. 111-35]</p> <p>(i) No bed and breakfast, home day care, neighbourhood day care, secondary suite, supportive housing or supportive facility is permitted in any building on the lot. [2023, C.P. 111-150]</p>



Conclusions

The above amendments are being proposed in response to the funding secured through the HAF and aim to increase residential density through a gentle approach within the City of Saint John.

The reform process is inspired by other Canadian communities and is a bold move to introduce flexibility for property owners and developers so they can explore additional housing options. The changes are intended to use land more efficiently, which helps reduce sprawl, make better use of the resources and assets we have, while also diversifying communities and encourage inclusivity. Simple, justified changes such as reducing lot sizes, setbacks and parking requirements, and providing more flexibility on ADUs, are intended to help encourage more affordable options and stabilize housing prices. By reimagining where density is best suited within the city, the proposed changes can also support local businesses and encourage more transit ridership. The proposed amendments to the Zoning By-law will ultimately help create additional housing supply and importantly, choices, for Saint John residents.

Best regards,

STANTEC CONSULTING LTD.



SAINT JOHN

Appendix A Low-rise Zoning Comparison

Category	Halifax	Hamilton	Kitchener	Calgary	Edmonton
Bylaw	Halifax Suburban Housing Accelerator Land	City of Hamilton Zoning By-law 05-200	City of Kitchener Zoning By-law 2019-051	Calgary Land Use Bylaw 1P2007	City of Edmonton Zoning Bylaw 20001
Zone Name	Housing Accelerator (HA)	Downtown Residential (D5) Zone Low Density Residential (R1) Zone Low Density Residential - Small Lot (R1a) Zone Low Density Residential - Large Lot (R2) Zone	RES-1: Low Rise Residential One Zone RES-2: Low Rise Residential Two Zone RES-3: Low Rise Residential Three Zone RES-4: Low Rise Residential Four Zone RES-5: Low Rise Residential Five Zone	Low Density Residential Districts R-C1L: Contextual Large Parcel One Dwelling R-C1: Contextual One Dwelling R-C1N: Contextual Narrow Parcel One Dwelling R-C2: Contextual One/Two Dwelling R-1: One Dwelling R-1N: Narrow Parcel One Dwelling R-2: One/Two Dwelling R-2M: Low Density Multiple Dwelling R-MH: Manufactured Home R-CG: Grade-Oriented Infill R-G: Low Density Mixed Housing Housing Districts H-GO: Grade Oriented	Small Scale Residential Zone (RS) Small Scale Flex Residential Zone (RSF)
Overview	<i>The Housing Accelerator Zone applies to strategic properties that are generally vacant within suburban and rural areas of Halifax Regional Municipality that have access to municipal water and sewer services. The zone was adopted pursuant to a municipal Housing Accelerator Fund initiative to address the region's pressing housing needs. The HA Zone permits a wide range of housing types from single-detached to multi-unit structures with five or more units. It contemplates the accommodation of buildings with more than 300 units and imposes specific restrictions to ensure large residential structures are compatible with adjacent neighbourhoods.</i>	<i>Hamilton's Low Density Residential Zones (R1, R1a, R2) permit a range of low-density residential uses. These zones allow for single-detached, semi-detached, triplex, and townhouse dwellings, with specific regulations on setbacks, lot coverage, and building heights to maintain neighborhood character and provide adequate open space. The R1 Zone is applied to standard lots (Minimum area of 360 square metres for single-detached dwellings with minimum width of 12.0 metres) and the R1a Zone is available for smaller lots (Minimum area of 270 square metres for single-detached dwellings with minimum width of 9.0 metres). The R2 Zone permits the same range of residential uses as the R1 Zone in low density residential areas where lots are predominantly larger (Minimum area of 630 square metres for single-detached dwellings with minimum width of 18.0 metres) than those in the R1 Zone.</i>	<i>Kitchener adopted a new Zoning By-law in 2019 with five Low Rise Residential Zones (RES-1 to RES-5) intended to accommodate a variety of low-rise residential developments, including single-detached, semi-detached, and townhouse dwellings. These zones provide flexibility in site and building design, with specific regulations on setbacks, lot coverage, and building heights to support diverse housing needs and community amenities.</i>	<i>Calgary's Low Density Residential Districts (R-C1, R-C2, R-1, R-2, etc.) are designed to support and increase low-density residential development, including single-detached, semi-detached, duplex, and townhouse units. These districts offer flexibility in housing types and site design, with regulations on setbacks, lot coverage, and building heights to ensure compatibility with existing neighborhoods and promote community amenities.</i>	<i>Both the RS and RSF Zones allow for small-scale residential development up to three storeys, including detached, attached, and multi-unit housing. They also permit limited opportunities for community and commercial development to provide services to local residents. Site and building regulations in the Small Scale Residential Flex (RSF) Zone provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas.</i>
Front Yard	Typically 2.5 to 4.0 metres	DOWNTOWN RESIDENTIAL (D5) Maximum Front Yard 4.5 metres R1, R2, R3 Maximum Front Yard 4.0 metres	RES-1 Single Detached: min 6.0m RES-2 Single Detached: min 4.5m RES-3 Single Detached, Semi-Detached: min 4.5m RES-4 Single Detached, Semi-Detached, Street Townhouse: min 4.5m RES-5 Single Detached, Semi-Detached, Street Townhouse, Cluster Townhouse, Multiple Dwellings and Non-Residential Uses: min 4.5m	H-GO, R-C1, R-C1N, R-C2, R-MH, R-CG: 3m from front property line R-C1L: 6m R-1, R-1N, R-2, R-2M: 2m-3m, depending on parcel situation R-G: 1m Some setbacks differ depending on the development and parcel situations.	Minimum: 4.5 metres
Rear Yard	6 metres (6 storeys or less) 8 metres (6 storeys or taller)	D5 - Minimum Rear Yard 7.5 metres R1, R2, R3 - Minimum Rear Yard 7.5 metres	RES-1 Single Detached: min 7.5m RES-2 Single Detached: min 7.5m RES-3 Single Detached, Semi-Detached: min 7.5m RES-4 Single Detached, Semi-Detached, Street Townhouse: min 7.5m RES-5 Single Detached, Semi-Detached, Street Townhouse, Multiple Dwellings and Non-Residential Uses: min 7.5m Cluster Townhouse: min 6m	H-GO: 5m from rear property line R-C1L, R-C1, R-C1N, R-C2, R-1, R-1N, R-2, R-2M, R-CG, R-G: 7.5m R-MH: 3m Some setbacks differ depending on the development and parcel situations.	Minimum: 10 metres
Side Yard	3.0 metres if not abutting residential or park zone (Transition Line) , 6.0 metres if abutting residential or park zone (Transition Line)	D5: Minimum Side Yard 0.9 metres on one side and a minimum of 1.2 metres on the opposite side R1, R2 Minimum Setback from a Side Lot Line 1.2 metres R3 Minimum Setback from a Side Lot Line 2 metres	RES-1 Single Detached: min 3.0m RES-2 Single Detached: min 1.2m RES-3 Single Detached, Semi-Detached: min 1.2m RES-4 Single Detached, Semi-Detached: min 1.2m Street Townhouse: min 2.5m RES-5 Single Detached, Semi-Detached: min 1.2m Street Townhouse: min 2.5m Cluster Townhouse: min 4.5m Multiple Dwellings and Non-Residential Uses: min 3m	H-GO: 1.2m R-C1L: 2.4m-3m, depending on parcel situation R-C1, R-C1N, R-C2, R-1, R-1N, R-2, R-2M, R-MH, R-CG, R-G: 1.2m-3m, depending on parcel situation Some setbacks differ depending on the development and parcel situations.	Minimum Interior Side: 1.2 metres unless the flanking yard setbacks apply.
Flanking Yard	2.5 metres	R1, R2, R3 Minimum Setback from a Flankage Lot Line 3.0 metres	Not specified.	Not specified.	Minimum Flanking Side: 1.2 metres Minimum Interior Side Setback when Row Housing or Multi-unit Housing faces an Interior or Flanking Side Lot Line: 1.5 metres Minimum Flanking Side Setback when a main entrance of a principal Dwelling faces a Flanking Side Lot Line: 2.0 metres
Front Yard (Accessory)	Varies for each Site	Not specified	Accessory Buildings and Structures Accessory buildings or structures to dwelling units shall not be located in a front yard or exterior side yard.	Accessory Residential Building in Low Density Residential Districts Must not be located in the actual front setback area. The minimum distance between any façade of an Accessory Residential Building 10.0 square metres or more and a main residential building is 1.0 metres.	Accessory buildings are not permitted in a front yard.
Rear Yard (Accessory)	Varies for each Site	Minimum 1.0 metre	Accessory Buildings and Structures Accessory buildings and structures to dwelling units with a building height greater than 3 metres shall be located a minimum of 0.6 metres from an interior side lot line and rear lot line.	Accessory Residential Building in Low Density Residential Districts 1.2 metres from a side or rear property line shared with a street; or 0.6 metres from a side or rear property line in all other cases.	1.2 metres, unless the following applies - Minimum Rear Setback Abutting an Alley where there is no Garage or where a Garage door does not face the Alley is 0.6 m
Side Yard (Accessory)	Varies for each Site	Minimum 1.0 metre	Accessory Buildings and Structures Accessory buildings and structures to dwelling units with a building height greater than 3 metres shall be located a minimum of 0.6 metres from an interior side lot line and rear lot line.	Accessory Residential Building HGO: The minimum building setback from a side property line that is not shared with a street is 0.6 metres. All residential zones: 1.2 metres from a side or rear property line shared with a street; or 0.6 metres from a side or rear property line in all other cases.	1.2 metres

Flanking Yard (Accessory)	Varies for each Site	Accessory Buildings shall conform to the regulations for the principal use.	Accessory Buildings and Structures Accessory buildings or structures to dwelling units shall not be located in a front yard or exterior side yard.	Not specified.	Minimum Flanking Side Setback is the same as the minimum Flanking Side Setback in the underlying Zone
Lot Frontage	12.2 metres, except for townhouses		Not specified.	Not specified.	
Height (Zone Development Standard)	Maximum Streetwall Height: 3 storeys, but 6 storeys for a wood frame or mass timber construction.	Downtown (D5): Minimum 7.5 metres; R1, R2, R3 : 10.5	Single detached in RES-1 to RES-5 zones: 11m (3 storeys) Semi detached in RES-3 to RES-5 zones: 11m (3 storeys) Street Townhouses in RES-4 and RES-5 zones: 11m (3 storeys) Cluster towns: RES-5 zone: 11m (3 storeys) Multiple dwellings and non-residential uses: RES-5 zone: 11m (storeys) Some maximum building heights are decreased depending on where the property is located.	Building heights approx 8.6m-10m for most LowDensity Residential Districts. For R-1, R-1s, R-2 districts, heights are between 10m-12m depending on the lot width and lot area. R-2m building height 11m, and for R-G and R-Gm Distrcits the height is 12m. For Mixed Use Districts, the maximum height is identified on the zoning map. If adjacent to certain zones, the maximum height starts at 11m and increases at a 45 degree angle to a depth of 5m from the shared property line or to the maximum building height. In some cases, the maximum height is reduced abutting a low-density zone or street, and can be increased at specific setbacks from the affected lot lines.	Maximum: 10.5 metres ²
Height (Accessory)	Under Review	Not specified	Accessory Buildings and Structures Accessory buildings or structures to dwelling units having a maximum gross floor area of 15 square metres or less and a maximum height of 3 metres are permitted within a required rear yard or a required interior side yard. For accessory buildings to single detached dwellings, semi-detached dwellings, and street townhouse dwellings, with or without an accessory dwelling unit (attached) or accessory dwelling unit (detached), and to multiple dwellings, the maximum height of the underside of any fascia shall be 3 metres, the maximum building height shall be 5.5 metres, and the maximum lot coverage shall be 15 percent.	Accessory Residential Building 4.6m	6.8 metres, except Maximum Height where the Rear Lot Line Abuts a Site in a residential Zone that has a maximum Height of 12.0 m or less.
Lot Coverage	The maximum required lot coverage in a HA zone is 70.0%.	Not specified	RES-1 Single Detached: 55% RES-2 Single Detached: 55% RES-3 Single Detached, Semi-Detached: 55% RES-4 Single Detached, Semi-Detached, Street Townhouse: 55% RES-5 Single Detached, Semi-Detached, Street Townhouse: 55% Cluster Townhouse, Multiple Dwellings and Non-Residential Uses: max floor space ratio 0.6	H-GO and R-CG: 45% (density less than 40 units per ha), 50% (density 40-50 units per ha), 55% (density 50-60 units per ha), 60% (density 60 units per ha) R-C1L: 40% R-C1, R-C1N, R-C2, R-MH: 45% R-1, R-2: 45%-50% depending on lot specifics R-1N, R-2M: 45%-60% depending on lot specifics R-G: 60%-70% depending on lot specifics	Maximum: 45%
Parking	Parking minimums be reduced for all residential buildings, including multi-unit dwellings and shelters, to 0.33 parking spaces per residential unit Car parking for this zone: None	Adopt a geographical-based approach for establishing parking standards which reflects the diverse land use and mode availability/choice that exists across the City; Eliminate minimum parking requirements for developments within areas that are highly transit supportive and are planned to accommodate higher density mixed use development; Maintain minimum parking standards in other areas, but at lower rates to provide greater flexibility and more affordable housing options; Expansion of the use of parking maximums; Introduce requirements to ensure developments are electric vehicle ready;	Depends on the use and the underlying zone. Lots containing Additional Dwelling Units have no minimum parking spaces within 800m of LRT stations.	Depends on the use and the underlying district zone.	No parking minimums across the City.
Lot Width	Not specified	DOWNTOWN RESIDENTIAL (D5): b) Minimum Lot Width 9.0 metres; LOW DENSITY RESIDENTIAL (R1) ZONE b) Minimum Lot Width 12.0 metres; LOW DENSITY RESIDENTIAL – LARGE LOT (R2) ZONE b) Minimum Lot Width 18.0 metres;	RES-1 Single Detached: min 24m RES-2 Single Detached: min 13.7m RES-3 Single Detached: min 10.5m Semi-Detached: 9.3m RES-4 Single Detached: min 9m Semi-Detached: 7.5m Street Townhouse: 6m RES-5 Single Detached: min 9m Semi-Detached: 7.5m Street Townhouse: 5.5m Cluster Townhouse: 19m Multiple Dwellings and Non-Residential Uses: 19m	R-C1L: 24m R-C1: 12m R-C1N, R-1N: min 7.5m-9m depending on the development, max 11.6m R-1: 10m R-CG: 7.5m R-MH: 9.8m R-2: 7.5m-9m depending on the development, 13m for duplex dwelling and semi detached dwelling R-2M: 10m for single detached, 13m for duplex and semi detached, 5m for an individual parcel containing a Dwelling Unit in a Rowhouse Building or Townhouse R-G: 5m-6m depending on development	Minimum: 7.5 metres Minimum Lot Width where the Dwellings are developed on separate Lots not Abutting an Alley: 5.0 m Minimum Lot Width where the Dwellings are developed on separate Lots Abutting an Alley: 4.0 m
Lot Depth	Not specified	Not specified	Not specified	R-C1L, R-C1, R-C1N, R-C2, R-1, R-1N, R-2, R-2M: 22m	Minimum: 30 metres
Lot Area	Minimum: 220 square metres Maximum: Must be smaller than 2 hectares	DOWNTOWN RESIDENTIAL (D5) SINGLE DETACHED AND DUPLEX: Minimum Lot Area 225.0 sqm SEMI-DETACHED: Minimum Lot Area for each Dwelling Unit 185.0 sqm STREET TOWNHOUSE: Minimum Lot Area 150.0 sqm LOW DENSITY RESIDENTIAL (R1) ZONE SINGLE DETACHED, DUPLEX, TRIPLEX, Minimum Lot Area 360.0 sqm SEMI-DETACHED : Minimum Lot Area for each Dwelling Unit 270.0 sqm STREET TOWNHOUSE: Minimum Lot Area 180.0 sqm FOURPLEX: Minimum Lot Area 360.0 sqm LOW DENSITY RESIDENTIAL – SMALL LOT (R1a) ZONE SINGLE DETACHED, DUPLEX, TRIPLEX: Minimum Lot Area 270.0 sqm SEMI-DETACHED : Minimum Lot Area for each Dwelling Unit 225.0 sqm STREET TOWNHOUSE: Minimum Lot Area 180.0 sqm FOURPLEX: Minimum Lot Area 300.0 sqm LOW DENSITY RESIDENTIAL – LARGE LOT (R2) ZONE SINGLE DETACHED, DUPLEX, TRIPLEX: Minimum Lot Area 630.0 sqm SEMI-DETACHED: Minimum Lot Area for each Dwelling Unit 315.0 sqm STREET TOWNHOUSE :Minimum Lot Area 180.0 sqm FOURPLEX: Minimum Lot Area 630.0 sqm	RES-1 Single Detached: min 929m2 RES-2 Single Detached: min 411m2 RES-3 Single Detached: min 288m2 Semi-Detached: 260m2 RES-4 Single Detached: min 235m2 Semi-Detached: 210m2 Street Townhouse: 148m2 RES-5 Single Detached: min 235m2 Semi-Detached: 210m2 Street Townhouse: 135m2 Cluster Townhouse: 525m2 Multiple Dwellings and Non-Residential Uses: 495m2	R-C1L: 1,100m2 R-C1, R-1: 330m2 R-C1N, R-1N: 233m2 R-C2: 233m2-400m2, depending on development R-MH: 270m2 R-2: 330m2-400m2, depending on development R-2M: 330m2-400m2, depending on development, 160m2 for rowhouse	Minimum site area per dwelling: 75.0 m2
Intent (Purpose) Max. Units / Unit Mix	Unit Mix: New buildings over 40 units must provide at least 25% two-bedroom units				

4 Unit	Amendment to R1 & R2 low density zones to allow upto 4 units (increases the typologies with Triplex & Four Unit dwelling) - still permits single unit dwellings but does not REQUIRE them - to summarise the zones have all been upzoned to the next zone to permit additional typologies.	4 units is allowed in the three lowest density residential zones (R1, R1A, and R2) which are not determined by their uses but their lot size. R1 and R1A were created in response to the ZBR and also removed their MP designations akin to Stable Residential (Urban Protected Residential, etc. and Urban Protected Residential – One and Two Family Dwellings, etc.) - to summarise added additional units to the zones and zoning is based on lot size.	In March 2024, Council approved zoning and OP changes to permit up to four dwelling units on any lot (city-wide) that allows a single-detached dwelling, semi-detached dwelling or street fronting townhouse dwelling, subject to regulations. These amendments were made to both of the City's ZBLs, #2019-051 and #85-1. Enabling four units will unlock the potential for up to four dwelling units on about 41,500 residential lots across Kitchener. This provides a significant opportunity for homeowners and developers to expand the number of units in existing neighbourhoods.	The amendments passed in 2024 outline that areas now zoned for only single or semi-detached homes would be rezoned to R-CG, R-G or H-GO, which would allow for townhomes and row houses in those neighbourhoods. Multi-residential development and multi-residential development (minor) permit at least three dwelling units, and include typologies including rowhouse buildings and townhomes. The total number of dwelling units and building height is determined by the property's zone. Secondary suites and backyard suites are permitted in some zones. These are permitted in Low Density Residential Districts R-2M, R-G, and R-Gm, and all Multi-Residential Districts.	The lowest density residential zone (in PDA Equivalent) allows for up to 8 units and has limited commercial available (day care, coffee shop, etc.) ... * Number of RES zones reduced from 6 to 16. ... Single-home zoning bylaw is eliminated - Single-detached, Semi-detached, and small scale infills all fit under the new Small Scale Res Zone. -- flexible RES zone that permits secondary suites, zero lot line development, reduced setbacks (to street), cluster housing, row housing, duplexes, etc.. 3-story TH's and apartments, RH's or duplexes up to eight units anywhere. Infill permitted in an RES area to reduce rezoning ... Multi-unit Housing Multi-unit Housing means development that consists of three or more principal dwellings arranged in any configuration and in any number of buildings ... Amenity Area for Multi-unit Housing project is reduced from 15m ² for each residential unit on site to 7.5m ² . The minimum length and width is 1.5m x 1.5m. ... Garden Suite and Secondary Suite Permitted ONLY with Single Detached Housing in the (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, and the (RF3) Small Scale Infill Development Zone ... Change from 15 Residential related Zones to 6 residential zones ...
6-Unit	Not included	5+ Units are only allowed in zones/areas that are permitted for Multiple Dwellings, specifically the area labelled "Downtown".	Section 4.12.4 addresses Five to Ten Dwelling Units on a Lot, which is permitted on a lot without any non-residential uses except permitted home occupation uses, in accordance with the regulations of this section and the property's zone. Zones RES-5 (Low Rise Residential Five Zone), RES-6 (Medium Rise Residential Size Zone), and RES-7 (High Rise Residential Seven Zone) permit 6+ units.	Multi-residential development and multi-residential development (minor) permit at least three dwelling units, and include typologies including rowhouse buildings and townhomes. The total number of dwelling units and building height is determined by the property's zone. Secondary suites and backyard suites are permitted in some zones. These are permitted in Low Density Residential Districts R-2M, R-G, and R-Gm, and all Multi-Residential Districts. Multi-Residential districts permit a larger number of dwelling units per building or development.	
Mixed-Use		Mixed-Use zoning is permitted in the Downtown, along Transit Corridors, and Regional Retail type areas.	Some non-residential uses permitted in residential zones. There are three mixed use zones - MIX-1, MIX-2, MIX-3 - that permit a variety of uses in mixed use buildings and mixed use developments, at low and medium densities (depending on the subzone and location)	Mixed-use buildings (residential and commercial) are permitted in areas designated Mixed Use Districts and in some residential zones.	Used in areas designated Corridors and Nodes and intended to support walkable and diverse uses in MU zones. Other commercial zones, focused on areas outside of intensification areas, also allow for limited mixed use (ex. CG). Mixed Use Zone has a maximum height of 40.0 metres, has a maximum floor area ratio (FAR) of 7.0
Secondary Dwelling	No more than one total auxiliary dwelling unit, or secondary suite shall be permitted on a lot	ADU's are permitted in existing single-family dwellings, allowing up to 2 interal units and 1 detached unit. This also applies to duplexes, allowing for up to 4 units in one building across two primary units.	One Additional Dwelling Unit (Attached), Two or Three Additional Dwelling Units (Attached) Additional dwelling units (attached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and the dwelling type in which the additional dwelling unit (attached) is located. It has to be located in the same principal building, and shall be connected to full municipal services, and is subject to other provisions of the ZBL.	Secondary Suite Generally permitted in most residential zones as long as it located within a dwelling unit. It generally has a maximum floor area of 100m ² , unless it is located in a basement then there is no maximum floor area. The suite has to follow the performance standards of the district.	All residential zones allow for secondary suites other than RH and MU
Backyard Suites	Permitted - included in the total 4-units. Accessory structures that are considered "non-conforming" could be converted into backyard suites, up to a gross floor area of 93 square metres (1,000 sq ft). Accessory structures could be built taller, up to 7.7 metres (25 ft), and larger, up to 93 square metres (1000 square ft), to encourage more backyard suites.	One additional detached unit is allowed in existing single-family homes. Must be located in the rear yard.	Additional Dwelling (Detached) An additional dwelling (detached) with one (1) or two (2) additional dwelling units (detached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (detached) is permitted, and is subject to other provisions of the ZBL. Generally it shall not have a building footprint exceeding 80sqm, have access to unobstructed walkways, and has setbacks and building heights as identified in Section 4.12.3 of the ZBL.	Backyard Suite Permitted as a detached building located behind the front façade of the main residential building. It cannot be located on the same parcel as either a rowhouse building or a townhouse dwelling. Backyard suites and secondary suites can be located on the same parcel.	Permitted, accessory height and yard development standards are the regulations applicable to backyard suites. In addition, minimum distance between Backyard Housing buildings and other principal buildings on the same Site, except for other Backyard Housing buildings is 3.0 metres.
Height (Overall)	Ranges from 3 storeys to 14 storeys.	Amendment to the height and density permissions in the City's Community Nodes to allow up to 6 storeys as-of-right, and up to 8 storeys subject to certain design policies, without amendment to the Plan. Also removed the proposed 30 storey City-wide height limit. Height is also based on a minimum height requirement by the zone, though is limited to a maximum height depending on the 'district' or secondary plan area equivalent. Central city and surrounds - up to three homes, up to three storeys, without a resource consent and no infrastructure assessment required (permitted activity) six plus storeys in parts of Whitiora, Te Rapa and Hamilton East (within walking distance from the central city), with a resource consent unlimited heights across all areas of the central city zone, with a resource consent subject to green policies and financial contributions new design controls. Areas around suburban centres - a minimum of 150m ² sections up to three storeys without a resource consent, subject to meeting certain controls anything between three and five storeys with a resource consent and full infrastructure assessment new requirements around landscaping, permeable surfaces and rainwater tanks.	Single detached in RES-1 to RES-5 zones: 11m (3 storeys) Semi-detached in RES-3 to RES-5 zones: 11m (3 storeys) Street Townhouses in RES-4 and RES-5 zones: 11m (3 storeys) Cluster towns: RES-5 zone: 11m (3 storeys) Multiple dwellings and non-residential uses: RES-5 zone: 11m (storeys) Some maximum building heights are decreased depending on where the property is located.	Building heights approx 8.6m-10m for most LowDensity Residential Districts. For R-1, R-1s, R-2 districts, heights are between 10m-12m depending on the lot width and lot area. R-2m building height 11m, and for R-G and R-Gm Districts the height is 12m. For Mixed Use Districts, the maximum height is identified on the zoning map. If adjacent to certain zones, the maximum height starts at 11m and increases at a 45 degree angle to a depth of 5m from the shared property line or to the maximum building height. In some cases, the maximum height is reduced abutting a low-density zone or street, and can be increased at specific setbacks from the affected lot lines.	In lower density zones the height options are predetermined (1-3 options w/ floor area increases), whereas in Mixed-Use Zone (intensification areas) the height is capped though can go higher via Rezoning process.
Landscaping Requirement S	Additional Landscaping Not Required: Change of use in a structure. Addition to a main building less than 200.0 square metres of floor area. Existing Soft Landscaping: Trees and shrubs must be: Adequately protected from damage during development. Meet minimum size or caliper requirements. In good health before issuing the first occupancy permit, certified by a landscape architect or arborist. Existing trees or shrubs in a required landscaped buffer can count towards requirements. Specific Landscaping Requirements: Portions of yards not used for driveways, parking, etc., must be landscaped. At least 50% of remaining required landscaping must be soft landscaping. At-grade outdoor amenity space with soft landscaping can count towards this requirement.	General Zone Requirements Front Yard: Minimum 50% landscaped area. Flankage Yard: Minimum 50% landscaped area. Tree Protection/Planting Area: Each side must be at least 3.75 meters in length. Must not contain hard landscaping or structures. Additional Requirements for Fourplex Dwellings with Rear Yard Parking: Side Lot Line: Minimum 1.5-meter wide landscaped strip with a wall or fence Rear Lot Line: Minimum 3-meter wide landscaped strip with a Visual Barrier (D5) ZONE Minimum Landscaped Area for Multiple Dwellings: Not less than 10% of the lot area shall be landscaped area. (R2) ZONE - Minimum Landscaped Area : 40% (R1a) ZONE - Minimum Landscaped Area : 30% (R1) ZONE - Minimum Landscaped Area : 30%	RES-5 - Low Rise Residential Five Zone Minimum landscaped area: 20% minimum landscaped area for cluster townhouses, multiple dwellings and non-residential uses Two or Three Additional Dwelling Units (Attached) The minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways, and the minimum rear yard landscaped area shall be 30% Additional Dwelling (Detached) For a lot containing three (3) or four (4) dwelling units, the minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways, and the minimum rear yard landscaped area shall be 30%. Five to Ten Dwelling Units on a Lot A minimum 20% of the front yard landscaped, excluding surface walkways, patios, decks, playgrounds or pathways	General Landscaping- Low Density Residential Districts Trees: Minimum 2 trees per lot. Grade-Oriented Infill District Landscaped Areas: All areas except for vehicle access, parking, loading, and garbage facilities must be landscaped. Soft Landscaping: At least 30% of landscaped area must be soft surfaced and irrigated. Screening: Outdoor mechanical systems must be screened. Maintenance: Landscaped areas must be maintained as per the approved plan..	Small Scale Residential Development Single Detached, Semi-detached, Duplex Housing: Site Width < 8.0 m: 1 tree, 4 shrubs Site Width 8.0 m - 15.0 m: 2 trees, 6 shrubs Site Width > 15.0 m: 4 trees, 8 shrubs Row Housing: Per principal dwelling: 1 tree, 4 shrubs Minimum Soft Landscaping Area: 30% of Lot Area: All RS and RSF Zones Single Detached, Duplex, Semi-detached Housing Row, Multi-unit, Cluster Housing (up to 8 dwellings, max height 12.0 m) 25% of Lot Area: All RSM Zone Row Housing (up to 8 dwellings with front attached garages, max height 12.0 m) Green Roofs: Included in Soft Landscaping calculation Landscaping Requirements for All Other Development General Development (excluding Subsection 3.1, Backyard Housing, AG, AJ, FD, PS, PSN Zones, River Valley Special Area): Total Setback Area: 1 tree, 2 shrubs per 30 m ² Pathways (Sites ≥ 2 ha in commercial/mixed use Zones): 1 deciduous tree per 10 m Public Amenity/Park Area (MU Zone): 1 tree, 2 shrubs per 30 m ² Development on PS or PSN Zones: Non-City Owned Sites: 55 trees per hectare (excluding building footprints and sports fields)
Landscaped Buffer Requirement S	Minimum width of 2.5 metres. No structures or parking areas within the buffer, except for specific exceptions. Options for buffer: One shrub at least 1.0 metre in height for every 2.0 linear metres. One tree with a minimum base caliper of 50 millimetres for every 4.5 linear metres. Remaining buffer area must contain soft landscaping.	General Requirements: Height: Minimum 1.8 metres, maximum 2.5 metres. Location: Not within 3.0 metres of a street line. Types: Wall or fence. Continuous planting of suitable trees or shrubs with appropriate planting area. Earth berms. Combination of the above. Downtown Residential (D5) Zone Multiple Dwellings: Visual barrier required along any side or rear lot line abutting a Downtown D1 or D2 Zone, per Section 4.19 of the By-law. Low Density Residential (R1) Zone Fourplex Dwellings: Visual barrier required along side and rear lot lines. Rear yard parking must comply with general landscaping requirements. Low Density Residential – Small Lot (R1a) Zone Fourplex Dwellings: Visual barrier required along side and rear lot lines. Rear yard parking must comply with general landscaping requirements. Low Density Residential – Large Lot (R2) Zone Fourplex Dwellings: Visual barrier required along side and rear lot lines. Rear yard parking must comply with general landscaping requirements.	No landscaping shall obstruct visibility within a corner visibility triangle, corner visibility area or driveway visibility triangle. An obstruction to visibility shall not include objects 0.9 metres or less in height from the ground, or objects higher than 5 metres in height from the ground. Otherwise, no landscape buffers are specified.	Not specified	General Requirements: Privacy, Lighting, Visual Impacts: Use trees and shrubs to screen views from adjacent uses, streets, or sites. Building Size/Scale: Use trees to reduce perceived building size/scale from adjacent sites and streets. Wind Impacts: Use trees or shrubs as identified in a Wind Impact Assessment. Additional Landscaping: Development Planner may consult with landscape professionals (horticulturist, arborist, landscape architect, etc.) for additional landscaping needs. Alternative Measures: If a Landscape Buffer for screening is unlikely to survive, berms, masonry walls, fences, or similar features may be required.

Outdoor Amenity Space

Link to Bylaw

<p>Requirements for Outdoor Amenity Space: Must include: Unobstructed access. Permanent seating. General lighting, as required by section 115. Must offer weather protection to its users</p>	<p>Rooftop amenity area shall be prohibited on all Accessory Buildings.</p> <p>Not specified</p> <p>DOWNTOWN RESIDENTIAL (D5) ZONE For Multiple Dwellings: On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements be provided: i) An area of 4.0 square metres for each dwelling unit; and, ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air. For multiple dwellings, for every 0.5 square metres of Green Roof area provided, the required Amenity Area may be reduced by 1.0 square metre.</p> <p>LOW DENSITY RESIDENTIAL (R1) ZONE Fourplex Dwelling: Amenity areas shall not be permitted in the side yard or on the roof-top of the dwelling.</p> <p>LOW DENSITY RESIDENTIAL – SMALL LOT (R1a) ZONE Fourplex Dwelling: Amenity areas shall not be permitted in the side yard or on the roof-top of the dwelling.</p> <p>LOW DENSITY RESIDENTIAL – LARGE LOT (R2) ZONE Fourplex Dwelling: Amenity areas shall not be permitted in the side yard or on the roof-top of the dwelling.</p>	<p>Secondary Suites and Backyard Suites Private Amenity Space: Outdoors, minimum 7.5 m², no dimension less than 1.5 m.</p> <p>Cottage Housing Cluster Private Amenity Space: Outdoors, minimum 12.0 m², no dimension less than 1.5 m. Common Outdoor Amenity Space: At grade, minimum 15.0 m² per unit, no dimension less than 6.0 m, centrally located, soft or hard surfaced, includes sidewalk to street, not for vehicular access, not in setback area.</p> <p>Manufactured Home District Private Amenity Space: Outdoors, minimum 42.0 m², no dimension less than 3.6 m, contiguous to main entrance, not for parking or accessory buildings.</p> <p>Grade-Oriented Infill District Amenity Space: For developments of three units or more, located outdoors, labeled on landscape plan, can be common, private, or both.</p> <p>Low Density Mixed Housing District Private Amenity Space: General: Outdoors, not for vehicle access or parking, not in front setback area, minimum 22.0 m², no dimension less than 3.0 m. R-Gm Designated Parcels: Outdoors, not for vehicle access or parking, not in front setback area, minimum 15.0 m², no dimension less than 2.0 m. Carriage House Lots: Outdoors, not for vehicle access or parking, minimum 15.0 m², no dimension less than 2.0 m.</p>	<p>General Requirements: Minimum Amenity Area: 7.5 m² per dwelling Supportive Housing/Lodging Houses: 7.5 m² per 3 sleeping units (if > 8 sleeping units) Access: Each dwelling/sleeping unit must have access to private or common amenity areas. Dimensions: Minimum length and width of 1.5 m. Setback: 1.0 m setback if abutting an arterial road. Boundary Definition: Use fencing or landscaping elements (planters, hedges, pathways, etc.).</p> <p>Outdoor Common Amenity Area: Minimum Area: 50 m² (or 30 m² if total required area < 50 m²) Accessibility: Must be accessible to all residents. Visibility: Clearly visible from above-ground windows. Sunlight: Must have access to sunlight. Amenities: Include seating and lighting.</p> <p>Indoor Common Amenity Area: Minimum Area: 15 m² Exclusions: Does not include lobbies or corridors. Amenities: Include furniture and fixtures for recreation. Floor Area Ratio: Not included in calculation.</p>	<p>https://cdn.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/suburbanhousingacceleratorlub-24jun13-minorrev2023-01065-haf_0.pdf</p> <p>https://www.hamilton.ca/sites/default/files/2022-07/zoning-by-law05-200-section11-3-loc3zone-jul2022.pdf</p> <p>https://www.kitchener.ca/en/development-and-construction/zoning-by-law.aspx</p> <p>https://www.caigary.ca/planning/land-use.html</p> <p>https://zoningbylaw.edmonton.ca/part-2-standard-zones-and-overlays/residential-zones/240-rm-medium-scale-residential-zone</p>
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SAINT JOHN

Appendix B Mid-rise Zoning Comparison

Category	Halifax	Hamilton	Kitchener	Calgary	Edmonton
Bylaw	Halifax Mainland Area Land Use By-Law	City of Hamilton Zoning By-law 05-200	City of Kitchener Zoning By-law 2019-051	Calgary Land Use Bylaw 1P2007	City of Edmonton Zoning Bylaw 20001
Zone Name	R-4 ZONE (MULTIPLE DWELLING ZONE)	TRANSIT ORIENTED CORRIDOR MULTIPLE RESIDENTIAL (TOC3) ZONE DOWNTOWN MULTIPLE RESIDENTIAL (D6) ZONE	RES-6 - Medium Rise Residential Six Zone	Multi-Residential Districts: M-CG: Contextual Grade-Oriented M-C2: Contextual Medium Profile M-G: At Grade Housing M-1: Low Profile M-2: Medium Profile M-H1: High Density Low Rise M-H2: High Density Medium Rise M-H3: High Density Medium Rise M-X1: Low Profile Support Commercial M-X2: Medium Profile Support Commercial	RM - Medium Scale Residential Zone
Overview	<i>The R-4 Zone (Multiple Dwelling Zone) in Halifax Mainland is intended for medium-density residential development. The zone permits multiple dwelling units, including apartments and townhouses, with specific regulations on building height, setbacks, and lot coverage to ensure compatibility with surrounding areas and provide adequate open space and amenities. The R-4 zone has not been amended since 2022.</i>	<i>Hamilton's Transit Oriented Corridor Multiple Residential (TOC3) Zone and Downtown Multiple Residential (D6) Zone are designed to support medium-density residential development in transit-oriented and downtown areas. These zones allow for multiple dwelling units, including apartments and townhouses, with regulations on building height, setbacks, and lot coverage to promote transit use and urban living. The mid-rise residential zones are typically located on the periphery of neighborhoods along major streets, permitting uses like stacked townhouses, block townhouses, or apartment buildings to a maximum range of 6 to 12 storeys depending on location. These zones aim to provide housing options near public transportation and community services, enhancing accessibility and urban living.</i>	<i>Kitchener's Medium Rise Residential Six Zone (RES-6) is specifically designed for medium-density residential development, including cluster townhouses and multiple-unit dwellings and some complementary non-residential uses, but excluding lower density types. The zone provides flexibility in site and building design, sets minimum unit requirements, and specific regulations on setbacks, floor space ratios, and building heights to support diverse housing needs and community amenities.</i>	<i>Calgary's Multi-Residential Districts (M-CG, M-C2, M-G, M-1, M-2, etc.) are intended to accommodate medium-density residential development, including apartments and townhouses. These districts offer flexibility in housing types and site design, with regulations on building height, setbacks, and lot coverage to ensure compatibility with existing neighborhoods and promote community amenities.</i> <i>As Calgary's Low Density Residential Districts, the M-CG and M-C2 Zones provide for contextual development to integrate higher density but compatible residential structures in established neighbourhoods.</i>	<i>The RM - Medium Scale Residential Zone in Edmonton is designed to accommodate medium-density residential development. This zone allows for a variety of housing types, including single-detached, semi-detached, and multi-unit dwellings, with a focus on flexibility in site and building design to support diverse housing needs and community amenities. The range of maximum building heights ranging from 16 m to 21 m provides the flexibility to create a transition from low rise to mid rise.</i>
Setbacks	Distance from Lot Lines - 80 Degree Angle (a) Distance from Street Lines Minimum Distance: 20 feet from the street line. Exception: Can be reduced to 10 feet if the building part is within an 80-degree angle. (b) Distance from Other Lot Lines Minimum Distance: 10 feet from any other lot line. (c) Windows and Doors Minimum Distance: Windows and doors of habitable rooms must be at least 10 feet from any lot line. (d) Exceptions for Non-Habitable Rooms Reduced Distance: Parts of the building without windows or doors for habitable rooms can be closer if: The height is no more than 5 feet above ground. It doesn't interfere with traffic safety.	TOC-3 Minimum 3.0 metres from street line; Maximum 4.5 metres (except where visibility triangle is required); Minimum 6.0 metres for access driveway to a garage. D6 Maximum 3.0 metres for front and flankage yards; Minimum 3.0 metres for rear yard; Maximum 7.5 metres for side yard.	RES-6 - Medium Rise Residential Six Zone Minimum Side Yard 4.5m for cluster townhouse dwellings, multiple dwellings, and non-residential uses Minimum Front or Exterior Yard: 3m for cluster townhouse dwellings, multiple dwellings, and non-residential uses Minimum Rear Yard: 4.5m for cluster townhouse dwellings, 7.5m for multiple dwellings and non-residential uses	M-CG, M-C1, M-C2: 1.2m from a property line shared with a lane or another parcel, other setbacks depend on the development M-G, M-1, M-2: 3m from a property line shared with a street, 1.2m from a lane or another parcel M-H1: 6m from a street, 3m from another parcel M-H2: 6m from a street or a parcel designated low density or H-GO, M-CG, M-C1, M-G, M-1, M-X1 M-H3: 6m from a street or another parcel In some cases, the setback can be reduced to 0m.	Setbacks Abutting Streets Minimum Setback where a Treed Boulevard is present: 3.0 m Minimum Setback where a Treed Boulevard is not present: 4.5 m Setbacks Abutting Alleys and Sites Minimum Setback: 3.0 m Minimum Interior Side Setback for buildings less than or equal to 12.0 m in Height: 1.5m Minimum Transition Setback Regulations Where the building wall facing the Abutting Site is less than or equal to 40.0 m in length Minimum Setback for buildings greater than 12.0 m in Height :3.0 m Minimum Setback for portions of the building greater than 16.0 m in Height: 6.0 m 4Where the building wall facing the Abutting Site is greater than 40.0 m in length Minimum Setback for buildings greater than 12.0 m in Height : 6.0 m Minimum Setback for portions of the building greater than 16.0 m in Height: 9.0 m Not Specified
Flanking Yard	Not Specified	TOC-3 Minimum 3.0 metres; Maximum 4.5 metres (except where visibility triangle is required). D6 Maximum 3.0 metres.	Not specified.	Not specified.	Not Specified
Front Yard (Accessory)	Any accessory building shall not require any side or rear yard nor any setback from any other building if such building is located entirely within the rear yard of the lot	TOC-3 Not specified D6 Not specified	Accessory Buildings and Structures Accessory buildings or structures to dwelling units shall not be located in a front yard or exterior side yard.	Not specified.	Accessory buildings are not permitted in a front yard.
Rear Yard (Accessory)	Any accessory building shall not require any side or rear yard nor any setback from any other building if such building is located entirely within the rear yard of the lot	TOC-3 D6 Minimum 1.0 metre	Accessory Buildings and Structures Accessory buildings and structures to dwelling units with a building height greater than 3 metres shall be located a minimum of 0.6 metres from an interior side lot line and rear lot line.	Not specified.	1.2 metres, unless the following applies - Minimum Rear Setback Abutting an Alley where there is no Garage or where a Garage door does not face the Alley is 0.6 m
Side Yard (Accessory)	Any accessory building shall not require any side or rear yard nor any setback from any other building if such building is located entirely within the rear yard of the lot	TOC-3 D6 Minimum 1.0 metre	Accessory Buildings and Structures Accessory buildings and structures to dwelling units with a building height greater than 3 metres shall be located a minimum of 0.6 metres from an interior side lot line and rear lot line.	Not specified.	1.2 metres
Flanking Yard (Accessory)	Any accessory building shall not require any side or rear yard nor any setback from any other building if such building is located entirely within the rear yard of the lot	TOC-3 D6 Accessory Buildings shall conform to the regulations for the principal use.	Accessory Buildings and Structures Accessory buildings or structures to dwelling units shall not be located in a front yard or exterior side yard.	Not specified.	Minimum Flanking Side Setback is the same as the minimum Flanking Side Setback in the underlying Zone
Lot Frontage	Minimum 60 ft	TOC-3 D6 Not specified	Not specified.	Not specified.	Not Specified
Height (Zone Development Standard)	The maximum height permitted in the R-4 Zone under the Halifax Mainland Land Use By-law is generally 35 feet. However, specific height restrictions can vary based on the exact location	TOC-3 Minimum 11.0 metres; Maximum 22.0 metres. D6 Minimum 9.0 metres; Maximum height varies based on location	RES-6 - Medium Rise Residential Six Zone Cluster Townhouses: minimum 7.5m, maximum 25m (8 storeys) Multiple Dwellings and Non-Residential Uses: minimum 11m, maximum 25m (8 storeys) Some maximum building heights are decreased depending on where the property is located.	M-CG: 12m M-C1, M-1, M-X1: 14m M-C2, M-2, M-X2: 16m M-G: 13m M-H1: 26m M-H2: 50m M-H3: as specified on Land Use District Maps In some cases, the maximum height is reduced abutting a low-density zone or street, and can be increased at specific setbacks from the affected lot lines.	Maximum: 10.5 metres
Height (Accessory)		TOC-3 D6 Not specified	Accessory Buildings and Structures Accessory buildings or structures to dwelling units having a maximum gross floor area of 15 square metres or less and a maximum height of 3 metres are permitted within a required rear yard or a required interior side yard. For accessory buildings to single detached dwellings, semi-detached dwellings, and street townhouse dwellings, with or without an accessory dwelling unit (attached) or accessory dwelling unit (detached), and to multiple dwellings, the maximum height of the underside of any fascia shall be 3 metres, the maximum building height shall be 5.5 metres, and the maximum lot coverage shall be 15 percent.	Accessory Buildings in Multi-Residential Districts M-CG: 4.6m All other zones: 5m	6.8 metres, except Maximum Height where the Rear Lot Line Abuts a Site in a residential Zone that has a maximum Height of 12.0 m or less.

Lot Coverage	The maximum lot coverage is generally 50% of the lot area	TOC-3 D6 Not specified	RES-6 - Medium Rise Residential Six Zone Floor Space Ratio: minimum 0.6 and maximum 2.0 for cluster townhouse dwellings, multiple dwellings, and non-residential uses	MC-2: maximum floor area ratio is 2.5 M-2, M-X2: maximum floor area ratio is 3.0 M-H1: Maximum floor area ratio is 4.0 M-H2: maximum floor area ratio is 5.0 M-H3: maximum floor area ratio is 11.0													
Parking	Multiple Dwelling Units: 1.5 parking spaces per dwelling unit.	TOC-3 D6 no parking spaces are required for residents, and 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.	Depends on the use and the underlying zone. Lots containing Additional Dwelling Units have no minimum parking spaces within 800m of LRT stations.	Depends on the use and the underlying district zone. Some uses within 600m of an existing or approved Capital funded LRT platform has reduced parking minimums. The Development Authority may consider a relaxation in the required motor vehicle parking stalls and visitor parking stalls for uses when a transportation demand management measure is approved by the Development Authority and is required to be implemented as a condition in a development permit.	No parking minimums across the City. Parking, Loading, and Access 6.1. Vehicle access must be from an Alley where a Site Abuts an Alley. 6.2. Surface Parking Lots, and loading and waste collection areas must not be located between a principal building and a Street.												
Lot Width	60 feet of continuous street frontage.	TOC-3 Not specifically mentioned. D6 Minimum 12.0 metres.	RES-6 - Medium Rise Residential Six Zone Minimum Lot Width: 19m for cluster townhouse dwellings, 30m for multiple dwellings and non-residential uses	Not specified.	Minimum: 7.5 metres Minimum Lot Width where the Dwellings are developed on separate Lots not Abutting an Alley: 5.0 m Minimum Lot Width where the Dwellings are developed on separate Lots Abutting an Alley: 4.0 m												
Lot Depth	Not Specified	TOC-3 D6 Not specifically mentioned.	Not specified.	Not specified.	Not Specified												
Lot Area	Minimum Lot Area (a) General Requirements Minimum Lot Area: 6,000 square feet Minimum Continuous Street Frontage: 60 feet on one street Exception: If the lot faces the outer side of a curve in the street, the frontage may be reduced to 30 feet.	TOC-3 D6 Not specifically mentioned.	RES-6 - Medium Rise Residential Six Zone Minimum lot area: 525m ² for cluster townhouse dwellings, not specified for mutple dwellins and non-residential uses	Not specified.	Not Specified												
Building Length	Not Specified	TOC-3 D6 Not specifically mentioned.	Not specified.	Not specified.	Maximum total length of any building for new buildings and additions 80.0 m												
Density	75 persons per acre	TOC-3 D6 Not specifically mentioned.	RES-6 - Medium Rise Residential Six Zone Minimum number of dwelling units: 5 for cluster townhouse dwellings, multiple dwellings, and non-residential uses	M-CG: maximum 111 units per hectare M-C1: maximum 148 units per hectare M-G: minimum 35 units and maximum 80 units per hectare M-1, M-X1: minimum 50 units and maximum 148 units per hectare M-2, M-X2: minimum 60 units per hectare M-H1, M-H2: minimum 150 units per hectare M-H3: minimum 300 units per hectare	4.1. Maximum Height, Maximum Floor Area Ratio and Minimum Density <table border="1"> <thead> <tr> <th>Maximum Height</th> <th>Maximum Floor Area Ratio</th> <th>Minimum Density</th> </tr> </thead> <tbody> <tr> <td>16.0 m</td> <td>2.3</td> <td>45 Dwellings/ha</td> </tr> <tr> <td>23.0 m</td> <td>3.0</td> <td>75 Dwellings/ha</td> </tr> <tr> <td>28.0 m</td> <td>3.8</td> <td>90 Dwellings/ha</td> </tr> </tbody> </table>	Maximum Height	Maximum Floor Area Ratio	Minimum Density	16.0 m	2.3	45 Dwellings/ha	23.0 m	3.0	75 Dwellings/ha	28.0 m	3.8	90 Dwellings/ha
Maximum Height	Maximum Floor Area Ratio	Minimum Density															
16.0 m	2.3	45 Dwellings/ha															
23.0 m	3.0	75 Dwellings/ha															
28.0 m	3.8	90 Dwellings/ha															
Secondary Dwelling	Secondary Suites: These are self-contained units within the main dwelling, such as basement apartments or in-law suites.	TOC-3 D6 One detached unit per lot is permitted. Placement in the rear or interior side yard is required. Specific setback and landscaping rules must be followed.	One Additional Dwelling Unit (Attached), Two or Three Additional Dwelling Units (Attached) Additional dwelling units (attached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and the dwelling type in which the additional dwelling unit (attached) is located. It has to be located in the same principal building, and shall be connected to full municipal services, and is subject to other provisions of the ZBL.	Secondary Suite Generally permitted in most residential zones as long as it located within a dwelling unit. It generally has a maximum floor area of 100m ² , unless it is located in a basement then there is no maximum floor area. The suite has to follow the performance standards of the district.	All residential zones allow for secondary suites other than RH and MU												
Backyard Suites	Backyard Suites:	TOC-3 d6 Not specifically mentioned.	Additional Dwelling (Detached) An additional dwelling (detached) with one (1) or two (2) additional dwelling units (detached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (detached) is permitted, and is subject to other provisions of the ZBL. Generally it shall not have a building footprint exceeding 80sqm, have access to unobstructed walkways, and has setbacks and building heights as identified in Section 4.12.3 of the ZBL.	Backyard Suite Permitted as a detached building located behind the front façade of the main residential building. It cannot be located on the same parcel as either a rowhouse building or a townhouse dwelling. Backyard suites and secondary suites can be located on the same parcel.	Permitted, accessory height and yard development standards are the regulations applicable to backyard suites. In addition, minimum distance between Backyard Housing buildings and other principal buildings on the same Site, except for other Backyard Housing buildings is 3.0 metres.												
Height (Overall)	These are separate, self-contained units located in the backyard of the main dwelling, often referred to as granny flats or carriage houses	TOC-3 Minimum 11.0 metres; Maximum 22.0 metres. D6 Minimum 9.0 metres; Maximum height varies based on location as indicated on Figure 1 of Schedule "F" – Special Figures.	RES-6 - Medium Rise Residential Six Zone Cluster Townhouses: minimum 7.5m, maximum 25m (8 storeys) Multiple Dwellings and Non-Residential Uses: minimum 11m, maximum 25m (8 storeys) Some maximum building heights are decreased depending on where the property is located.	M-CG: 12m M-C1, M-1, M-X1: 14m M-C2, M-2, M-X2: 16m M-G: 13m M-H1: 26m M-H2: 50m M-H3: as specified on Land Use District Maps	Maximum Height ranges from 16 m - 28 m												
Landscaping Requirement S	Open Space Requirements (b) Minimum Open Space per Unit Bachelor Unit: 150 square feet One-Bedroom Unit: 275 square feet Two-Bedroom Unit: 575 square feet Three-Bedroom Unit: 950 square feet Four-Bedroom Unit and Over: 1,325 square feet © Landscaped Open Space Percentage Requirement: At least 80% of the required open space must be landscaped. Roof as Landscaped Open Space: The roof can count as landscaped open space if: No part of the roof is more than 5 feet above the ground level at any lot line. The roof is usable as landscaped open space.	General Requirements Front Yard: At least 50% must be landscaped. Flankage Yard: At least 50% must be landscaped. Tree Protection/Planting Area: Each side must be at least 3.75 meters long. No hard landscaping or structures allowed. For lots with a fourplex dwelling and rear yard parking: Side Lot Line: A 1.5-meter wide landscaped strip with a wall or fence. Rear Lot Line: A 3-meter wide landscaped strip with a visual barrier. TOC-3 D6 Minimum 10% of the lot area must be landscaped.	RES-6 - Medium Rise Residential Six Zone Minimum landscaped area: 20% minimum landscaped area for cluster townhouses, multiple dwellings and non-residential uses Two or Three Additional Dwelling Units (Attached) The minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways, and the minimum rear yard landscaped area shall be 30% Additional Dwelling (Detached) For a lot containing three (3) or four (4) dwelling units, the minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways, and the minimum rear yard landscaped area shall be 30%. Five to Ten Dwelling Units on a Lot A minimum 20% of the front yard landscaped, excluding surface walkways, patios, decks, playgrounds or pathways	Multi-Reinsidental Disricts Rules for Landscaped Areas Landscaped Area: Minimum 40% of parcel area. Hard Surfacing: Max 50% (street-oriented) or 40% (others) of landscaped area. Soft Landscaping: At least 30% of above-grade landscaped areas must be soft surfaced. Grade Requirements: Grade-Oriented Housing: 100% at grade. Low/Medium Profile: 90% at grade. Support Commercial: 80% at grade. High Density Low Rise: 50% at grade. High Density Medium/High Rise: 25% at grade.	General Landscaping Regulations Landscaping Requirement: Must be included in a Development Permit unless the development: Doesn't significantly alter existing use or exterior. Is for a Secondary Suite, Residential Sales Centre, Special Event, or only involves interior changes. Open Space Landscaping: Must include trees, shrubs, flowers, grass, or other ground cover, except in areas designated for: Pathways or vehicle circulation. Hard surfacing and architectural features for on-site amenities. Permeable ground cover like washed rock, shale, or mulch, as approved by the Development Planner. City-Owned Land: Must comply with Traffic Bylaw 5590 and City Design and Construction Standards, as approved by the Development Planner and relevant City department. Variance Requests: May require a report from a qualified landscape professional justifying the variance												
Landscaped Buffer Requirement S	Street Line Landscaping: A minimum 4-foot strip of landscaped open space must be provided along the street line, except where there are curb cuts or pedestrian entrances. Buffering Adjacent to Residential Zones: When a lot in the R-4 Zone abuts a residential zone, appropriate landscaping buffers are required to minimize the impact on neighboring residential properties. This typically involves planting trees, shrubs, or other vegetation to create a visual and sound barrier.	TOC-3 A visual barrier is required along any lot line abutting a Downtown D5 Zone, Institutional Zone, or Residential Zone. D6 A visual barrier is required along any side or rear lot line abutting a Downtown D1, D2, D3, or D4 Zone.	No landscaping shall obstruct visibility within a corner visibility triangle, corner visibility area or driveway visibility triangle. An obstruction to visibility shall not include objects 0.9 metres or less in height from the ground, or objects higher than 5 metres in height from the ground. Otherwise, no landscape buffers are specified.	Not specified.	An Abutting Site, where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.												

**Outdoor
Amenity
Space**

Link to Bylaw

<p>Not specified</p>	<p>TOC-3 Minimum 4.0 square metres per dwelling unit less than 50 square metres; Minimum 6.0 square metres per dwelling unit more than 50 square metres. Outdoor amenity areas must be unobstructed, exposed to light and air, and may include balconies and patios.</p> <p>D6 Not specifically mentioned.</p>	<p>Not specified</p>	<p>Secondary Suites and Backyard Suites Private Amenity Space: Outdoors, minimum 7.5 m², no dimension less than 1.5 m.</p> <p>Multi-Residential Districts Amenity Space: Common, private, or both. Minimum: 5.0 m² per unit. Private Amenity Space: Balcony, deck, or patio, no dimension less than 2.0 m, screened if within 4.0 m of lane or another parcel. Common Amenity Space: Indoors and outdoors, accessible from all units, minimum 50.0 m², no dimension less than 6.0 m, not in setback area, at grade for minor developments. Indoor Common Amenity Space: Only for developments with 100+ units, max 10% of required space. Outdoor Common Amenity Space: Must include balcony, deck, or patio, and either a BBQ or seating, counted in landscaped area.</p>	<p>General Requirements: Minimum Amenity Area: 7.5 m² per dwelling Supportive Housing/Lodging Houses: 7.5 m² per 3 sleeping units (if > 8 sleeping units) Access: Each dwelling/sleeping unit must have access to private or common amenity areas. Dimensions: Minimum length and width of 1.5 m. Setback: 1.0 m setback if abutting an arterial road. Boundary Definition: Use fencing or landscaping elements (planters, hedges, pathways, etc.).</p> <p>Outdoor Common Amenity Area: Minimum Area: 50 m² (or 30 m² if total required area < 50 m²) Accessibility: Must be accessible to all residents. Visibility: Clearly visible from above-ground windows. Sunlight: Must have access to sunlight. Amenities: Include seating and lighting.</p> <p>Indoor Common Amenity Area: Minimum Area: 15 m² Exclusions: Does not include lobbies or corridors. Amenities: Include furniture and fixtures for recreation. Floor Area Ratio: Not included in calculation.</p>
<p>https://c.dn.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/halifaxmainlanduseby-law-edition228-efr-24jun13-minorrev2023-01065-haf-toplinked_3.pdf</p>	<p>https://www.hamilton.ca/sites/default/files/2022-07/zoningby-law05-200-section11-3-to-c3zone-jul2022.pdf</p>	<p>https://www.kitchener.ca/en/development-and-construction/zoning-by-law.aspx</p>	<p>https://www.calgary.ca/planning/land-use.html</p>	<p>https://zoningbylaw.edmonton.ca/part-2-standard-zones-and-overlays/residential-zones/210-rs-small-scale-residential-zone</p>



What We Heard

Report

Prepared for: City of Saint John

Prepared By: Stantec Consulting LTD.



November, 2024



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Design with community in mind

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1. Introduction

The City of Saint John is embarking on a significant reform of its Zoning By-law. The project will enhance residential density and align with the received funding from the Housing Accelerator Funding (HAF), which is a program administered by the Canadian Mortgage and Housing Company on behalf of the Government of Canada. Stantec Consulting Ltd. has been engaged to provide consulting services to support this process.

The existing Zoning By-law has not received a comprehensive review in several years, necessitating this timely update to address contemporary urban planning challenges and community needs. This initiative aims to facilitate the development of diverse housing options, thereby supporting the city's growth and sustainability objectives.

A key driver of this reform is the HAF program, which aims to increase housing supply and promote affordable housing solutions across the province. The HAF provides financial support to municipalities to implement strategies that accelerate housing development. For the Saint John, this includes increasing the housing supply by creating 1,124 net new residential units over the next three years. To help ensure that this target is achieved, the City has developed an overall HAF Housing Action Plan, which includes the development of supportive policy and regulatory conditions for constructing new housing, providing additional housing options for residents, and diversifying



construction types. As such, by aligning the Zoning By-law reform with HAF objectives, the City of Saint John seeks to create a more inclusive and accessible housing market.

To achieve this change, the City is proposing the following changes to the Zoning By-law:

- Increase the as-of-right number of permitted units within fully serviced residential zones to four;
- Increase the maximum number of dwelling units permitted within the residential intensification areas to six as appropriate;
- Increase density in proximity to post-secondary education institutions and primary corridors;
- Increase the maximum height allowance in the Mid-rise Residential zone (RM) to five to six storeys; and
- Permit garden suites and secondary suites within all residential zones as appropriate.

This reform presents an invaluable opportunity to redefine the vision for Saint John, focusing on its residents' socioeconomic, environmental, and cultural well-being. Public engagement is a cornerstone of this process — two open house sessions — were conducted to gather input and foster community involvement. Additionally, the City encouraged feedback. This “What We Heard” report summarizes the feedback and insights from community engagement activities regarding the Zoning By-law reform to date.



2. Shape Your City Platform

[Shape Your City](#) SaintJohn is an innovative online engagement platform designed to facilitate public participation in municipal projects and initiatives. This platform encourages civic engagement by providing a space for residents to voice their opinions. This initiative makes it easier for community members to participate in discussions about local issues at their convenience. By gathering diverse perspectives, the platform promotes a more inclusive dialogue on various topics affecting the community.

The Shape Your City platform was implemented at the onset of the Zoning By-law Reform project. The website provides detailed information about the goals of the initiative, which also aligns with the City of Saint John's Affordable Housing Action Plan. In addition to engaging the public, the city uploads all presentation materials, project timelines, and details of any in-person engagement activities to the platform. This transparency ensures that residents have access to comprehensive information about ongoing projects and can stay informed about the progress and outcomes of various initiatives.

The site is monitored regularly by City staff and responses to inquiries are provided when necessary. Feedback collected through the platform is invaluable for city leaders and decision-makers and will be considered as part of the Zoning By-law Reform process. Throughout the project, residents will

Shape Your City 
SAINT JOHN

**Participate
Engage
Share**

be directed to the Shape Your City site to share ideas and opinions, which will be considered as the results of the project are advanced. Moderation of comments on the platform is managed by the City. The moderators ensure that discussions remain constructive by not editing or altering comments and by removing those that are significantly off-topic, offensive, or malicious. Users are encouraged to refer to the platform's moderation policies for detailed guidelines.

For inquiries regarding Shape Your City Saint John, residents can reach out via email at communications@saintjohn.ca. For questions related to specific projects, contact details for project officers are available in the "Contact Us" section of each project page.

Shape Your City Saint John represents a significant step towards enhancing public engagement in municipal governance. By using updated technology, the City of Saint John is making it easier for residents to participate in shaping their community, particularly through initiatives like the Zoning By-law Reform that aim to create more inclusive and affordable housing options.



[Home](#) / [Zoning By-law Reform](#)

Zoning By-law Reform

Scan the QR code or visit <https://shapeyourcitysaintjohn.ca/zoning-by-law-reform> to learn more on Saint John's **Shape Your City** platform.

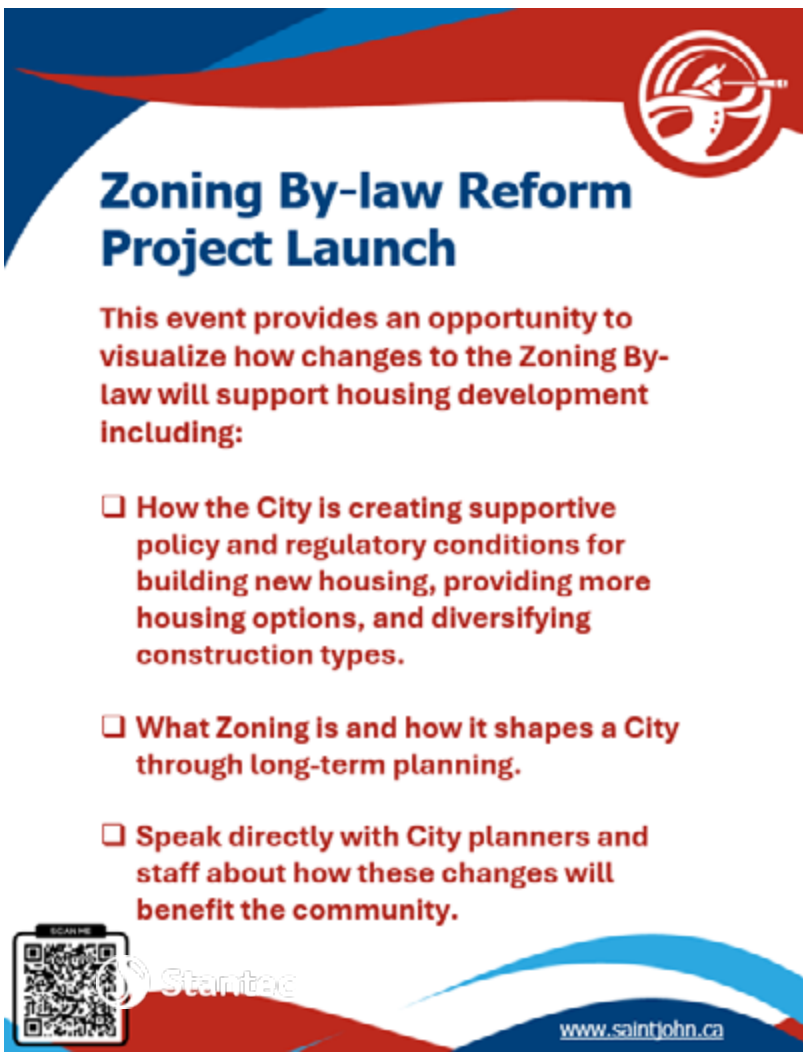



3. Kick off Open House, September 25, 2024

On September 25, 2024, the City hosted a project launch open house at Lily Lake Pavilion (1-4pm) to launch its Zoning Bylaw Reform Project. This event was attended by 21 residents, providing an opportunity to engage directly with city planners and staff regarding proposed changes aimed at enhancing housing development in the community. Attendees were invited to share their feedback on proposed amendments to the Zoning By-law, which included increasing the number of permitted units in residential zones and allowing for greater density in strategic areas of the city, such as near educational institutions and employment areas, and along key transportation corridors

The kick-off event included a presentation by the city staff, an opportunity for questions and answers, as well as a chance for attendees to speak directly with city staff in an informal setting. Approximately X of people attended the session.



The display boards are included in Appendix A. The display boards that were installed to support the project and communicate the objectives, are provided in Appendix B.





Zoning By-law Reform Project Launch

This event provides an opportunity to visualize how changes to the Zoning By-law will support housing development including:

- How the City is creating supportive policy and regulatory conditions for building new housing, providing more housing options, and diversifying construction types.**
- What Zoning is and how it shapes a City through long-term planning.**
- Speak directly with City planners and staff about how these changes will benefit the community.**

 
www.saintjohn.ca






The Housing Accelerator Fund (HAF)

The Government of Canada introduced HAF to assist local governments in making transformative changes aimed at increasing the housing supply.

The City's HAF Action Plan includes the creation of policy that supports:

- Building new housing**
- More housing options**
- Expanding housing diversity**

 
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3.1 Summary on Public Consultation Inquiries and Responses

Key Inquiries and Responses

The points below summarize the main questions and answers that were provided at the first Open House.

1. Transit Nodes and Intensification Areas:
 - i. Inquiry: How will transit nodes be incorporated as intensification areas to encourage active transportation?
 - ii. Response: The city has already integrated transit considerations into higher-density zones and will continue to do so during the rezoning process.
2. Affordability of Housing:
 - i. Inquiry: Concerns were raised about ensuring that new housing units remain affordable for working individuals, seniors, and low-income families.
 - ii. Response: The city is implementing various initiatives to address supply and demand, emphasizing the importance of diverse housing options.
3. Impact of Zoning Changes:
 - i. Inquiry: Residents expressed concerns about the historical impact of zoning decisions on property values and community character, particularly in industrial areas.
 - ii. Response: The city aims to minimize tax implications for infrastructure servicing while promoting residential development in appropriate areas.
4. Zoning Bylaw Reform Concerns:
 - i. Inquiry: Some residents voiced concerns about the influence of federal policies on local



zoning changes and the potential impact on residential neighborhoods.

- ii. Response: The city clarified that the Affordable Housing Action Plan and HAF funding are driving these changes, which aim to enhance housing availability.

5. Infrastructure Capacity:

- i. Inquiry: Questions arose regarding the capacity of existing infrastructure to support increased density and development.
- ii. Response: The city is committed to ensuring that infrastructure can accommodate new developments, including stormwater management plans for larger projects.

6. Secondary and Garden Suites:

- i. Inquiry: Residents showed strong interest in the ability to add secondary suites in townhouses and semi-detached homes.
- ii. Response: The city is revising regulations to facilitate the development of accessory dwelling units, making it easier for homeowners to create additional rental options.

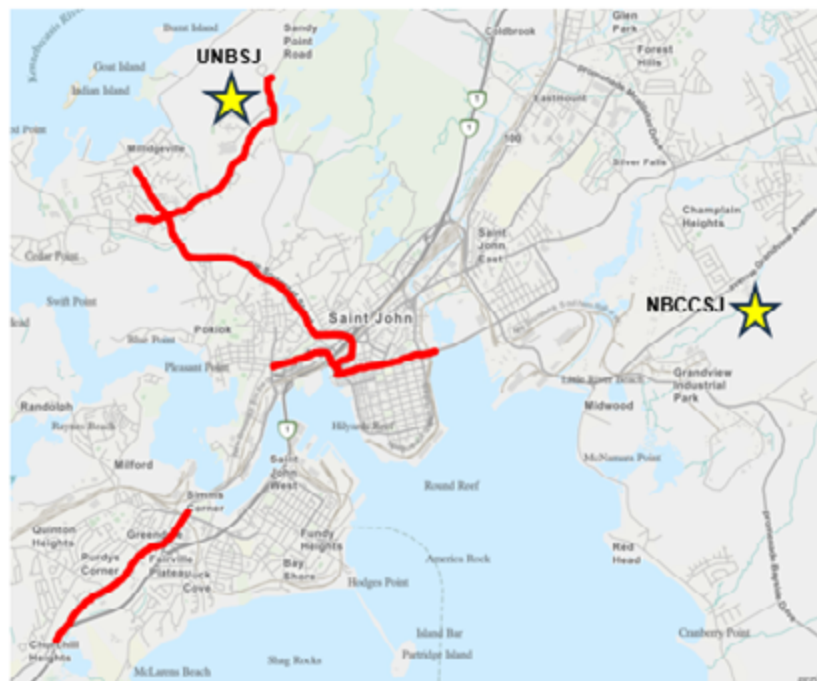
7. Parking Requirements:

- i. Inquiry: Will parking requirements be adjusted as a result of the proposed changes?
- ii. Response: The city is considering reductions in parking requirements to promote more efficient land use and support affordable housing initiatives.

8. Communication with Seniors:

- i. Inquiry: Suggestions were made to improve communication with seniors who may not have internet access regarding zoning changes that affect their properties.
- ii. Response: The city is exploring options for direct mail notifications to ensure all residents are informed.

Intensification along Primary Corridors and in neighbourhoods around post-secondary schools.



4. Open House, November 7, 2024

The second Open House was held on Thursday, November 7, 2024, at the Crown Plaza Hotel (6:30pm – 8:30pm). Similar to the first event, this was an opportunity to engage the community in the Zoning By-law reform process and allowed residents to gather and learn about the draft By-Law revisions in greater details in a welcoming and informative environment. Approximately 14 residents attended the session.

As participants arrived, they were encouraged to walk through the space, where they could explore various informational posters detailing the proposed changes. These posters included graphics, charts, and key points about the Zoning By-law revisions, making complex information more accessible. City and Stantec staff were present to facilitate discussions, answer initial questions, and clarify any doubts attendees had about the materials presented.

The event began with a presentation by City Staff, who provided an overview of the Zoning reform's objectives and goals. This presentation emphasized the importance of the proposed changes in addressing housing needs, promoting sustainable development, and enhancing the overall quality of life in Saint John. Attendees learned how the reform process aligns with the broader vision for the city and the specific benefits it aims to bring to the community.



Following the City Staff presentation, Stantec Consulting Ltd. provided insight and details of the proposed Zoning changes, explaining the rationale behind each amendment. Stantec highlighted how these changes would positively impact the built environment of Saint John, using 3D models and visualization graphics to illustrate potential transformations in various neighborhoods. These visual aids were displayed on posters and integrated into the presentation, allowing attendees to visualize how the proposed changes could reshape their community.

After the formal presentations, the event transitioned into an open question-and-answer session. This interactive segment encouraged community members to ask specific questions, share their thoughts, and express any concerns they had regarding the proposed changes. The atmosphere was engaging, with many residents actively participating and seeking clarification on various aspects of the reform.

To conclude the evening, attendees were given additional time for one-on-one or group discussions with the project team. This format allowed for deeper engagement, enabling residents to explore topics of interest in more detail and fostering a collaborative environment where ideas and feedback could flow freely.

The materials displayed at the Open House are provided in Appendix B. The presentations that were delivered are provided in Appendix C.



4.1 Questions Raised

The points below summarize the main inquiries raised at the second Open House.

- One of the major themes that emerged was the onsite parking requirements. Many attendees expressed a desire for reduced parking requirements, indicating that they believe less parking should be mandated on-site to facilitate more flexible development options. Staff explained that reduced standards were being considered in key areas, and for affordable housing units.
- Another concern identified at the Open House was related to access for emergency services. Some attendees highlighted that the restricted side yard, which allows only 1.2 meters of space, would be insufficient for fire trucks to access garden suite units located in backyards. This raised questions about safety and accessibility for emergency responders. Staff indicated that this would be further explored with protective services and best practices.
- Regarding lot occupancy, attendees noted that while the proposed increase from 50% to 60% was a positive step, they questioned why further increases could not be considered to maximize built-up space on their properties. This reflects a desire for more flexibility in how land can be utilized. Staff responded that this would be reviewed further.

The board features a 3D architectural rendering of a residential development. Labels point to various housing types: 'Semi-detached with secondary suites/ Maison jumelée avec suites secondaires', 'Secondary Suite/ Suites secondaires', 'Garden Suite/ Pavillons du jardin', 'Townhouse/ Maisons en rangée', 'Apartments/ Appartements', 'Multi-unit with Basement Suites/ Multi-unités avec suites en sous-sol', and 'Basement Suites/ Suite au sous-sol'.

<p>Low-Rise Residential (RL)</p> <p>The Low-Rise Residential (RL) Zone accommodates a range of ground-oriented, lower density residential development in a variety of housing forms including:</p> <ul style="list-style-type: none"> • Single-unit dwellings • Semi-detached dwellings • Townhouses • Apartments • Secondary and garden suites • Up to 4 or 6 units 	<p>Zone résidentielle - immeubles d'habitation bas (RL)</p> <p>La zone résidentielle - immeubles d'habitation bas (RL) accueille une gamme de résidences de faible densité, orientés vers le sol dans une variété de formes d'habitation y compris:</p> <ul style="list-style-type: none"> • Habitations jumelées • Maisons en rangée • Des appartements • Les appartements secondaires en les pavillons de jardin • Jusqu'à 4 ou 6 unités 	<p>MID-Rise Residential (RM)</p> <p>The Mid-Rise Residential (RM) Zone accommodates a range of serviced mid-rise and medium density residential development in the form of:</p> <ul style="list-style-type: none"> • Townhouses • Multi-unit dwellings • Apartments • Condominiums • Secondary and garden suites 	<p>Zone résidentielle - d'habitation de hauteur moyenne (RM)</p> <p>La zone résidentielle - d'habitation de hauteur moyenne (RM) accueille une gamme d'habitations de moyenne densité sous la forme sous la forme de:</p> <ul style="list-style-type: none"> • Maisons en rangée • Logements collectifs • D'appartements • Appartements en copropriété • Suites secondaires et pavillons du jardin
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Zoning By-law Reform
Réforme des règlements de zonage

- The location of commercial zones in relation to intensified residential areas was also discussed. Participants suggested that the current zoning does not adequately support mixed-use development, which could enhance community vibrancy and accessibility. The city responded that some commercial uses may be permitted, and that the intent was to increase density around key employment areas, near post-secondary institutions, and along key transportation routes. Subsequent changes to the Zoning By-law may also be explored, including during a plan review process.
- Concerns were raised about the amenity space requirements as proposed, which included a mix of indoor and outdoor spaces. Attendees noted that without a minimum standard for outdoor amenity space, there may not be enough areas for recreation and relaxation, impacting the quality of life in the community. Staff responded that this would be reviewed further.
- There were questions regarding additional dwelling units (ADUs). Questions about the billing structure for utilities associated with ADUs was noted, and specifically whether these would be included in the primary connection or billed separately for electricity and water. They also suggested implementing tenancy laws to simplify the rental process for ADUs, making it easier for homeowners to rent out these units. The city responded that zoning can only regulate land use, and not land users, and therefore, such provisions were outside the jurisdictional scope of the City's Zoning By-law.
- Finally, attendees recommended that the city send out mail notifications to residents, particularly seniors who may not have reliable internet access. This would ensure that all affected community members are informed about the changes that could impact their properties. The city indicated that this would be considered further but indicated that notifying all property owners would be unrealistic given that the amendments are city wide (within the Primary Development Boundary).

ZONING BY-LAW REFORM
SAINT JOHN

PROPOSED CHANGES PARKING, LANDSCAPING, AMENITY SPACE & SITE DESIGN

Parking
The amount of parking required for small-scale developments, such as Secondary Suites and Garden Suites, and Affordable Units are being reduced.

Amenity Space
For residential developments with six or more units, there will be:

- New size requirements for private and common amenity space
- Better direction on types of amenity space
- Requirements around the design of amenity spaces.

Site Design
For all developments, there will be improved site design requirements that specifies:

- The location of entrances to the building(s)
- The amount and location of lighting of multi-unit buildings
- The pedestrian connectivity to sidewalks adjacent to the property.

Landscaping
New requirements for residential landscaping for new developments will include things such as:

- Trees required at the development stage
- Landscaping required between low-rise and mid-rise developments for increased buffering

Scan the QR code below to find out more

RÉFORME DU RÈGLEMENT DE ZONAGE
SAINT JOHN

MODIFICATIONS PROPOSÉES Stationnement, aménagement paysager, espaces d'agrément, et conception de bâtiment

Stationnement
La quantité de stationnement requise pour les projets comme les suites secondaires et les pavillons du jardin et les unités abordables est réduite.

Espaces d'agrément
Pour les projets résidentiels de six unités ou plus, il y aura :

- De nouvelles exigences en matière de taille des espaces communs et privés
- Meilleures directives sur les types d'espaces d'agrément
- Exigences relatives à la conception des espaces d'agrément.

Conception de bâtiment
Pour tous les développements futurs, il y aura des exigences de conception de site améliorées qui précisent :

- L'emplacement des entrées du ou des bâtiments
- La quantité et l'emplacement de l'éclairage des immeubles à logements multiples
- La connectivité piétonnière avec les trottoirs adjacents à la propriété.

Aménagement paysager
Les nouvelles règles en matière d'aménagement paysager résidentiel pour les nouveaux projets comprendront des éléments tels que :

- Arbres requis au stade du développement
- Aménagement paysager requis entre les projets de faible et de moyenne hauteur pour une meilleure protection

Scannez le code QR ci-dessous pour en savoir plus

5. Next Steps

The next steps for the Zoning By-law reform project include the following steps:

- 1. Planning Advisory Committee Review:** On November 26, 2024, the Planning Advisory Committee will review the proposed revisions to the Zoning By-law. This committee plays a vital role in assessing the recommendations and ensuring they align with the city's planning objectives. The role of the PAC is to provide a formal recommendation to Saint John Common Council on the revisions proposed.
- 2. Public Hearing:** A Public Hearing has been scheduled for December 16, 2024, where the Common Council will consider the recommendations from the Planning Advisory Committee. This hearing will provide another opportunity for community input and discussion regarding the proposed changes.
- 3. Common Council Adoption:** Following the Public Hearing, the Common Council is expected to adopt the revised Zoning By-law in January 2025. This step will formalize the changes and set the stage for implementation.
- 4. Public Announcement:** Once the Zoning By-law is adopted, a public announcement will be made in January 2025, informing residents of the new regulations and when they will take effect.

Throughout this process, the City is committed to keeping the community informed and engaged. Residents are encouraged to continue providing feedback and participating in future discussions. For ongoing updates and additional information, residents can visit the Shape Your City Saint John website, where key dates and details about the reform initiative are regularly posted.

Scan the QR code or visit
<https://shapeyourcitysaintjohn.ca/zoning-by-law-reform>
to learn more on Saint John's **Shape Your City** platform.





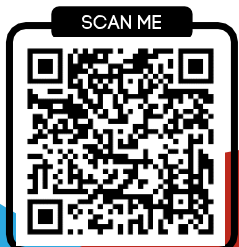
Appendix A – Display Boards Kick off Open House (September 25, 2024)



Zoning By-law Reform Project Launch

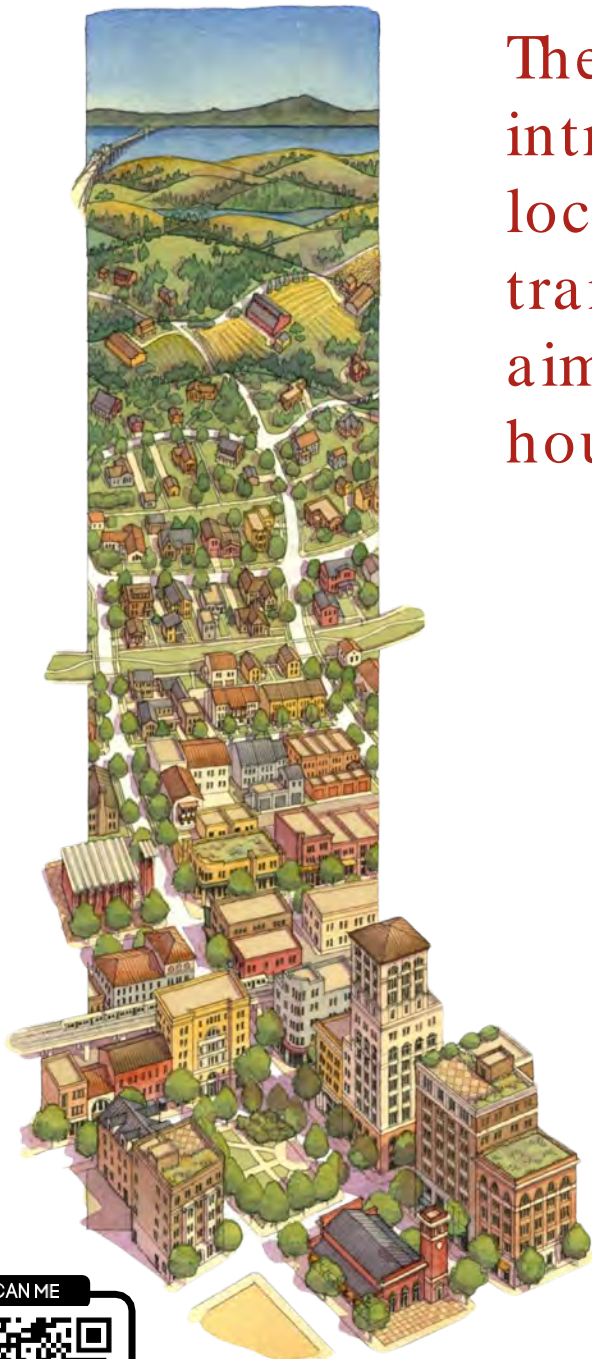
This event provides an opportunity to visualize how changes to the Zoning By-law will support housing development including:

- How the City is creating supportive policy and regulatory conditions for building new housing, providing more housing options, and diversifying construction types.
- What Zoning is and how it shapes a City through long-term planning.
- Speak directly with City planners and staff about how these changes will benefit the community.





The Housing Accelerator Fund (HAF)



The Government of Canada introduced HAF to assist local governments in making transformative changes aimed at increasing the housing supply.

The City's HAF Action Plan includes the creation of policy that supports:

- Building new housing
- More housing options
- Expanding housing diversity

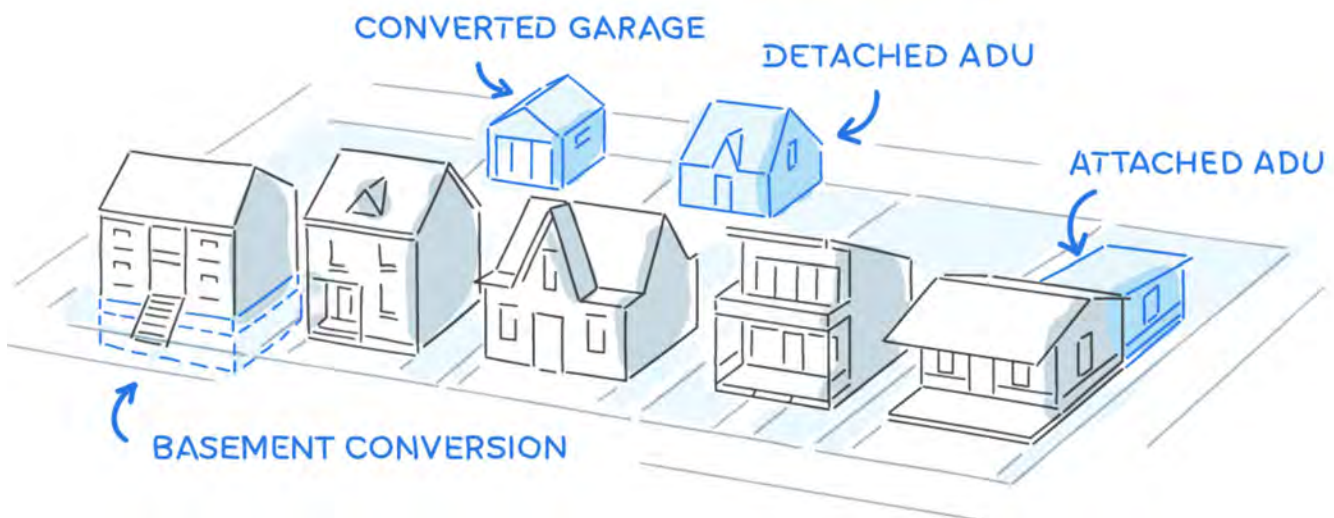
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What changes are being proposed?

- ❑ Merging the One-Unit (R1), Two-Unit (R2), and Suburban Residential (RSS) zones into the existing Low-Rise Residential (RL) zone, allows up to four units per lot with various configurations of housing types.
- ❑ In Intensification Areas the Low-Rise Residential (RL) zone will allow up to six units per a lot.
- ❑ Increase density along key roadway corridors and near post-secondary schools.
- ❑ Revise the Mid-Rise Residential (RM) zone standards to allow for heights up to 6 stories.
- ❑ Increasing options for the development of accessory dwelling units (secondary suites and garden suites).



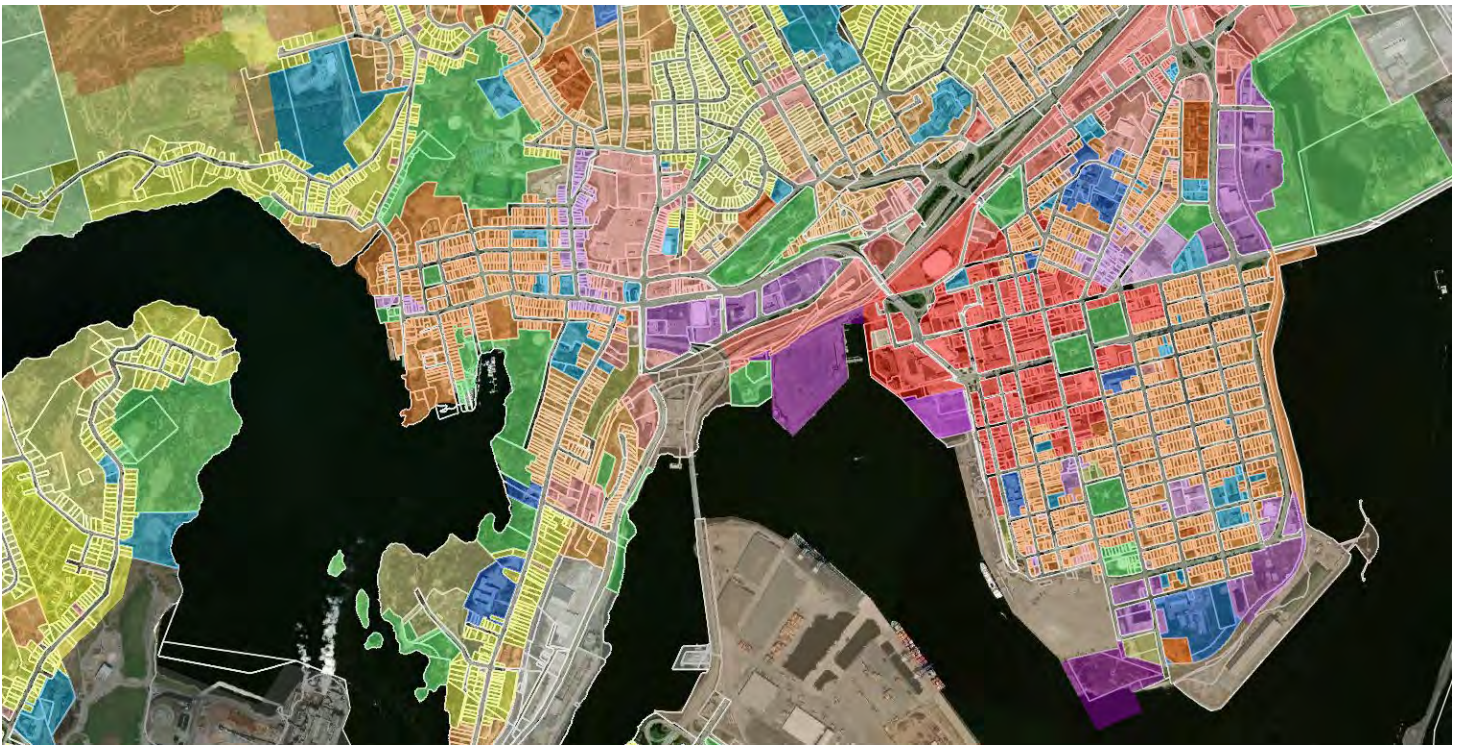
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What is Zoning?

Zoning is a key municipal tool for regulating development. It affects housing supply, affordability, economic growth, and overall city health of the City.



The City of Saint John's Zoning By-law is a local regulation that controls land use, building purposes, development density, and building height to name a few.

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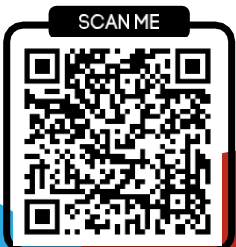


Simplifying Development

Streamlining the development process benefits both residents and developers, helping the City create more inclusive, affordable, and diverse housing options.



Residents will experience a greater variety of housing types and increased clarity on what can be built in their neighborhoods, while developers will benefit from reduced red tape and shorter application timelines that align with the new Zoning standards.





Small Scale Multi-Unit Housing

Typical Combinations of Multi-unit Housing

Different Combinations of Housing Forms

The proposed zones permit a variety of housing types and combinations. Each combination includes a principal (primary) residential dwelling and optional accessory (secondary) residential buildings. Principal housing includes single family homes, duplexes, or houseplexes (triplex or fourplex). Accessory housing forms may include secondary suites, garden suites and coach houses.



Duplex

A residential building divided into two principal dwelling units.



Triplex (Houseplex)

A residential building resembling row housing or a large house containing three principal dwelling units.



Fourplex (Houseplex)

A residential building that resembles a large house and contains four principal dwelling units.



Secondary Suite

An accessory residential dwelling unit located within a principal dwelling.



Garden Suite

An accessory residential building that is separate from a principal dwelling.



Coach House

An accessory residential dwelling unit located above or attached to a detached garage.

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Residential Low-Density Zoning / Up-Zoning - R1 & R2

Potential Residential Typologies & Layout

Single Family Dwelling

Applicable Zones

Height	2 stories
* Parking (Principal)	2 spaces/unit
* Parking (Accessory)	1 space/unit
Lane Access	Not required

1 principal unit
1 dwelling unit in total



1 principal unit
+ 1 secondary suite
2 dwelling units in total



1 principal unit
+ 1 secondary suite
+ 1 coach house
3 dwelling units in total



Duplex

Applicable Zones

Height	2 - 3 stories
* Parking (Principal)	1 space/unit
* Parking (Accessory)	1 space/unit
Lane Access	Not required

2 principal units
2 dwelling units in total



2 principal units
+ 2 secondary suites
4 dwelling units in total



1 principal unit
+ 1 secondary suite
+ 1 garden suite
3 dwelling units in total



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Residential Low-Density Zoning / Up-Zoning - R1 & R2

Potential Residential Typologies & Layout

Below are examples of different housing combinations with a triplex and fourplex. These are examples and not a complete list of all the possible combinations.

Triplex (Houseplex)

Applicable Zones

Height 2 - 3 stories

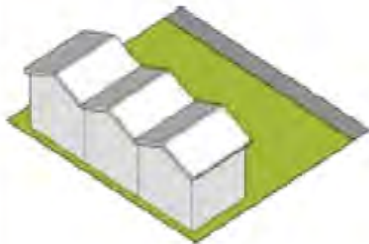
Parking (Principal) 1 space/unit

Parking (Accessory) 1 space/unit

Lane Access Required

3 principal units

3 dwelling units in total



3 principal units

3 dwelling units in total



Fourplex (Houseplex)

Applicable Zones

Height 2 - 3 stories

*** Parking (Principal)** 1 space/unit

*** Parking (Accessory)** 1 space/unit

Lane Access Required

4 principal units

4 dwelling units in total



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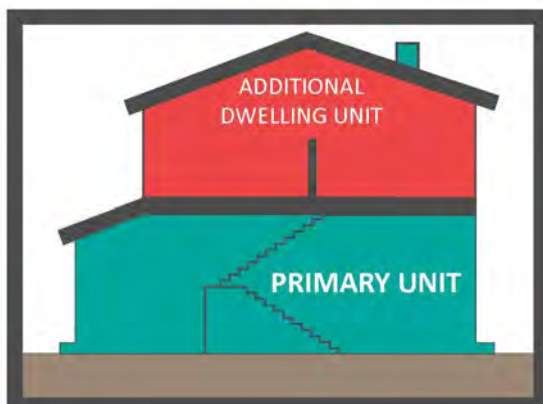
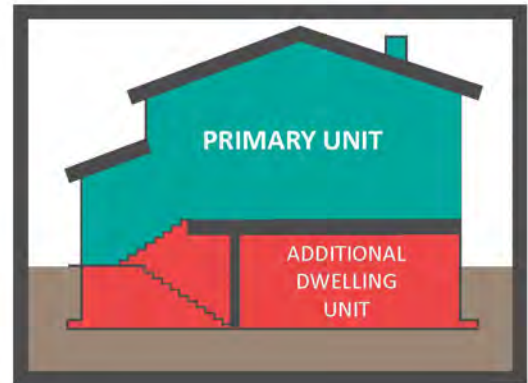


Secondary Suites

A secondary suite is an additional dwelling unit within the primary residence.



Basement suite



Second floor suite

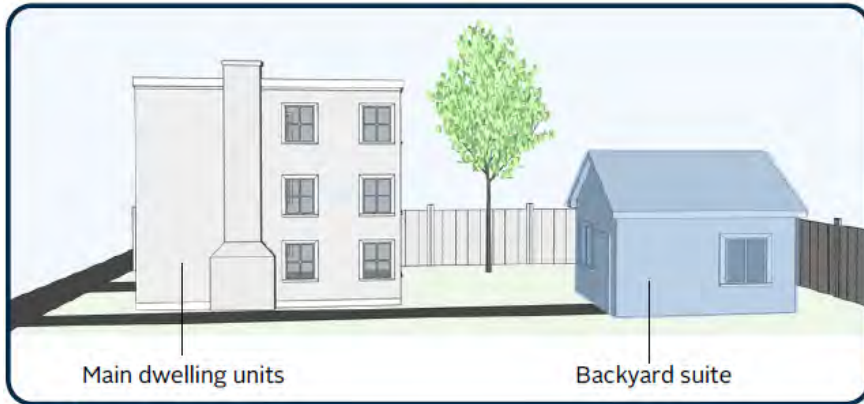
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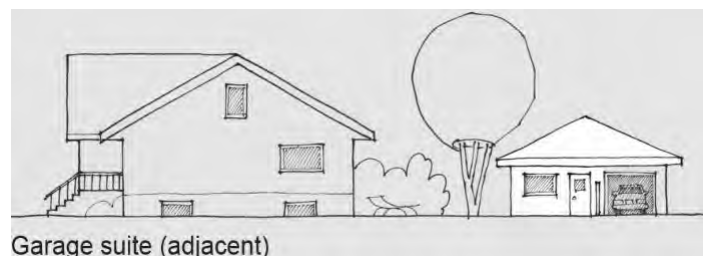
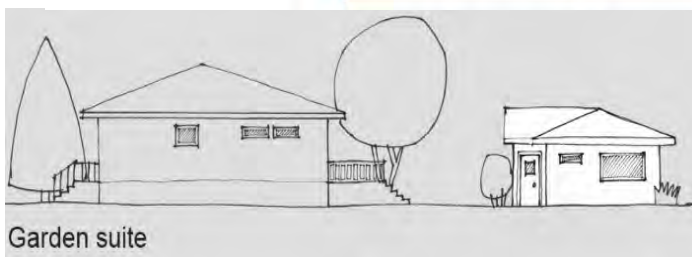
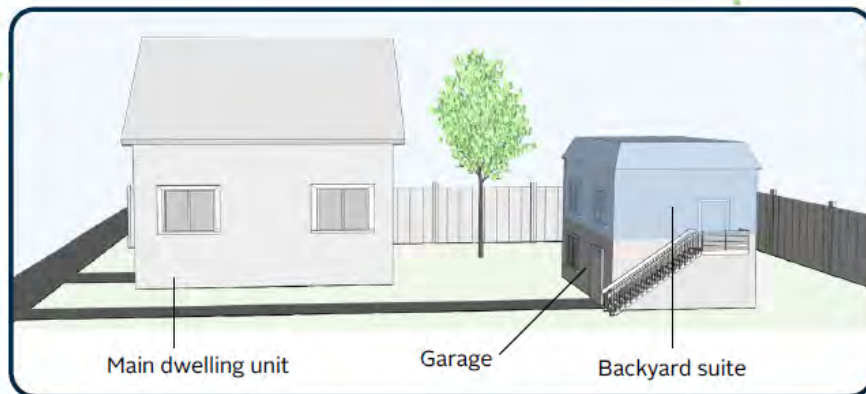
Backyard Suites

Garden Suites



Backyard suites can be their own accessory structure.

They can also be within an existing or new accessory structure.



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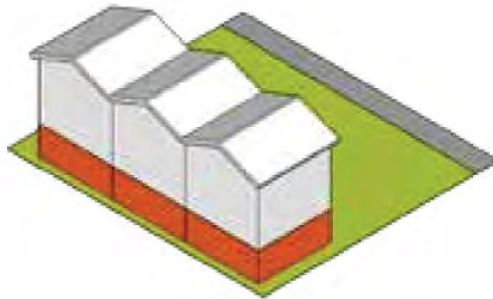


Residential Intensification Areas

5 or 6 Residential Dwelling units

Below are examples of different housing combinations with a triplex and fourplex. These are examples and not a complete list of all possible combinations.

3 principal units
+ 3 secondary suites
6 dwelling units in total



4 principal units
+ 2 coach houses
6 dwelling units in total



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Mid-Rise Residential Zone Revisions

- ❑ Increasing building height from 4 to 6 storeys
- ❑ Adjusting the property line setbacks and landscaping requirements



4-STOREY - Bird's Eye View



6-STOREY - Bird's Eye View

Musqueam Community Rental Complex - Musqueam a Living Culture

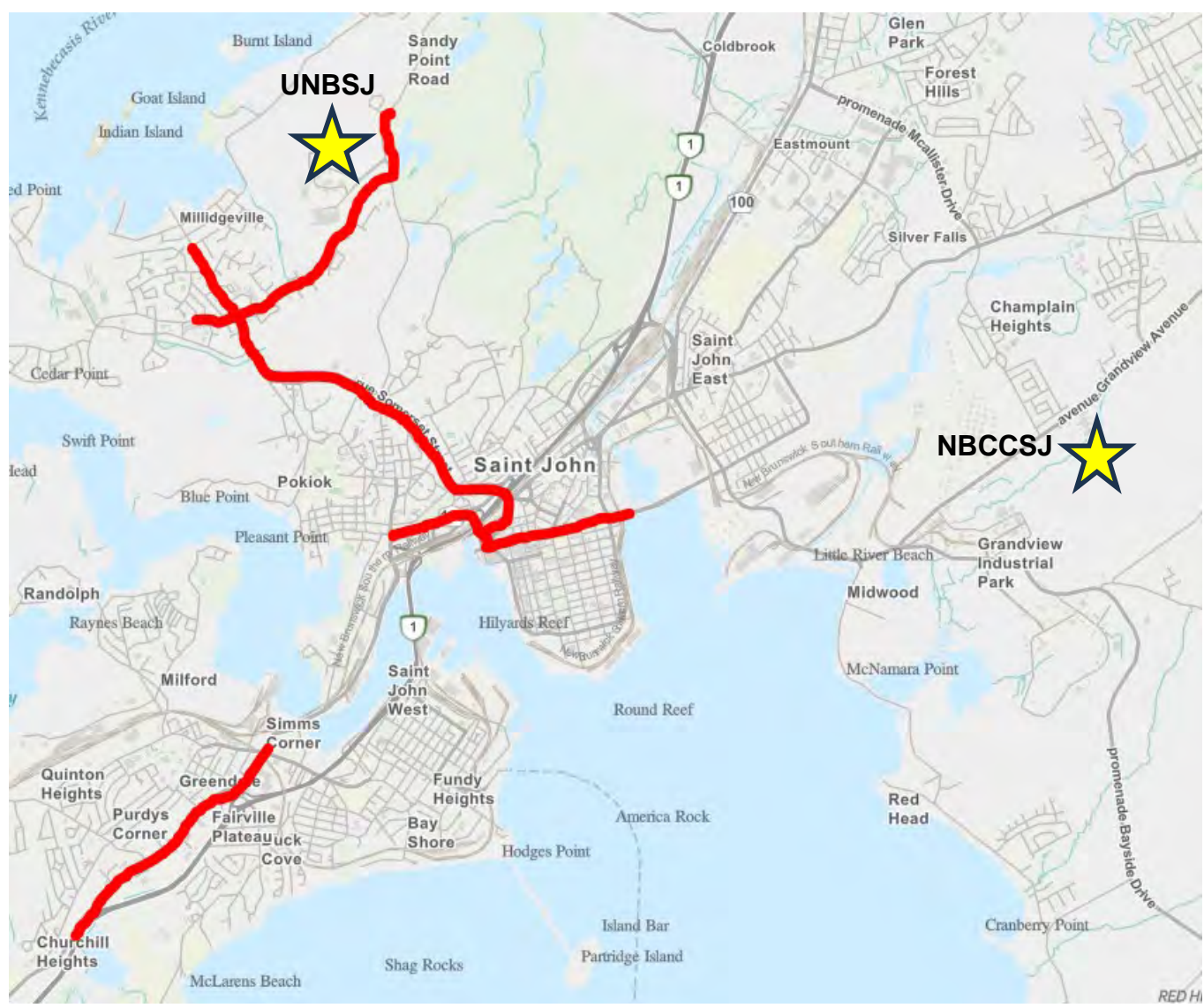
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Key Corridors & Post Secondary Education Areas

Intensification along Primary Corridors and in neighbourhoods around post-secondary schools.



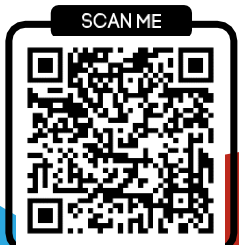


Mixed-Use Intensification

It will be easier to develop mixed-use residential & commercial buildings when:

- Combining our Regional Commercial (CR) & Regional Commercial Residential (CRR) zones to allow residential development in areas like McAllister and Fairville shopping centres.
- Combining the General Commercial (CG) and Mixed Commercial (CM) zones & expanding the ability to have ground floor residential.
- Supporting residential intensification in areas surrounding our key commercial hubs.

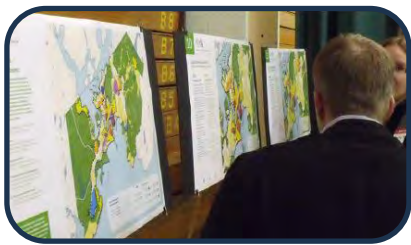
Do you have a property you would like to up-zone? Talk to us today!





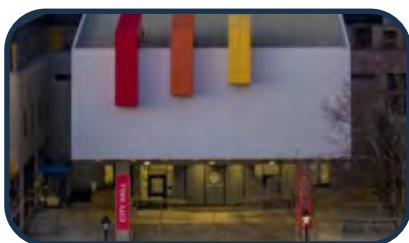
What's Next?

Share your feedback anytime
on Shape Your City



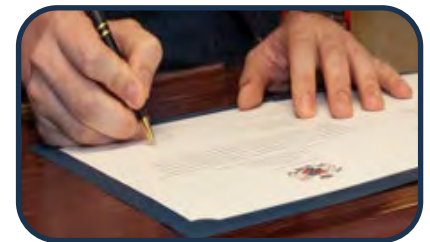
Week of October 28, 2024 –
Public Open House

November 2024 – Presentation
at the Planning Advisory
Committee



December 2024 – Public
Hearing at Council for 1st
and 2nd Reading

January 2025 – Council 3rd
Reading and Adoption

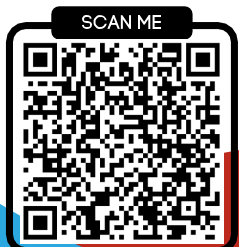




Lancement du projet de réforme de l'arrêté de zonage

Cet événement est l'occasion de visualiser comment les modifications apportées à l'arrêté de zonage soutiendront la construction de logements :

- Comment la Ville crée des conditions politiques et réglementaires favorables à la construction de nouveaux logements, à la multiplication des options de logement et à la diversification des types de construction.
- Ce qu'est le zonage et comment il façonne une ville à travers une planification à long terme.
- Discussion directe avec les urbanistes et le personnel de la Ville de la manière dont ces changements profiteront à la collectivité.





Le Fonds pour accélérer la construction de logements (FACL)



Le gouvernement du Canada a introduit le FACL pour aider les administrations locales à effectuer des changements transformateurs visant à augmenter l'offre de logements.

Le plan d'action du FACL de la Ville prévoit la mise en place d'une politique qui appuie :

- La construction de nouveaux logements
- La multiplication des options de logement
- L'accroissement de la diversité de logements

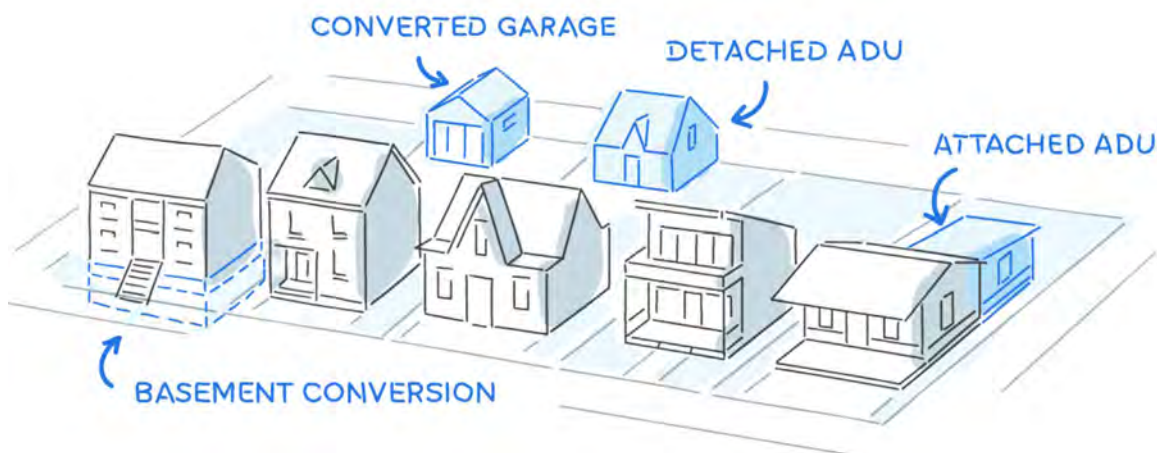
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Quels sont les changements proposés?

- ❑ La fusion des zones unifamiliales (R1), bifamiliales (R2) et résidentielles suburbaines (RSS) dans la zone résidentielle de faible hauteur (RL) actuelle permet d'avoir jusqu'à quatre logements par lot avec différentes configurations de types de logements.
- ❑ Dans les zones d'intensification, la zone résidentielle de faible hauteur (RL) autorise jusqu'à six logements par lot.
- ❑ Augmenter la densité le long des principaux axes routiers et à proximité des établissements d'enseignement supérieur.
- ❑ Réviser les normes de la zone résidentielle de moyenne hauteur (RM) pour autoriser des hauteurs allant jusqu'à 6 étages.
- ❑ Accroître les possibilités d'aménagement de logements accessoires (appartements secondaires et pavillons-jardin).



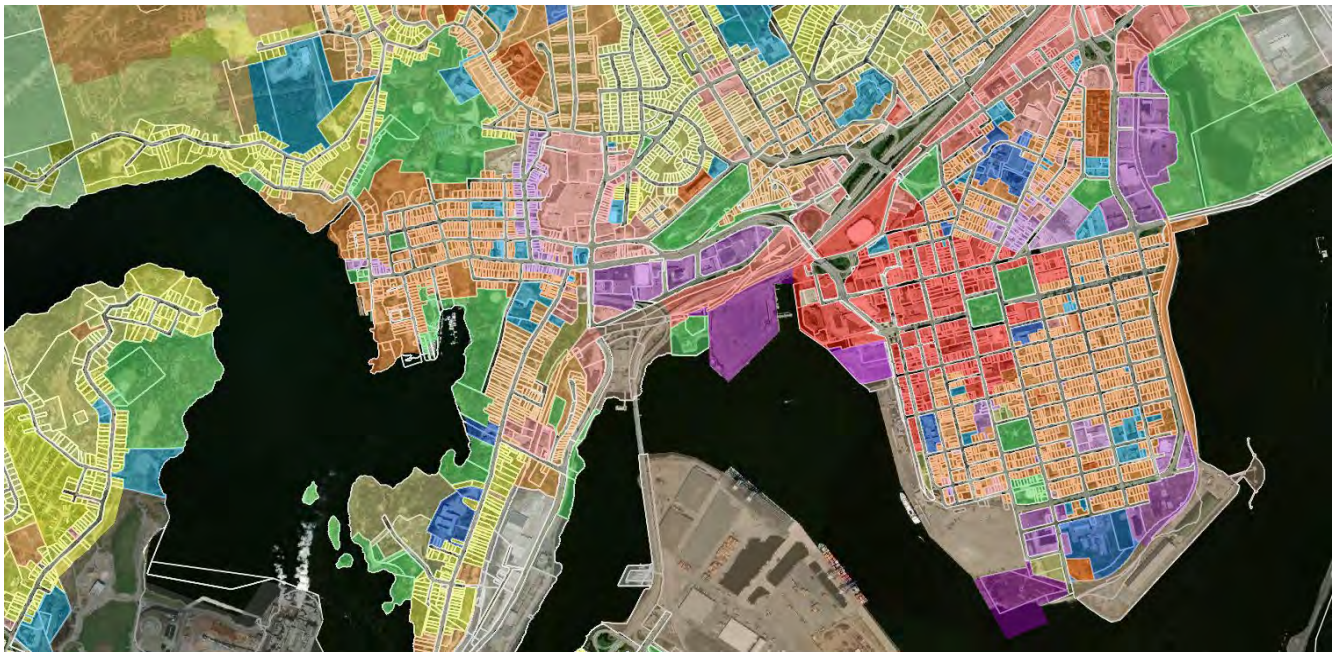
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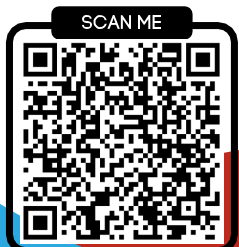


Qu'est-ce que le zonage?

Le zonage est un outil municipal essentiel pour réglementer le développement. Il concerne l'offre de logements, l'abordabilité, la croissance économique et la santé globale de la Ville.



L'arrêté de zonage de la Ville de Saint John est une réglementation locale qui régit l'utilisation du sol, les objectifs de construction, la densité de développement et la hauteur des bâtiments, pour n'en citer que quelques-uns.



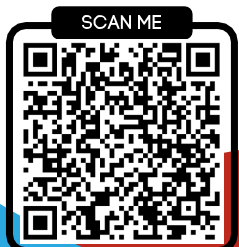


Simplification du développement

La rationalisation du processus de développement profite à la fois aux résidents et aux promoteurs, en aidant la Ville à créer des options de logement plus inclusives, plus abordables et plus diversifiées.



Les résidents bénéficieront d'une plus grande variété de types de logements et d'une plus grande clarté sur ce qui peut être construit dans leur quartier, tandis que les promoteurs bénéficieront d'une réduction des formalités administratives et d'un raccourcissement des délais de demande d'autorisation qui s'alignent sur les nouvelles normes de zonage.





Logements multiples de petite échelle

Combinaisons typiques de logements multiples

Different Combinations of Housing Forms

The proposed zones permit a variety of housing types and combinations. Each combination includes a principal (primary) residential dwelling and optional accessory (secondary) residential buildings. Principal housing includes single family homes, duplexes, or houseplexes (triplex or fourplex). Accessory housing forms may include secondary suites, garden suites and coach houses.



Duplex

A residential building divided into two principal dwelling units.



Triplex (Houseplex)

A residential building resembling row housing or a large house containing three principal dwelling units.



Fourplex (Houseplex)

A residential building that resembles a large house and contains four principal dwelling units.



Secondary Suite

An accessory residential dwelling unit located within a principal dwelling.



Garden Suite

An accessory residential building that is separate from a principal dwelling.



Coach House

An accessory residential dwelling unit located above or attached to a detached garage.





Zonage résidentiel de faible densité/zonage supérieur – R1 et R2

Typologies résidentielles potentielles et agencement

Single Family Dwelling

Applicable Zones

Height	2 stories
* Parking (Principal)	2 spaces/unit
* Parking (Accessory)	1 space/unit
Lane Access	Not required

1 principal unit
1 dwelling unit in total



1 principal unit
+ 1 secondary suite
2 dwelling units in total



1 principal unit
+ 1 secondary suite
+ 1 coach house
3 dwelling units in total



Duplex

Applicable Zones

Height	2 - 3 stories
* Parking (Principal)	1 space/unit
* Parking (Accessory)	1 space/unit
Lane Access	Not required

2 principal units
2 dwelling units in total



2 principal units
+ 2 secondary suites
4 dwelling units in total



1 principal unit
+ 1 secondary suite
+ 1 garden suite
3 dwelling units in total



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Zonage résidentiel de faible densité/zonage supérieur – R1 et R2

Typologies résidentielles potentielles et agencement

Below are examples of different housing combinations with a triplex and fourplex. These are examples and not a complete list of all the possible combinations.

Triplex (Houseplex)

Applicable Zones

Height 2 - 3 stories

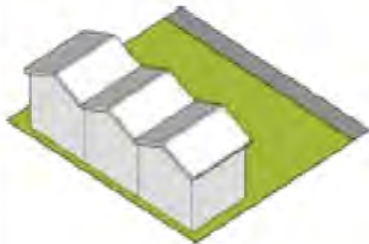
Parking (Principal) 1 space/unit

Parking (Accessory) 1 space/unit

Lane Access Required

3 principal units

3 dwelling units in total



3 principal units

3 dwelling units in total



Fourplex (Houseplex)

Applicable Zones

Height 2 - 3 stories

*** Parking (Principal)** 1 space/unit

*** Parking (Accessory)** 1 space/unit

Lane Access Required

4 principal units

4 dwelling units in total



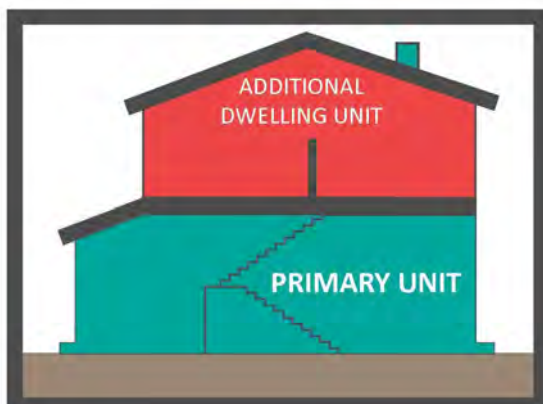
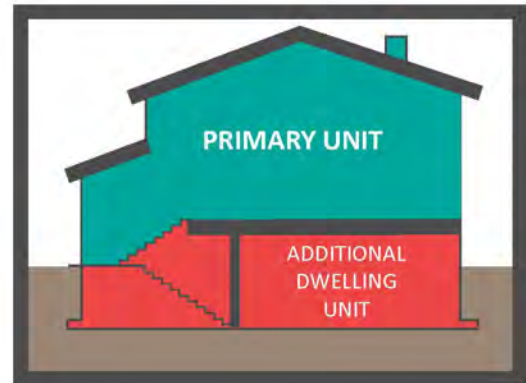


Logements accessoires

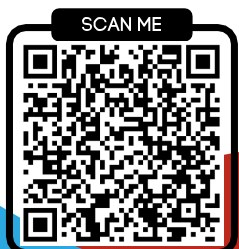
Un logement accessoire est une unité d'habitation supplémentaire dans la résidence principale.



Basement suite



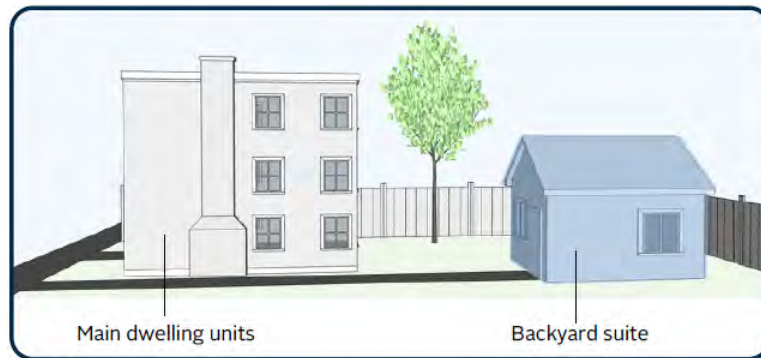
Second floor suite





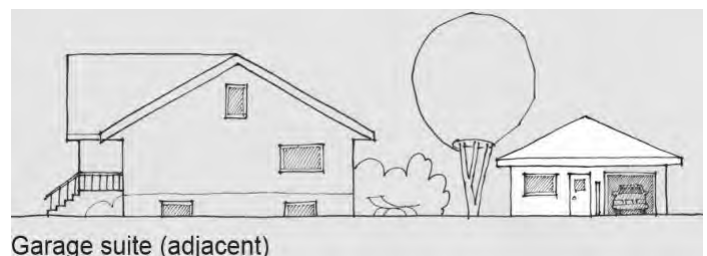
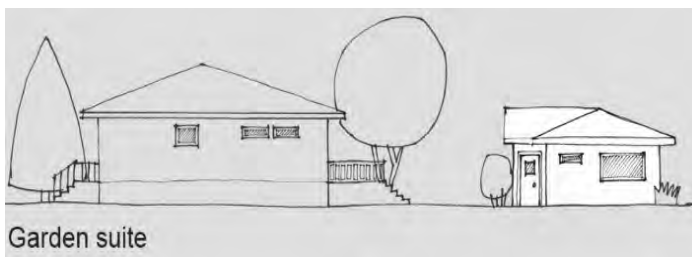
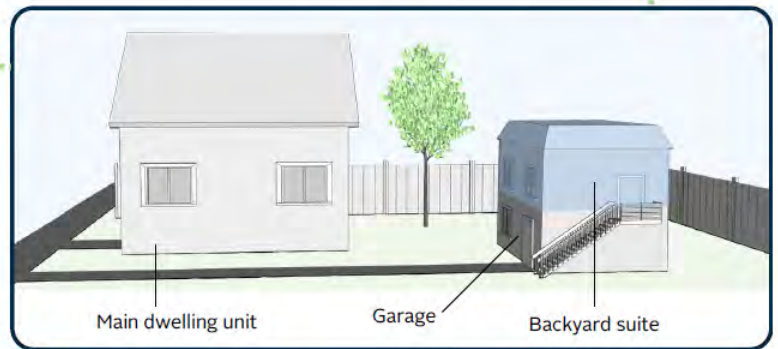
Logements d'arrière-cour

Pavillons-jardin



Backyard suites can be their own accessory structure.

They can also be within an existing or new accessory structure.



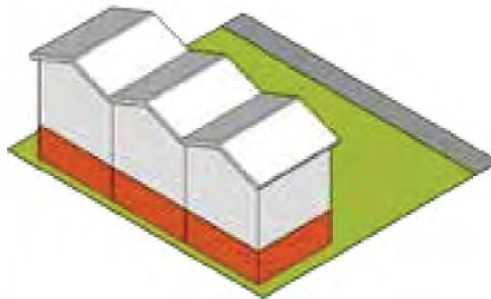


Zones d'intensification résidentielle

Cinq ou six logements résidentiels

Vous trouverez ci-dessous des exemples de différentes combinaisons de logements avec un triplex et un quadruplex. Il s'agit d'exemples et non d'une liste complète de toutes les combinaisons possibles.

3 principal units
+ 3 secondary suites
6 dwelling units in total



4 principal units
+ 2 coach houses
6 dwelling units in total



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Révisions des zones résidentielles de moyenne hauteur

- ❑ Augmentation de la hauteur des bâtiments de 4 à 6 étages
- ❑ Adaptation des marges de recul des limites de propriété et des exigences en matière

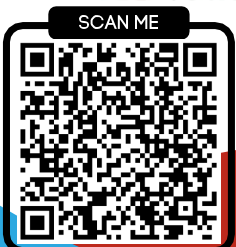


4-STOREY - Bird's Eye View



6-STOREY - Bird's Eye View

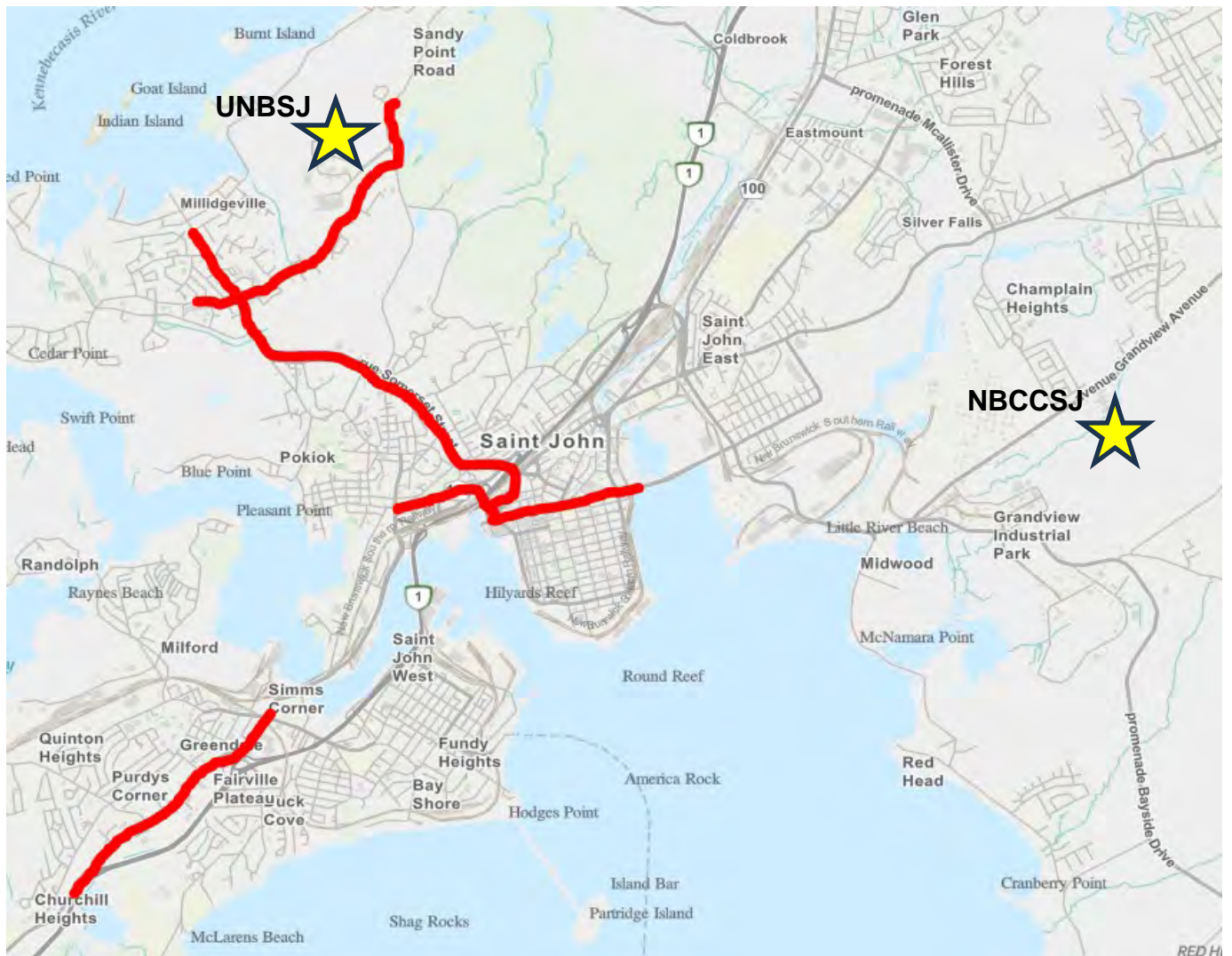
Musqueam Community Rental Complex - Musqueam a Living Culture





Principaux axes et zones d'établissements d'enseignement postsecondaire

Intensification le long des axes principaux et dans les quartiers autour des écoles postsecondaires.



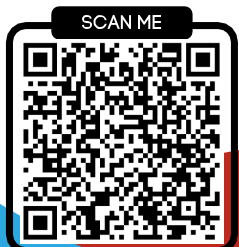


Intensification des développements à usage mixte

Il sera plus facile de développer des bâtiments résidentiels et commerciaux à usage mixte lorsque :

- Nous combinerons nos zones commerciales régionales (CR) et nos zones commerciales régionales résidentielles (CRR) pour permettre le développement résidentiel dans des zones telles que les centres commerciaux de McAllister et de Fairville.
- Nous combinerons des zones commerciales générales (CG) et mixtes (CM) et étendrons la possibilité d'une utilisation résidentielle au rez-de-chaussée.
- Nous soutiendrons l'intensification résidentielle dans les zones entourant nos principaux centres commerciaux.

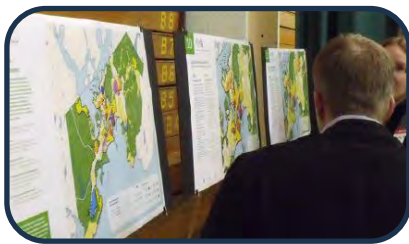
Vous avez une propriété que vous aimeriez faire passer en zonage supérieur? Contactez-nous dès aujourd'hui!





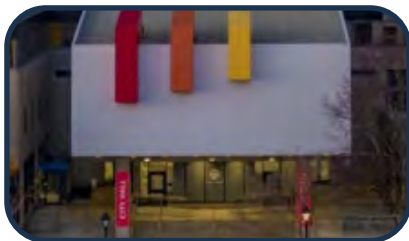
Quelle est la prochaine étape?

Faites part de vos commentaires à tout moment sur Façonnez votre Ville.



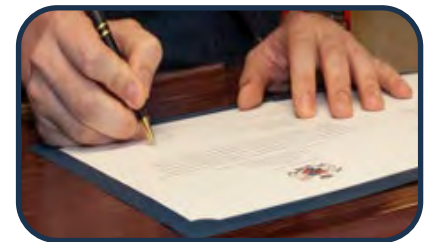
Semaine du 28 octobre 2024 –
Portes ouvertes au public

Novembre 2024 – Présentation au
Comité consultatif d'urbanisme



Décembre 2024 – Enquête publique
au Conseil pour la première et la
deuxième lecture

Janvier 2025 – Troisième lecture
et adoption par le Conseil





Appendix B – Open House Display Boards (November 7, 2024)



ZONING BY-LAW REFORM

PROPOSED CHANGES

EXISTING ZONES	PROPOSED CHANGE
One-Unit (R1)	Consolidated into: Low-Rise Residential (RL) zone 4-units as of right. Low-Rise Residential (RL) zone will permit up to six units per lot in Urban Neighbourhood Intensification Areas.
Two-Unit (R2)	
Suburban Residential (RSS)	
Low-Rise Residential (RL) zone	
Identified Intensification Areas	
Mid-Rise Residential (RM)	Increasing the building heights to 6 storeys and introducing smaller lot requirements.

WHAT WILL THE NEW ZONES ALLOW?

PROVISIONS FOR LOW-RISE RESIDENTIAL (RL) ZONE	OLD STANDARDS	NEW STANDARDS
(a) Minimum Lot Area		
One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	550 square metres	225 square metres
Multiple Dwelling/Cluster Townhouse, per unit	690 square metres	75 square metres
Townhouse Dwelling for each Dwelling Unit therein	180 square metres	140 square metres
(b) Minimum Lot Frontage:		
One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	Interior lot: 18 metres Corner lot: 21 metres	7.5 metres
Multiple Dwelling	22 metres	15 metres
Townhouse Dwelling for each Dwelling Unit therein	6 metres	5 metres
(c) Minimum Lot Depth	30 metres	25 metres
(d) Minimum Front Yard	N/A	4.5 metres
(e) Max Front Yard	6 metres	Repealed
(f) Minimum Rear Yard	6 metres	6 metres
(g) Minimum Side Yard		
For any part of the building up to 12 metres or 4 storeys	Multiple or Townhouse Dwelling: 2 metres Other: 1.5 metres	1.2 metres, 2.4 metres, if an entrance to a dwelling unit is being accessed through the side yard
(h) Minimum Flankage Yard	3.5 metres	2.4 metres
(i) Minimum Building Height	9 metres, or 11 metres if both side yards are increased in amounts equal to height over 9 metres	3 storeys or, Maximum 9 metres
(m) Lot Occupancy	50% lot area	60% lot area

PROVISIONS FOR MID-RISE RESIDENTIAL (RM) ZONE	OLD STANDARDS	NEW STANDARDS
(a) Minimum Lot Area		
One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	550 square metres	225 square metres
Multiple Dwelling/Cluster Townhouse, per unit	690 square metres	75 square metres
Townhouse Dwelling for each Dwelling Unit therein	180 square metres	140 square metres
(b) Minimum Lot Frontage:		
One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling	Interior lot: 18 metres Corner lot: 21 metres	7.5 metres
Multiple Dwelling	22 metres	15 metres
Townhouse Dwelling for each Dwelling Unit therein	6 metres	5 metres
(c) Minimum Lot Depth	30 metres	25 metres
(d) Minimum Front Yard	6 metres	4.5 metres
(e) Max Front Yard	6 metres	Repealed
(f) Minimum Rear Yard	6 metres	6 metres
(g) Minimum Side Yard		
For any part of the building up to 12 metres or 4 storeys	Multiple or Townhouse Dwelling more than 6 units : 2.5 metres Multiple or Townhouse Dwelling less than 6 units : 2 metres	1.2 metres, 2.4 metres, if an entrance to a dwelling unit is being accessed through the side yard
(h) Minimum Flankage Yard	3.5 metres	3 metres
(i) Minimum Building Height	11 metres, or 14 metres if both side yards are increased in amounts equal to height over 11 metres	6 storeys or, maximum 21 metres
(m) Lot Occupancy	50% lot area	60% lot area

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SAINT JOHN

RÉFORME DU RÈGLEMENT DE ZONAGE

MODIFICATIONS PROPOSÉES

ZONES EXISTANTES	MODIFICATION PROPOSÉE
Unité unique (R1)	Consolidé en : Zone résidentielle de faible hauteur (RL) 4 unités de plein droit. La zone résidentielle de faible hauteur (RL) autorisera jusqu'à six logements par lot dans les zones d'intensification des quartiers urbains.
Deux unités (R2)	
Résidentiel suburbain (RSS)	
Zone résidentielle de faible hauteur (RL)	
Zones d'intensification identifiées	
Résidences de moyenne hauteur (RM)	Augmentation de la hauteur des bâtiments à 6 étages et introduction d'exigences de lots plus petits.

QUE PERMETTRONT LES NOUVELLES ZONES?

DISPOSITIONS POUR LA ZONE RÉSIDENTIELLE DE FAIBLE HAUTEUR (RL)	ANCIENNES NORMES	NOUVELLES NORMES
(a) Superficie minimale du terrain		
Logement à une unité, logement à deux unités ou logement jumelé	550 mètres carrés	225 mètres carrés
Logement à une unité, logement à deux unités ou logement jumelé	690 mètres carrés	7,5 mètres carrés
Maison en rangée pour chaque unité d'habitation qui s'y trouve	180 mètres carrés	140 mètres carrés
(b) Façade minimale du terrain :		
Logement à une unité, logement à deux unités ou logement jumelé	Terrain intérieur : 18 mètres Terrain d'angle : 21 mètres	7,5 mètres
Logements multiples	22 mètres	15 mètres
Maison en rangée pour chaque unité d'habitation qui s'y trouve	6 mètres	5 mètres
(c) Profondeur minimale du terrain		
	30 mètres	25 mètres
(d) Cour avant minimale		
	N/A	4,5 mètres
(e) Cour avant minimale		
	6 mètres	Abrogé
(f) Cour arrière minimale		
	6 mètres	6 mètres
(g) Cour arrière minimale		
Pour toute partie du bâtiment jusqu'à 12 mètres ou 4 étages	Maison multiple ou en rangée : 2 mètres Autre : 1,5 mètres	1,2 mètre, 2,4 mètres, si l'entrée d'un logement se fait par la cour latérale
(h) Cour de flanc minimale		
	3,5 mètres	2,4 mètres
(i) Hauteur minimale des bâtiments		
	9 mètres, ou 11 mètres si les deux cours latérales sont augmentées d'un montant égal à la hauteur supérieure à 9 mètres	3 étages ou, Maximum 9 mètres
(m) Hauteur minimale du bâtiment		
	50% de la surface du terrain	60% de la surface du terrain

DISPOSITIONS POUR LA ZONE RÉSIDENTIELLE DE MOYENNE HAUTEUR (RM)	ANCIENNES NORMES	NOUVELLES NORMES
(a) Superficie minimale du terrain		
Logement à une unité, logement à deux unités ou logement jumelé	550 mètres carrés	225 mètres carrés
Logement à une unité, logement à deux unités ou logement jumelé	690 mètres carrés	7,5 mètres carrés
Immeuble à logements multiples/ maison de ville groupée, par unité	180 mètres carrés	140 mètres carrés
(b) Minimum Lot Frontage:		
Logement à une unité, logement à deux unités ou logement jumelé	Terrain intérieur : 18 mètres Terrain d'angle : 21 mètres	7,5 mètres
Logements multiples	22 mètres	15 mètres
Maison en rangée pour chaque unité d'habitation qui s'y trouve	6 mètres	5 mètres
(c) Profondeur minimale du terrain		
	30 mètres	25 mètres
(d) Cour avant minimale		
	6 mètres	4,5 mètres
(e) Cour avant minimale		
	6 mètres	Abrogé
(f) Cour arrière minimale		
	6 mètres	6 mètres
(g) Cour arrière minimale		
Pour toute partie du bâtiment jusqu'à 12 mètres ou 4 étages	Immeuble collectif ou maison en rangée Plus de 6 logements : 2,5 mètres Immeuble collectif ou maison en rangée Moins de 6 logements : 2 mètres	1,2 mètre, 2,4 mètres, si l'entrée d'un logement se fait par la cour latérale
(h) Cour de flanc minimale		
	3,5 mètres	3 mètres
(i) Hauteur minimale des bâtiments		
	11 mètres, ou 14 mètres si les deux cours latérales sont augmentées d'un montant égal à la hauteur supérieure à 11 mètres	6 étages ou, maximum 21 mètres
(m) Hauteur minimale du bâtiment		
	50% de la surface du terrain	60% de la surface du terrain

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ZONING BY-LAW REFORM

ADDITIONAL DWELLING UNITS (ADU)

PROVISIONS FOR GARDEN SUITES	OLD STANDARDS	NEW STANDARDS
Cross Floor Area	The garden suite shall not exceed a maximum gross floor area of 75 square metres .	Repealed
Height	The garden suite shall not exceed a maximum height of: six metres when located on a lot in a RC, RM, RL, R2, or R1 zone. Eight metres when located on a lot in any other zone.	The garden suite shall not exceed the maximum height of the zone requirements.
Location	The garden suite shall be in the rear yard and not be closer than: Two metres from a side and rear lot line when located on a lot in a RC, RM, RL, R2, or R1 zone. Three metres from a side and rear lot line when located on a lot in any other zone.	The garden suite shall be in the rear yard and not be closer than: 1.2 metres from a side and rear lot line when located on a lot in a RC, RM, or RL zone. 3 metres in all other zones.
Parking	There shall be at least one on-site parking space for the garden suite in addition to those required for any other uses of the lot.	0.5 per unit Parking requirements for Secondary Suites or Garden Suites may be waived if developed within 400 metres of Intensification Areas, Employment Areas, Primary Corridors, Post-Secondary Institutes, or transit routes.

PROVISIONS FOR SECONDARY SUITES	OLD STANDARDS	NEW STANDARDS
Cross Floor Area	The secondary suite shall not exceed 40 percent of the gross floor area of the building or 80 square metres , whichever is less.	Repealed
Entrance	The secondary suite shall have an entrance on the side or rear of the building if a shared entrance with the main dwelling unit is not permitted by the Saint John Building By-law.	The secondary suite shall have an independent entrance if a shared entrance with the main dwelling unit is not permitted by the Saint John Building By-law.
Servicing	The garden suite shall be serviced in the same manner as a main building or structure.	The building shall be serviced either with municipal sanitary sewer and municipal water by one set of laterals to the building or by one private on-site sewage disposal system and well.
Parking	There shall be at least one on-site parking space for the secondary suite in addition to those required for any other uses of the lot.	0.5 per unit Parking requirements for Secondary Suites or Garden Suites may be waived if developed within 400 metres of Intensification Areas, Employment Areas, Primary Corridors, Post-Secondary Institutes, or transit routes.
Exterior Appearance	There shall not be any change to the exterior appearance of the building that would indicate a secondary suite is in the building.	None

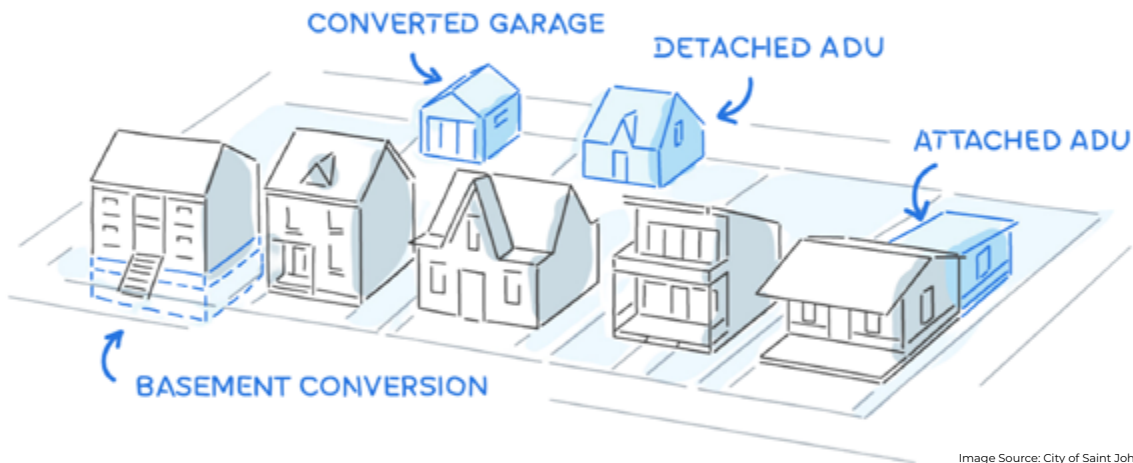


Image Source: City of Saint John

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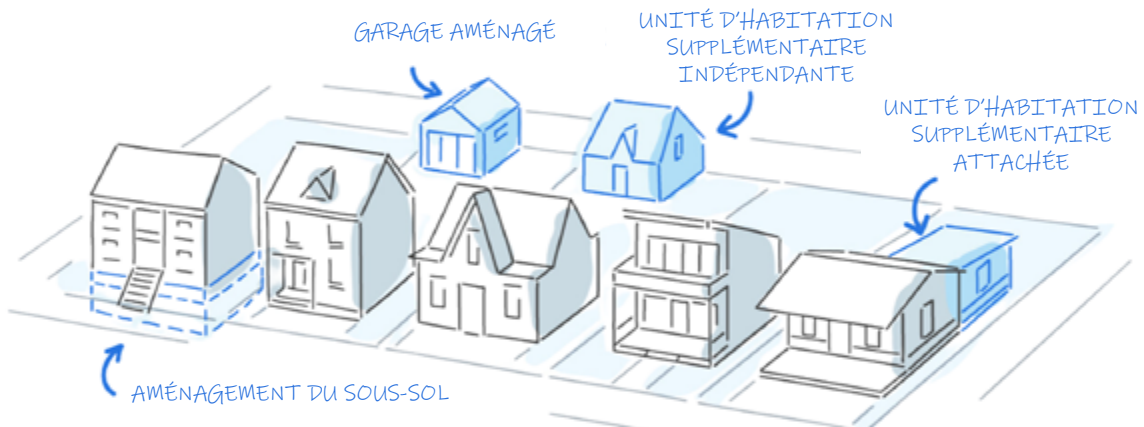
SAINT JOHN

RÉFORME DU RÈGLEMENT DE ZONAGE

UNITÉS D'HABITATION SUPPLÉMENTAIRES

DISPOSITIONS POUR LES SUITES DE JARDIN	ANCIENNES NORMES	NOUVELLES NORMES
Surface brute de plancher	La surface brute maximale de l'ensemble de jardin est de 7,5 mètres carrés .	Abrogé
Hauteur	L'ensemble de jardins ne doit pas dépasser une hauteur maximale de : six mètres lorsqu'il est situé sur un terrain dans une zone RC, RM, RL, R2 ou RI. Huit mètres lorsqu'elle est située sur un terrain dans une autre zone.	La suite parentale ne doit pas dépasser la hauteur maximale des exigences de la zone.
Localisation	La suite de jardin doit être située dans la cour arrière et ne doit pas être plus proche que : Deux mètres d'une ligne de lot latérale et arrière lorsqu'il est situé sur un lot dans une zone RC, RM, RL, R2 ou RI. Trois mètres d'une ligne de lot latérale et arrière lorsqu'il est situé sur un lot dans une autre zone.	La suite de jardin doit être située dans la cour arrière et ne doit pas être plus proche que : 1,2 mètre d'une ligne de lot latérale et arrière lorsqu'il est situé sur un lot dans une zone RC, RM ou RL. 3 mètres dans toutes les autres zones.
Parking	Il doit y avoir au moins une place de stationnement sur le site pour la suite parentale, en plus de celles requises pour toute autre utilisation du terrain.	0,5 par unité Les exigences en matière de stationnement pour les suites secondaires ou les suites de jardin peuvent être supprimées si elles sont développées à moins de 400 mètres des zones d'intensification et des zones d'emploi, Les corridors primaires, les instituts post-secondaires ou les routes de transit.

DISPOSITIONS RELATIVES AUX SUITES SECONDAIRES	ANCIENNES NORMES	NOUVELLES NORMES
Surface brute de plancher	La suite secondaire ne doit pas dépasser 40 de la surface brute de plancher du bâtiment ou 80 mètres carrés , la valeur la plus faible étant retenue.	Abrogé
Entrée	Le logement accessoire doit avoir une entrée sur le côté ou à l'arrière du bâtiment si une entrée commune avec le logement principal n'est pas autorisée par le règlement de construction de Saint John.	Le logement accessoire doit avoir une entrée indépendante si une entrée commune avec le logement principal n'est pas autorisée par le règlement de construction de Saint John.
Services	La suite parentale doit être desservie de la même manière que la suite parentale, de manière à constituer un bâtiment ou une structure principal(e)	Le bâtiment doit être desservi soit par un réseau municipal d'égouts sanitaires et d'eau potable par un ensemble de canalisations latérales jusqu'au bâtiment, soit par un système privé d'évacuation des eaux usées et un puits.
Parking	Il doit y avoir au moins une place de stationnement sur site pour la suite secondaire, en plus de celles requises pour toute autre utilisation du terrain.	0,5 par unité Les exigences en matière de stationnement pour les suites secondaires ou les suites de jardin peuvent être supprimées si elles sont développées à moins de 400 mètres des zones d'emploi, Les corridors primaires, les instituts post-secondaires ou les routes de transit.
Aspect extérieur	L'aspect extérieur du bâtiment ne doit pas être modifié de manière à indiquer la présence d'une suite secondaire dans le bâtiment.	Aucun



Source de l'image : Ville de Saint

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ZONING BY-LAW REFORM

COMPARISON OF RESIDENTIAL RL, RL IN INTENSIFICATION AREAS AND RM ZONES

RL ZONE	RL ZONE - INTENSIFICATION AREA	RM ZONE
4 units as of right	6 units as of right	Higher density permitted
Up to 3 stories	Up to 3 stories	Up to 6 stories
Residential	Residential with limited home occupation	Residential with limited home occupation
Low to medium density	Low to medium density	Medium to high density
Parking 1 spot per unit (tandem parking permitted) Parking reductions of 50% for creation of affordable units	Parking for a Secondary Suite or Garden Suite within 400 metres of an Intensification Areas, Employment Areas, Primary Corridors, Post-Secondary Institute, or transit route shall be waived. Parking reductions of 50% for creation of affordable units	Parking variances may be considered subject to submission of a parking study. Parking reductions of 50% for creation of affordable units
No amenity space requirements	Minimum amenity space of 7.5 square metres for each dwelling unit involving six or more dwelling units.	Minimum amenity space of 7.5 square metres for each dwelling unit involving six or more dwelling units.

WHAT DOES MISSING MIDDLE HOUSING MEAN?

“Missing middle housing” refers to ground-oriented housing types that fall between single-detached homes and mid-rise apartment buildings, such as garden suites and secondary suites added to single-detached homes, townhomes, duplexes, triplexes, and fourplexes where units have direct ground floor access.



SUMMARY OF WHERE ADDITIONAL DENSITY WILL BE PERMITTED

SUBJECT TO 4-6 DWELLING UNIT INCREASE*	NOT SUBJECT TO DENSITY INCREASE
R1 - One -Unit Residential	Rural Zones
R2 - Two-Unit Residential	Mobile Home Park
RSS - Suburban Residential	Commercial Zones
RL - Low-Rise Residential	Industrial Zones
RM - Mid-Rise Residential	Public Zones
	Miscellaneous Zones

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* Where serviced within the Primary Development Area (PDA)





SAINT JOHN

RÉFORME DU RÈGLEMENT DE ZONAGE

COMPARAISON DES RL RÉSIDENTIELS, RL EN ZONE D'INTENSIFICATION ET RM

ZONE RL	ZONE RL - INTENSIFICATION ZONE	ZONE RM
4 unités à ce jour	6 unités à ce jour	Densité plus élevée autorisée
Jusqu'à 3 étages	Jusqu'à 3 étages	Jusqu'à 6 étages
Résidentiel	Residential with limited home occupation	Résidentiel avec occupation limitée
Densité faible à moyenne	Densité faible à moyenne	Densité moyenne à élevée
Stationnement 1 place par unité (stationnement en tandem autorisé) Réduction de 50 % du nombre de places de stationnement pour la création de logements abordables	Le stationnement pour une suite secondaire ou une suite de jardin située à moins de 400 mètres d'une zone d'intensification, d'une zone d'emploi, d'un corridor principal, d'un institut postsecondaire ou d'une voie de transport en commun n'est pas obligatoire. Réduction de 50 % du nombre de places de stationnement pour la création de logements abordables	Des dérogations en matière de stationnement peuvent être envisagées sous réserve de la présentation d'une étude sur le stationnement. Réduction de 50 % du nombre de places de stationnement pour la création de logements abordables
Pas d'exigences en matière d'espace d'agrément	Espace d'agrément minimal de 7,5 mètres carrés pour chaque unité d'habitation comprenant six unités d'habitation ou plus.	Espace d'agrément minimal de 7,5 mètres carrés pour chaque unité d'habitation comprenant six unités d'habitation ou plus.

QUE SIGNIFIE L'ABSENCE DE LOGEMENT INTERMÉDIAIRE?

L'expression « milieu manquant » fait référence aux types de logements au rez-de-chaussée qui se situent entre les maisons unifamiliales et les immeubles d'appartements de hauteur moyenne, comme les suites-jardins et les suites secondaires ajoutées aux immeubles d'appartements; les maisons unifamiliales, les maisons de ville, les duplex, les triplex et les quadruplex avec des unités ayant un accès direct au rez-de-chaussée.



RÉSUMÉ DES EMPLACEMENTS POUR UNE DENSITÉ SUPPLÉMENTAIRE

SOUS RÉSERVE D'UNE AUGMENTATION DE 4 À 6 UNITÉS D'HABITATION*	NON SOUMIS À L'AUGMENTATION DE LA DENSITÉ
R1 - Résidentiel à une unité	Zones rurales
R2 - Résidentiel à deux logements	Parc de maisons mobiles
RSS - Résidentiel suburbain	Zones commerciales
RL - Résidences de faible hauteur	Zones industrielles
RM - Résidences de moyenne hauteur	Zones publiques
	Zones diverses

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* Là où le service est situé dans la zone de développement primaire.



SAINT JOHN

ZONING BY-LAW REFORM

VARIOUS FOUR UNIT OPTIONS

The following small-scale, multi-unit housing options can provide attainable housing for families within the new Low-Rise Residential (RL) Zone:

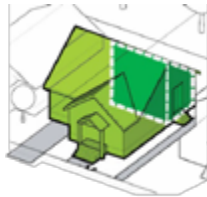
ONE FAMILY RESIDENCE

ONE PRIMARY DWELLING



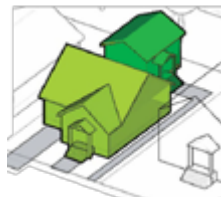
1 DWELLING

+ 1 SECONDARY SUITE



2 DWELLINGS

+ 1 DETACHED ACCESSORY DWELLING UNIT



2 DWELLINGS

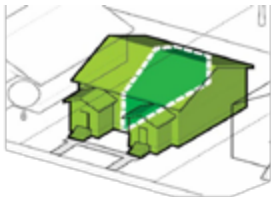
+ 1 SECONDARY SUITE & 1-2 DETACHED ACCESSORY DWELLING UNITS



3-4 DWELLINGS

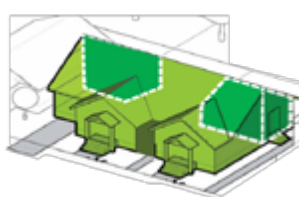
TWO FAMILY RESIDENCE

TWO PRIMARY DWELLINGS



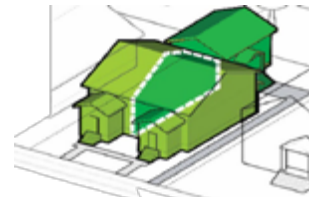
2 DWELLINGS

+1 SECONDARY SUITE, PER DWELLING



3-4 DWELLINGS

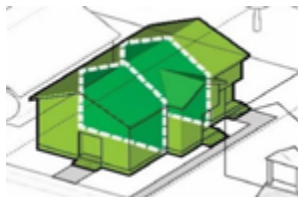
+ 1 DETACHED ACCESSORY DWELLING UNIT PER PRIMARY DWELLING



3-4 DWELLINGS

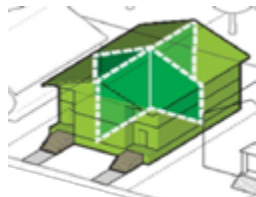
OTHER CONFIGURATIONS

TOWNHOUSE (TRIPLEX)



3 DWELLINGS

TOWNHOUSE (FOURPLEX)



4 DWELLINGS

Image Source: Gov. of British Columbia

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SAINT JOHN

RÉFORME DU RÈGLEMENT DE ZONAGE

DIVERSES OPTIONS À QUATRE

Les options suivantes de logements collectifs à petite échelle peuvent fournir des logements accessibles aux familles dans la nouvelle zone résidentielle de faible hauteur (RL) :

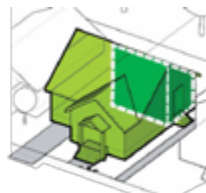
RÉSIDENCE UNIFAMILIALE

UN LOGEMENT PRINCIPAL



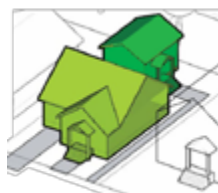
1 LOGEMENT

+ 1 SUITE SECONDAIRE



2 LOGEMENTS

+ 1 LOGEMENT ACCESSOIRE DÉTACHÉ



2 LOGEMENTS

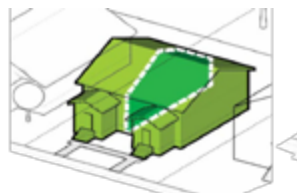
+ 1 SUITE SECONDAIRE & 1 -2 LOGEMENTS ACCESSOIRES DÉTACHÉS



3-4 LOGEMENTS

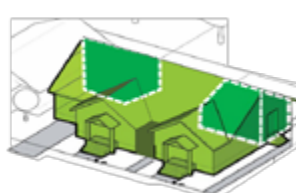
RÉSIDENCE BIFAMILIALE

DEUX HABITATIONS PRINCIPALES



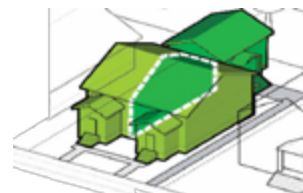
2 LOGEMENTS

+1 SUITE SECONDAIRE, PAR LOGEMENT



3-4 LOGEMENTS

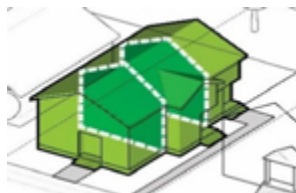
+ 1 UNITÉ D'HABITATION ACCESSOIRE ISOLÉE PAR LOGEMENT PRINCIPAL



3-4 LOGEMENTS

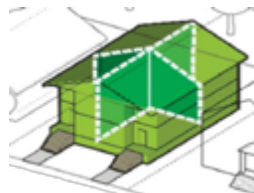
AUTRES CONFIGURATIONS

MAISON DE VILLE (TRIPLEX)



3 LOGEMENTS

MAISON DE VILLE (FOURPLEX)



4 LOGEMENTS

Source de l'image : Gouvernement de la Colombie-Britannique

SCANNEZ LE CODE QR POUR EN SAVOIR PLUS SUR LA PLATEFORME SHAPE YOUR CITY DE SAINT JOHN.



Low-Rise Residential (RL)

The Low-Rise Residential (RL) Zone accommodates a range of ground-oriented, lower density residential development in a variety of housing forms including:

- Single-unit dwellings
- Semi-detached dwellings
- Townhouses
- Apartments
- Secondary and garden suites
- Up to 4 or 6 units

Zone résidentielle - Immeubles d'habitation bas (RL)

La zone résidentielle - immeubles d'habitation bas (RL) accueille une gamme de résidentiel de faible densité, orienté vers le sol dans une variété de formes d'habitation y compris:

- Habitations jumelées
- Maisons en rangée
- Des appartements
- Les appartements secondaires et les pavillons de jardin
- Jusqu'à 4 ou 6 unités

Mid-Rise Residential (RM)

The Mid-Rise Residential (RM) Zone accommodates a range of serviced mid-rise and medium density residential development in the form of:

- Townhouses
- Multi-unit dwellings
- Apartments
- Condominiums
- Secondary and garden suites

Zone résidentielle - d'habitation de hauteur moyenne (RM)

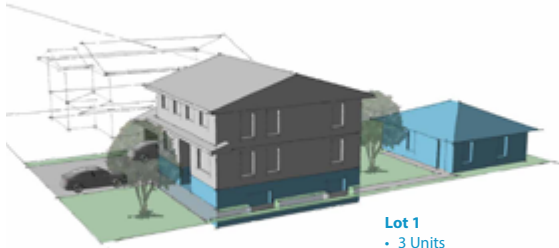
La zone résidentielle - d'habitation de hauteur moyenne (RM) accueille une gamme d'habitations de moyenne densité sous la forme sous la forme de:

- Maisons en rangée
- Logements collectifs
- D'appartements
- Appartements en copropriété
- Suites secondaires et pavillons du jardin

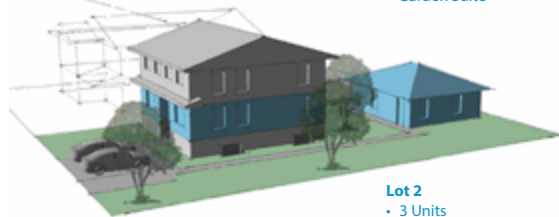
Zoning By-law Reform

Réforme des règlements de zonage

POTENTIAL LOT CONFIGURATION



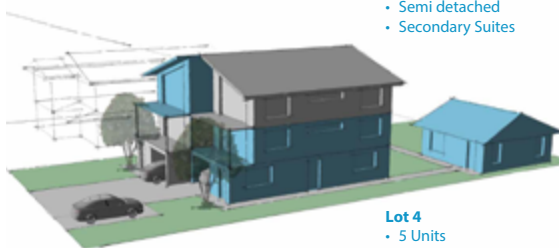
- Lot 1**
- 3 Units
 - Basement Secondary Suite
 - Garden Suite



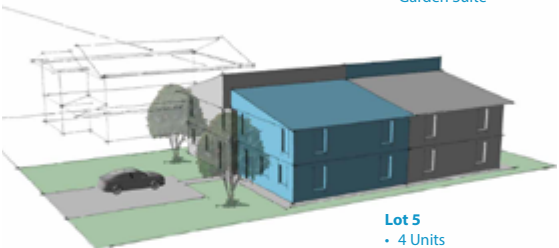
- Lot 2**
- 3 Units
 - Secondary Suite
 - Garden Suite



- Lot 3**
- 4 Units
 - Semi detached
 - Secondary Suites



- Lot 4**
- 5 Units
 - Semi detached
 - Secondary Suites
 - Garden Suite



- Lot 5**
- 4 Units
 - Multi family



- Lot 6**
- 6 Units
 - Multi family
 - Basement Secondary Suites

ZONE DESCRIPTION

The Low-Rise Residential (RL) Zone accommodates a range of ground-oriented, lower density residential development in a variety of housing forms including semi-detached dwellings, townhouses, and apartments.

The Low-Rise Residential (RL) Zone is intended for serviced land inside the Primary Development Area that is designated Low Density Residential or Stable Residential.

The RL Zone shall permit up to 4 units. Development in RL zones that are within an intensification area, shall permit up to 6 units.

ZONE STANDARDS

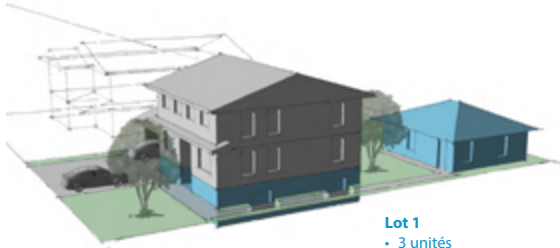
Minimum Lot Area	225 square metres
Minimum Lot Frontage	5-15 metres
Minimum Lot Depth	25 metres
Minimum Front Yard	4.5 metres
Minimum Rear yard	6 metres
Minimum Side yard	1.2 metres
	2.4 metres if entrance is on the side
Maximum Building height	4 Storeys
	6 Storeys in intensification areas
Parking	1 stall per primary unit 0.5 stall per secondary and garden suites When a Secondary Suite or Garden Suite is developed within 400 metres of an Intensification Areas, Employment Areas, Primary Corridors, Post-Secondary Institute, or transit route; the parking requirements may be waived.

LOT CONTEXT

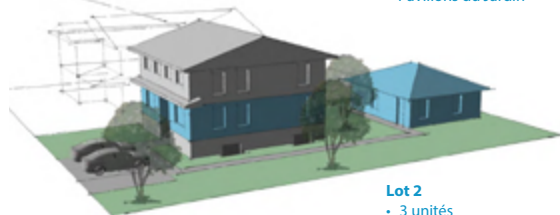


Low-Rise Residential (RL) Zone
Zoning By-law Reform

LA CONFIGURATION POTENTIELLE DU TERRAIN



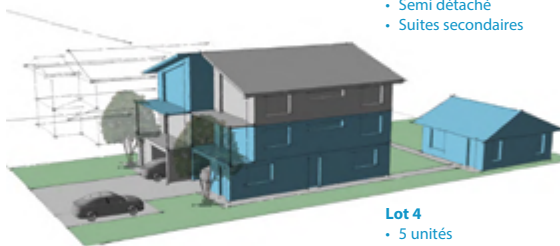
- Lot 1**
- 3 unités
 - Sous-sol Suite secondaire
 - Pavillons du Jardin



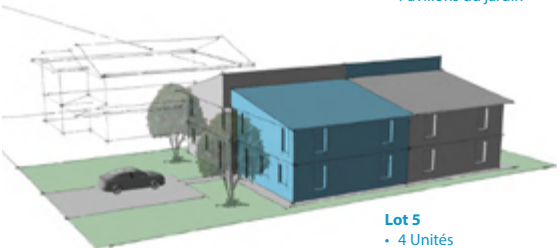
- Lot 2**
- 3 unités
 - Suites secondaire
 - Pavillons du Jardin



- Lot 3**
- 4 Unités
 - Semi détaché
 - Suites secondaires



- Lot 4**
- 5 unités
 - Semi détaché
 - Suites secondaires
 - Pavillons du jardin



- Lot 5**
- 4 Unités
 - Multi-familie



- Lot 6**
- 6 Unités
 - Multifamilial
 - Sous-sol Suites secondaires

DESCRIPTION DE LA ZONE

La zone résidentielle - immeubles d'habitation bas (RL) accueille une gamme d'habitations résidentielles de faible densité, avec accès direct sur rue, dans une variété de types d'habitation, notamment des maisons jumelées, des maisons rangées et des appartements.

La zone résidentielle - immeubles d'habitation bas (RL) est destinée aux terrains aménagés à l'intérieur de la zone de développement principale qui sont désignés comme des zones résidentielles de faible densité ou des zones résidentielles stables.

La zone RL autorise jusqu'à 4 logements. Le développement dans les zones RL qui se trouvent dans une zone d'intensification autorise jusqu'à 6 unités.

NORMES DE ZONES

Surface minimale du terrain	225 mètres carrés
Frontage minimum du terrain	5-15 mètres
Profondeur minimale du terrain	25 mètres
Cour avant minimale	4.5 mètres
Cour arrière minimale	6 mètres
Cour latérale minimale	1.2 mètres
	2.4 mètres si l'entrée est latérale
Hauteur maximale des bâtiments	4 étages
	6 étages dans des zones d'intensification
Stationnement	1 place de stationnement par unité primaire 0.5 place de stationnement par suite secondaire et suite de Jardin Lorsqu'une unité d'habitation accessoire est aménagée à moins de 400 mètres d'une zone d'intensification, zones d'emploi, de corridors primaires, d'établissement postsecondaire, ou d'un corridor de transport en commun, les exigences en matière de stationnement peuvent être supprimées.

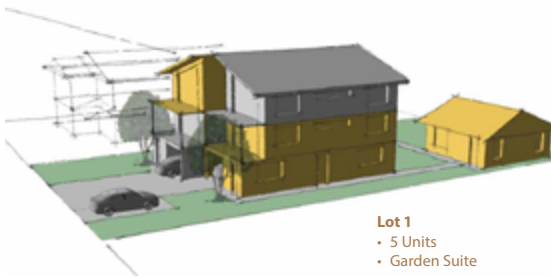
CONTEXTE DU LOT



Zone résidentielle immeubles d'habitation bas (RL)

Réforme des règlements de zonage

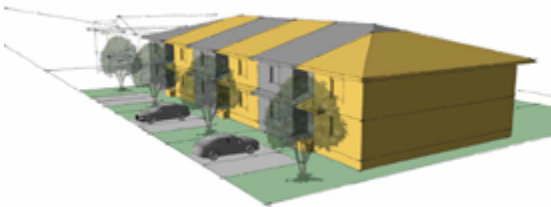
POTENTIAL LOT CONFIGURATION



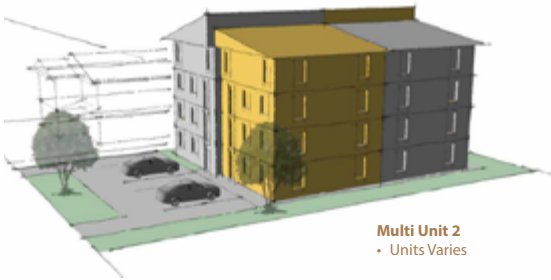
Lot 1
 • 5 Units
 • Garden Suite



Lot 2
 • 6 Units
 • Secondary Suite



Multi Unit 1
 • 6 Units
 • Townhouse



Multi Unit 2
 • Units Varies



Multi Unit 3
 • Units Varies
 • Apartment

ZONE DESCRIPTION

The Mid-Rise Residential (RM) Zone typically accommodates a range of serviced mid-rise and medium density residential development in the form of townhouses, multiple unit dwellings, apartments, and condominiums.

The Mid-Rise Residential (RM) Zone is intended for land inside the Primary Development Area that is designated Low to Medium Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RM.

A minimum height standard of two storeys is required for new residential development.

ZONE STANDARDS

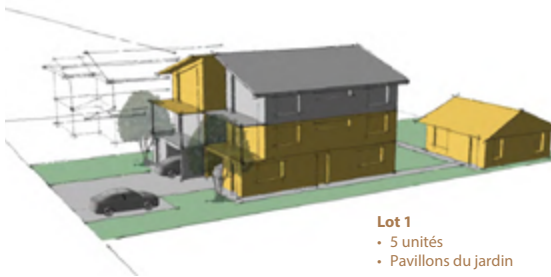
Minimum Lot Area	225 square metres
Minimum Lot Frontage	5-15 metres
Minimum Lot Depth	25 metres
Minimum Front Yard	4.5 metres
Minimum Rear Yard	6 metres
Minimum Side Yard	3 metres
	1m extra per storey
Minimum/Maximum Building Height	2 Storeys minimum 6 Storeys maximum
Maximum Lot Occupancy	60%
Parking	1 stall per primary unit 0.5 stall per secondary and garden suites

LOT CONTEXT

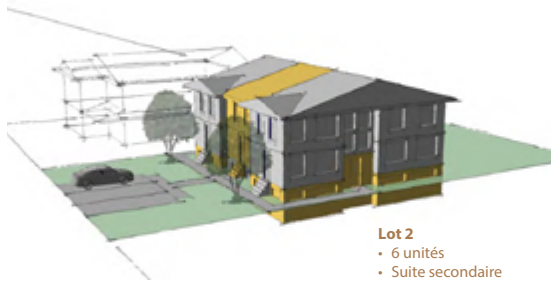


Low-Rise Residential (RM) Zone
 Zoning By-law Reform

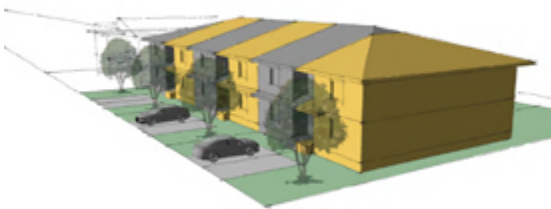
LA CONFIGURATION POTENTIELLE DU TERRAIN



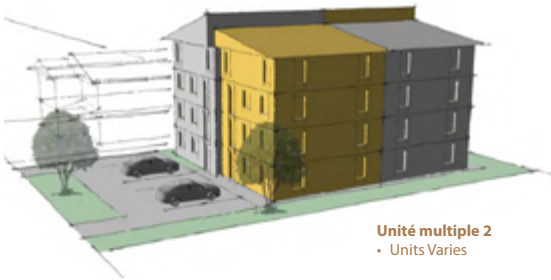
Lot 1
 • 5 unités
 • Pavillons du jardin



Lot 2
 • 6 unités
 • Suite secondaire



Unité multiple 1
 • 6 unités
 • Maisons en rangée



Unité multiple 2
 • Units Varies



Unité multiple 3
 • Units Varies
 • Des appartements

DESCRIPTION DE LA ZONE

La zone résidentielle - immeubles de hauteur moyenne (RM) accueille généralement une gamme d'habitations résidentielles de moyenne hauteur et de moyenne densité, sous forme de maisons de ville, d'immeuble à multiple logement, d'appartements et de condominiums.

La zone résidentielle - immeuble d'habitation de hauteur moyenne (RM) est destinée aux terrains situés à l'intérieur de la zone de développement principale qui est désignée comme une zone résidentielle de faible à moyenne densité ou une zone résidentielle stable. Toutefois, les terrains situés dans d'autres zones appropriées peuvent être RM.

Une hauteur minimale de deux étages est exigée pour les nouvelles constructions résidentielles.

NORMES DE ZONES

Surface minimale du terrain	225 mètres carrés
Frontage minimum du terrain	5-15 mètres
Profondeur minimale du terrain	25 mètres
Cour avant minimale	4.5 mètres
Cour arrière minimale	6 mètres
Cour latérale minimale	3 mètres
	1m supplément par étage
Hauteur minimale/maximale du bâtiment	2 étages minimale 6 étages maximale
Occupation maximale du terrain	60%
Stationnement	1 places de stationnement par unité primaire 0.5 place de parking par suite secondaire et pavillons du Jardin

CONTEXTE DU LOT



Zone résidentielle - immeubles d'habitation de hauteur moyenne (RM) Réforme des règlements de zonage



Appendix C – Presentation Slide Deck (November 7, 2024)



Zoning Bylaw Reform

Open House

November 7, 2024

Agenda



6:00pm - Welcome

6:30pm - City Staff and Stantec Presentation

7:00pm Q&A Session

Comments and Feedback Welcome

The Housing Accelerator Fund (HAF)



The Government of Canada introduced HAF to assist local governments in making transformative changes aimed at increasing the housing supply.

- Building new housing
- Reducing Red Tape
- Expanding housing diversity

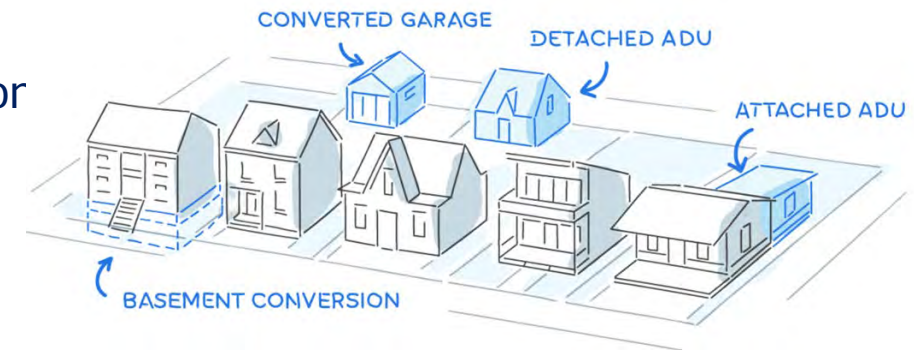


What changes are being proposed?



Five Main Goals:

- 1) Consolidating low density zones One-Unit (R1), Two-Unit (R2), Suburban Residential (RSS), and Low Rise (RL) into a comprehensive zone to allow up to four (4) dwelling units on every lot.
- 2) Increasing the allowed number of units per lot to 6 units in Intensification Areas
- 3) Increase density along key roadway corridors and in post-secondary educational neighborhoods.
- 4) Revise Mid-Rise Residential zone standards to allow for heights up to 6 stories.
- 5) Increasing options for the development of Accessory Dwelling Units (secondary suites and garden suites).

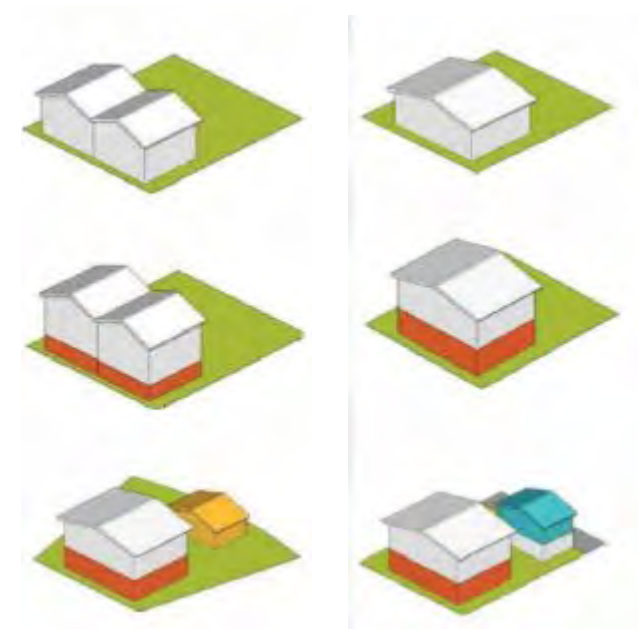


Streamlining Development



Streamlining the development process benefits residents and developers by:

- **Enabling the creation of inclusive, affordable, and diverse housing options**
- **Providing a greater variety of housing types and choice for residents**
- **Provides increased clarity on what can be built in their neighborhoods**
- **Red tape reduction by reducing the need for rezoning for low-rise residential and section 59 conditions**



Consolidated Low-Rise Zone (4 units)



EXISTING ZONES	PROPOSED CHANGES
One-Unit (R1)	Consolidated into Low-Rise Residential Zone
Two-Unit (R2)	
Low-Rise Residential (RL)	
Mid-Rise Residential (RM) (up to 4 storeys)	Increasing building height to 6 storeys

Other Bylaw Changes



Parking:

- Changes to requirement for Secondary Suites and Garden Suites
- Decrease in Affordable Unit parking requirements

Amenity Space

(for developments with six or more units)

- New size requirements for private and common amenity space
- Better direction on types of amenity space
- Requirements for design of amenity space

Landscaping:

- New requirements for residential landscaping (for new development)
 - Trees required at development stage
 - Landscaping required between low-rise and mid-rise developments (buffering for example)

Site Design:

- Requirements for entrance design
- Requirements for lighting
- Requirements for pedestrian connectivity to sidewalk

PUBLIC ENGAGEMENT



~~Kick-Off Open House: October 2024~~

~~Shape Your City Launch: October 2024~~

Planning Advisory Committee: November 26, 2024

Common Council Public Hearing: December 16, 2024



Zoning By-law Reform

NOVEMBER 7, 2024



Image source: Stantec



Zoning By-law Reform Open House

1. Who we are (Stantec)?
2. Our role
3. Details



Stantec Moment

Where is the closest AED machine?





1

Who are we?



**With every
community,
we redefine
what's possible**



Who are we?



WITH EVERY COMMUNITY, WE REDEFINE WHAT'S POSSIBLE

1954
FOUNDED

400+
OFFICES AROUND
THE WORLD

900+
AWARDS

31,000+
EMPLOEES

Saint John, Moncton,
Fredericton
LOCAL PRESENCE



Where we are

We connect to projects on a personal level and advance quality of life across the globe

STN

Traded on
NYSE & TSX

31,000

Employees
Globally

450

Locations
Worldwide





2

Our role



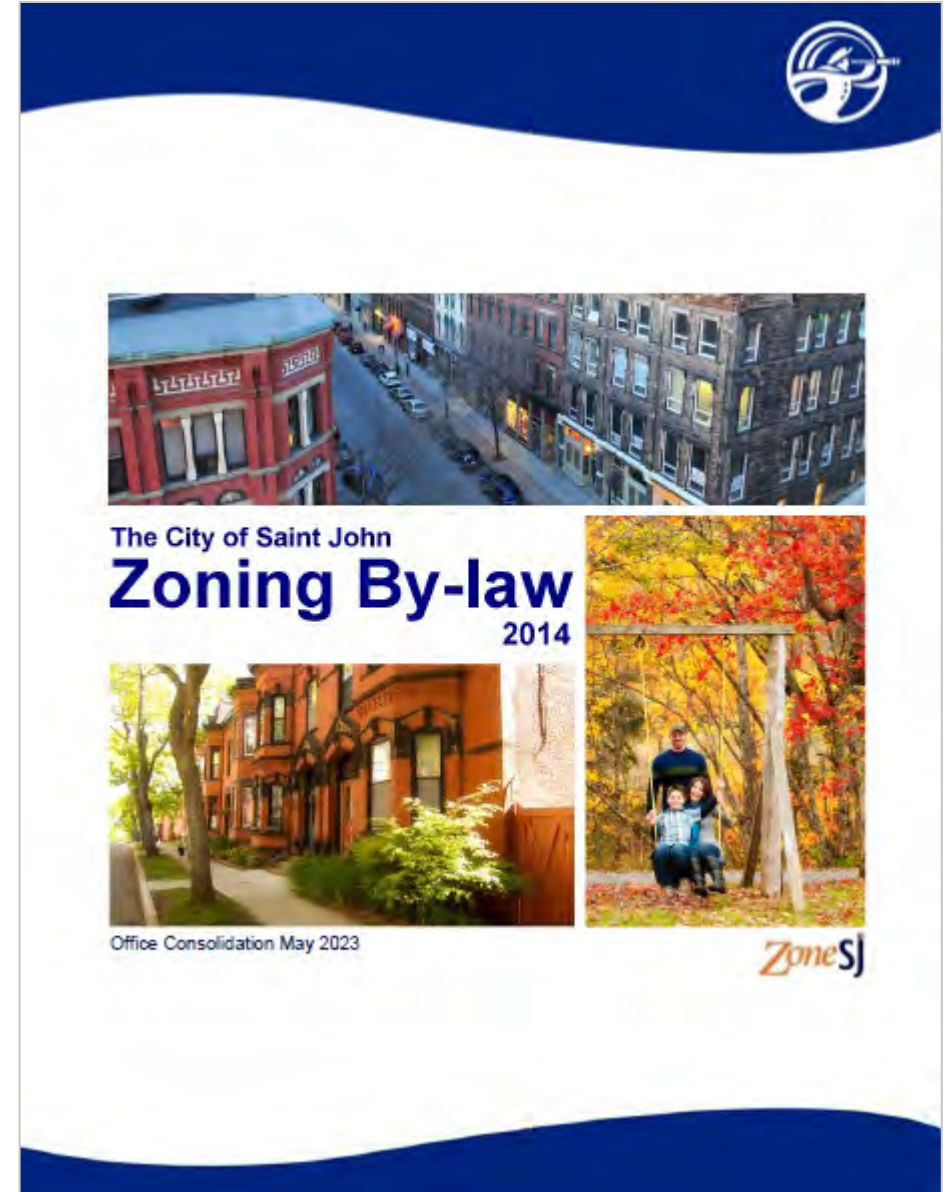
Helping the City Implement the Reform Process

Zoning By-Law

- Regulations by municipalities/local governments (e.g. City of Saint John's Zoning) for land development and use.
- **Regulations Include:**
 - Land use types
 - Building types allowed
 - Development density
 - Building heights
 - Setbacks from property lines
 - Other urban planning factors

Zoning By-law **Reform**

- Changes or updates to existing zoning regulations to help the city as it grows and changes.
- **Purpose:**
 - Address current urban planning needs
 - Promote sustainable development
 - Increase housing availability
 - Adapt to community growth and changes





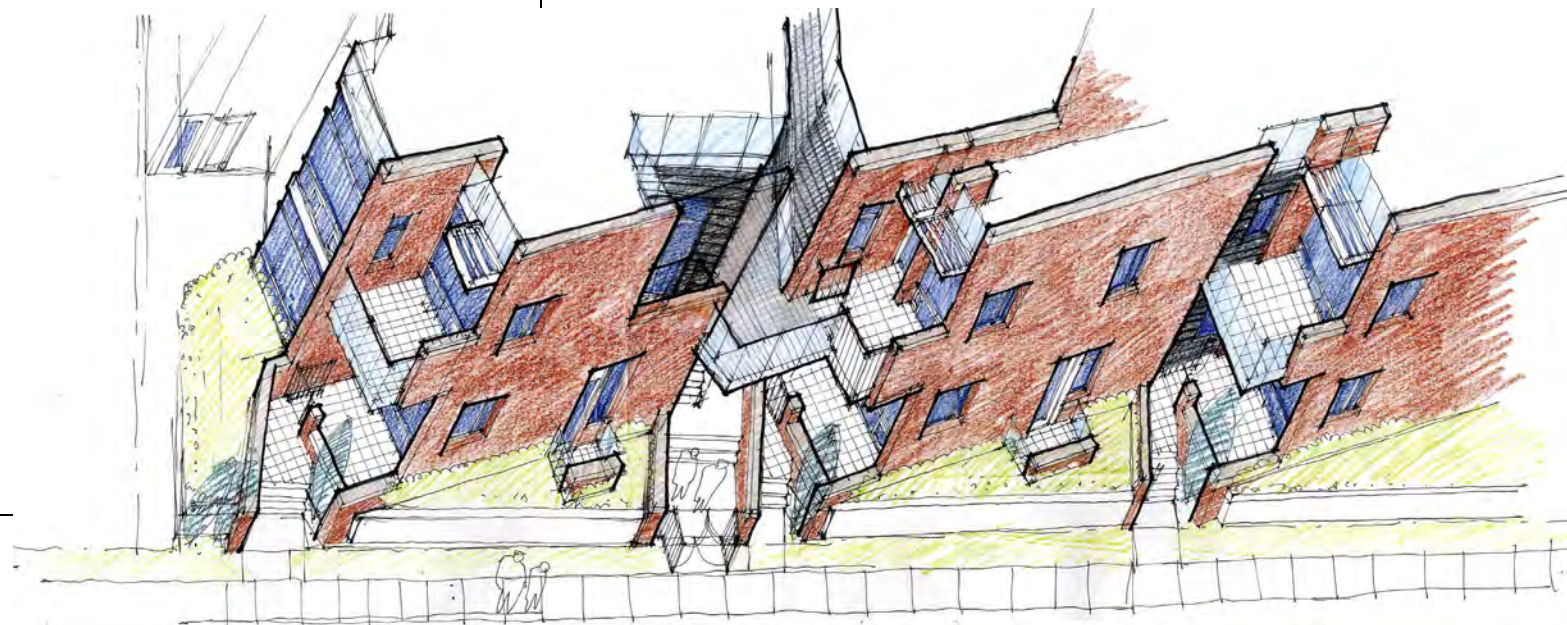
Helping the City Implement the Reform Process

What are other cities doing?

- Residential density, building heights, etc.
- Lot sizes and setbacks
- Landscaping and amenity areas
- Parking

Which cities did we look at?

- Halifax Regional Municipality
- Edmonton
- Calgary
- Kitchener
- Hamilton
- Others too!





What did we find?

- We need more housing options
- Various approaches
- No one size fits all solution
- Observations:
 - **4 units** are observed in all cities as per the HAF requirements.
 - Most cities permit up to **6 units** in strategic areas to meet housing needs.
 - Small lot sizes and reduced setbacks.
 - Generally, 3-6 storeys in height.
 - Reduced parking requirements.
 - Providing additional density with garden suites and accessory dwelling units.





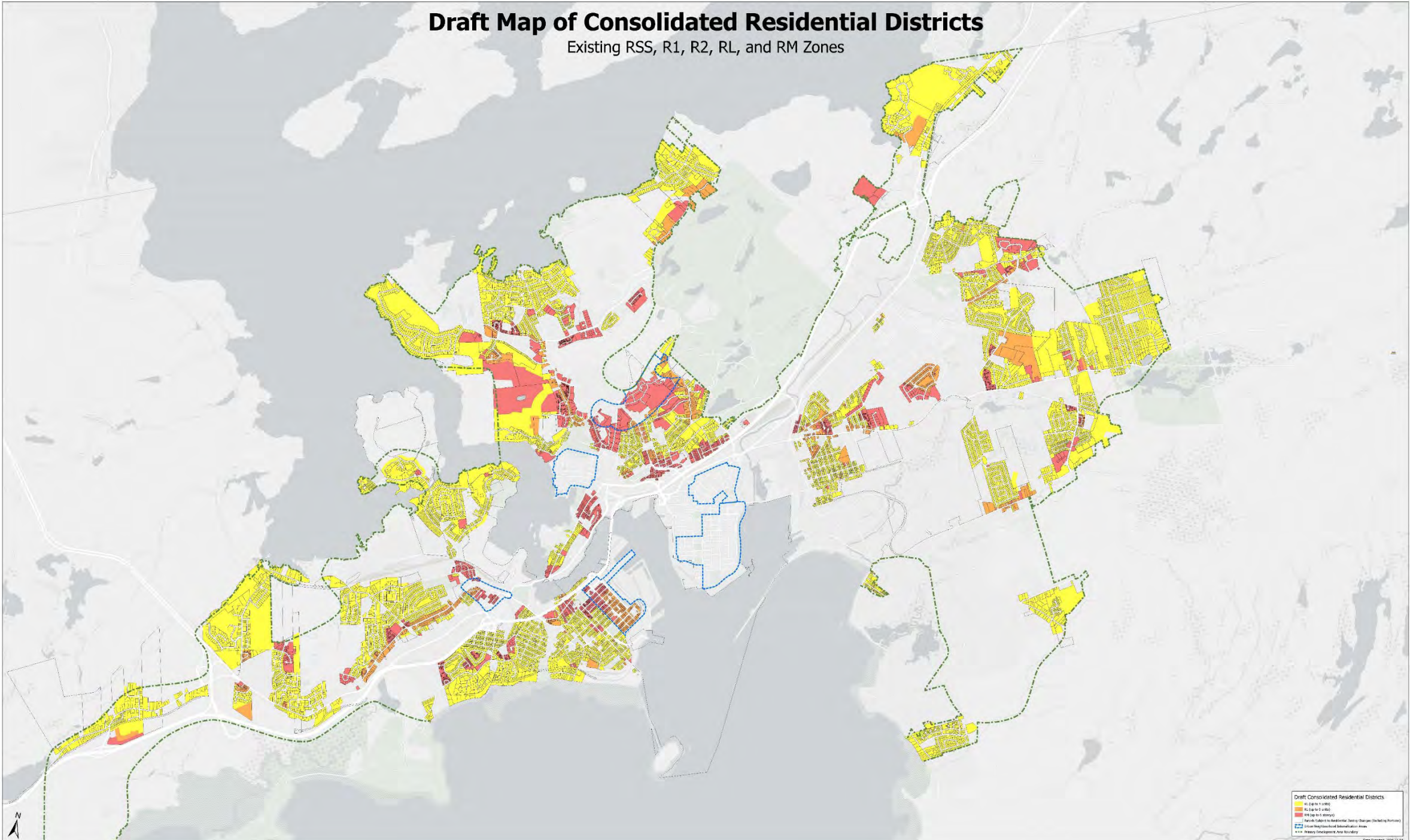
3

Details of the changes



Draft Map of Consolidated Residential Districts

Existing RSS, R1, R2, RL, and RM Zones



Draft Consolidated Residential Districts

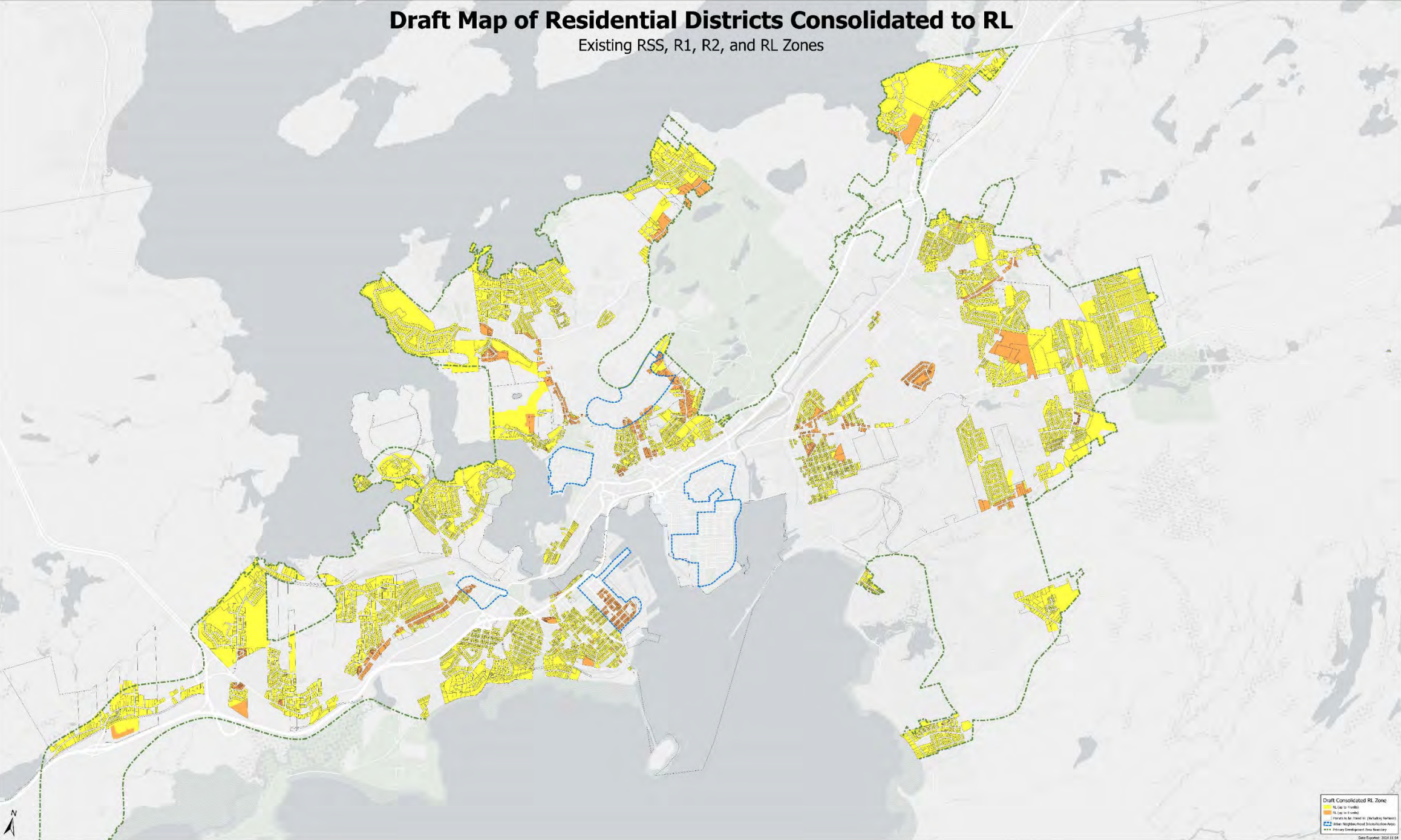
- Existing RSS
- Existing R1
- Existing R2
- Existing RL
- Existing RM
- Future Subject to Reallocation (Pending Further)
- Urban Growth/Development Administration Areas
- Urban Development Area Boundary

Map Document: 2024.11.04



Draft Map of Residential Districts Consolidated to RL

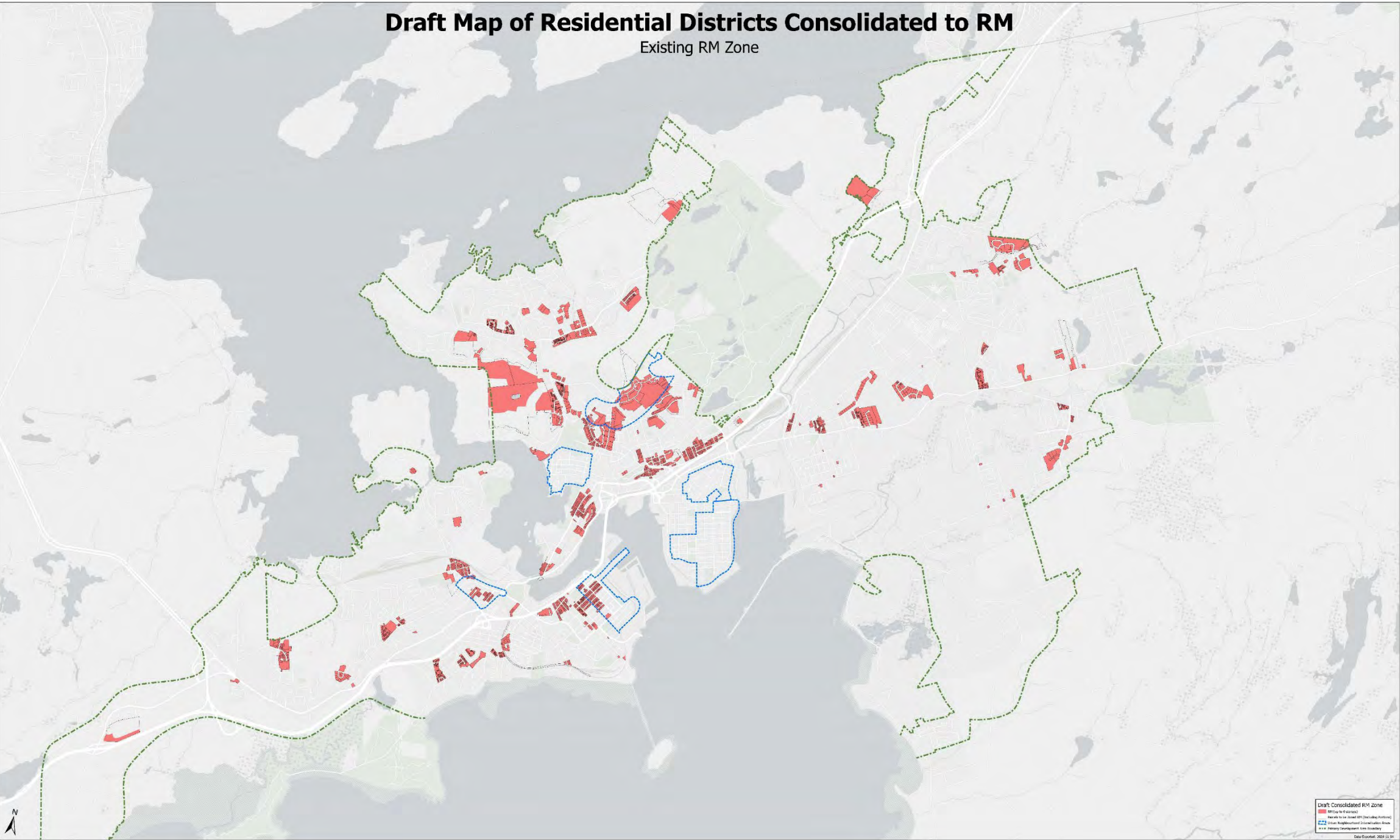
Existing RSS, R1, R2, and RL Zones





Draft Map of Residential Districts Consolidated to RM

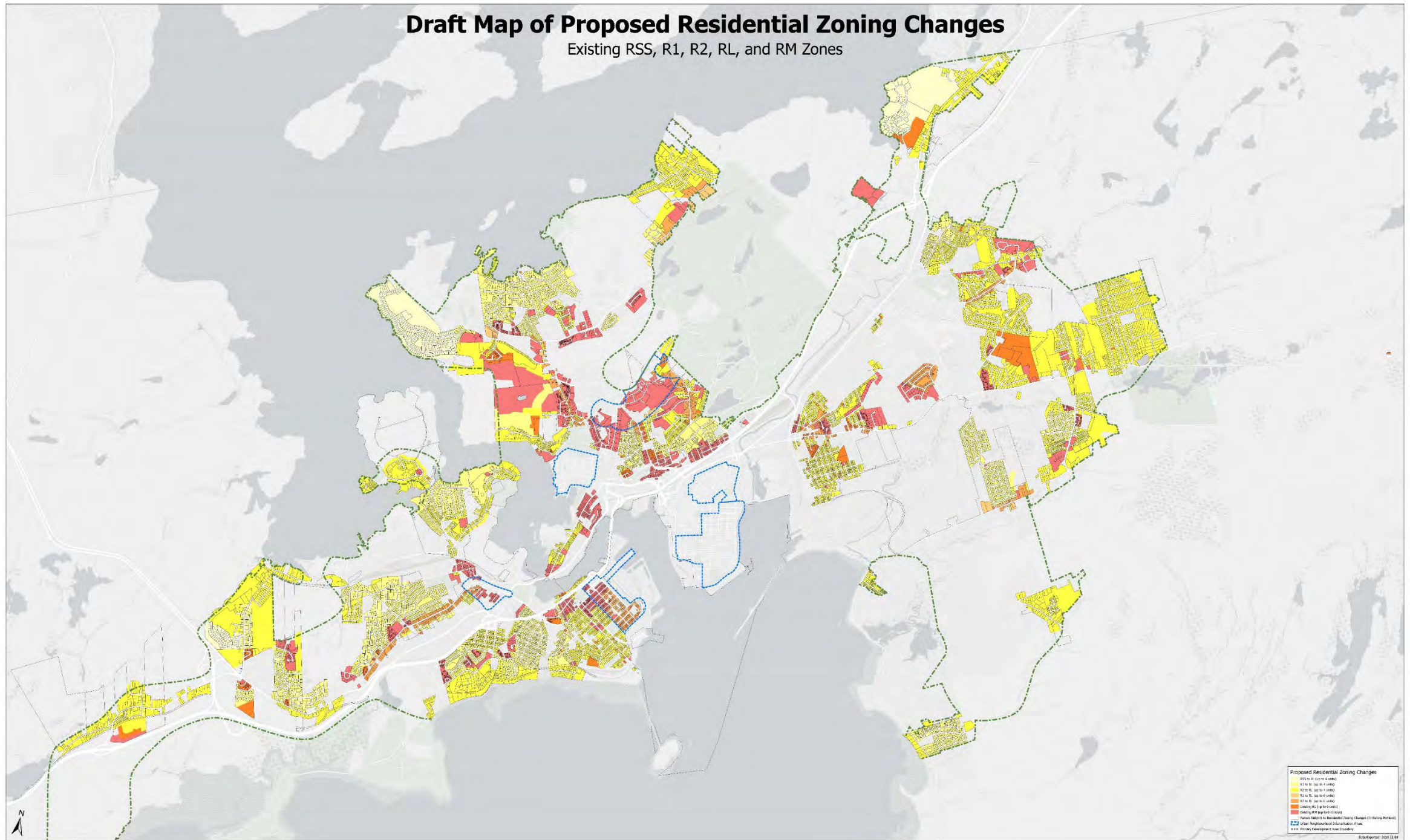
Existing RM Zone





Draft Map of Proposed Residential Zoning Changes

Existing RSS, R1, R2, RL, and RM Zones





Understanding Gentle Density and Missing Middle Housing

Gentle Density Housing

- Gradual increase in residential density.
- Enhances urban environments without altering neighborhood character.
- Integrates new housing while respecting community aesthetics.
- Balances growth and livability.

Missing Middle Housing

- Ground-oriented housing types between single-detached homes and mid-rise apartments.
- Includes garden suites, secondary suites, townhomes, duplexes, triplexes, and fourplexes.
- Direct ground floor access.

Common Housing Types

- Duplexes/Triplexes: Multi-unit buildings with 2-3 units.
- Fourplexes: Buildings with 4 units.
- Townhouses: Multi-story homes sharing walls.
- Low-rise Apartments: Small buildings with <4 stories.
- Courtyard Buildings: Units around a shared space.
- Accessory Dwelling Units (ADUs): Secondary units on the same property.
- Back Yard/Garden Suites: Detached units in backyards.

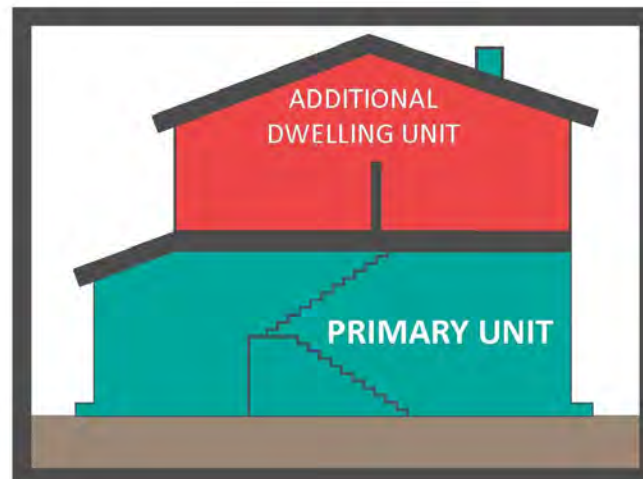
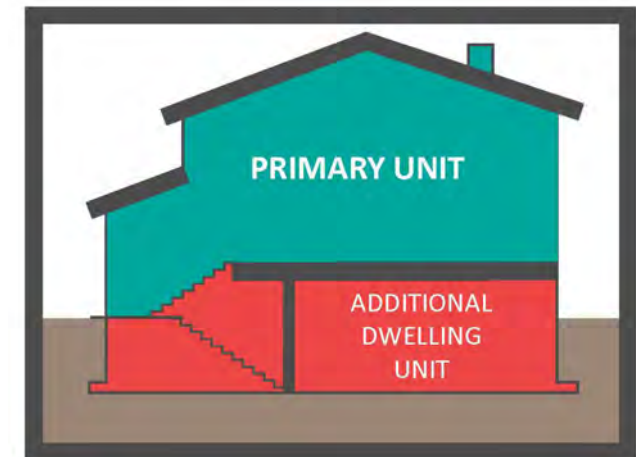
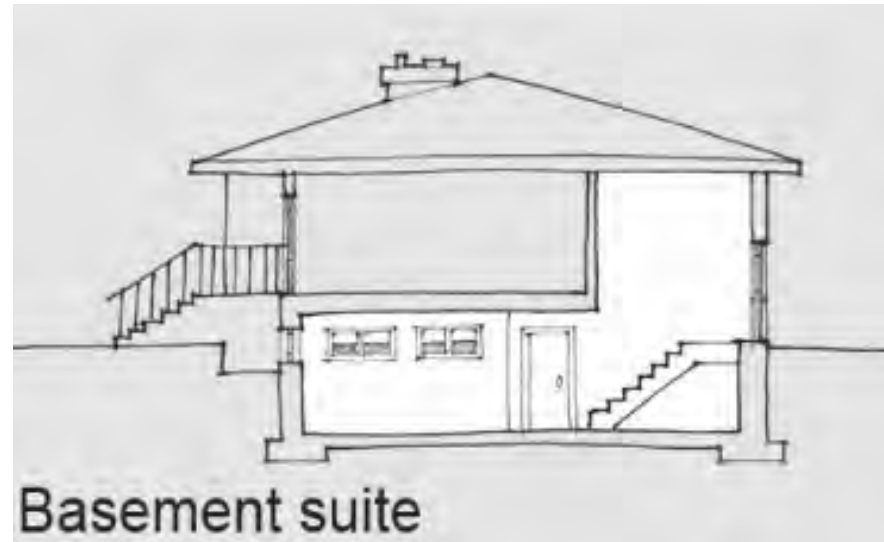




Typologies

Secondary Suites

A secondary suite is an additional dwelling unit within the primary residence.

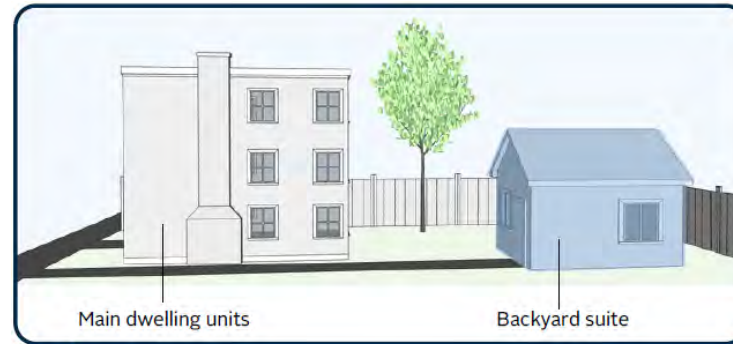




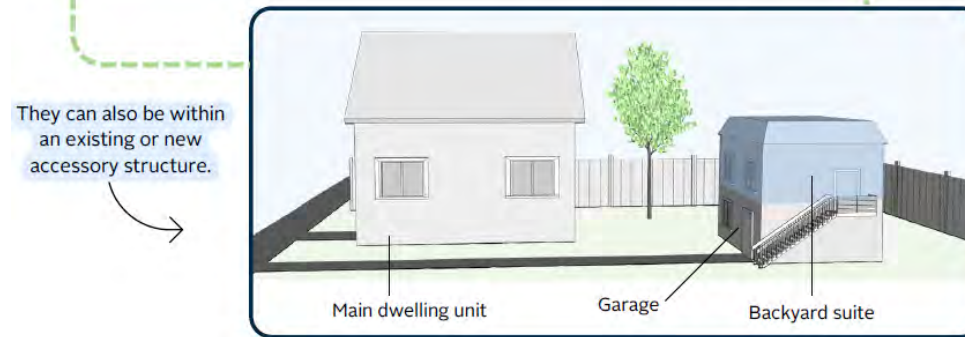
Typologies

Garden Suites / Backyard Suites

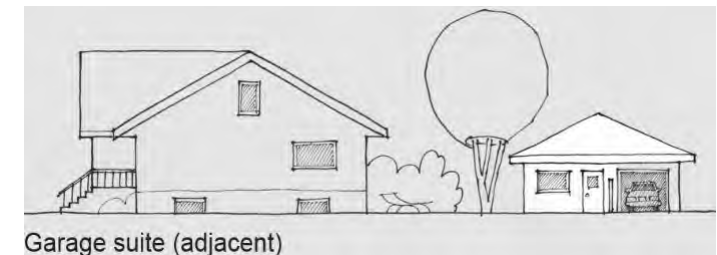
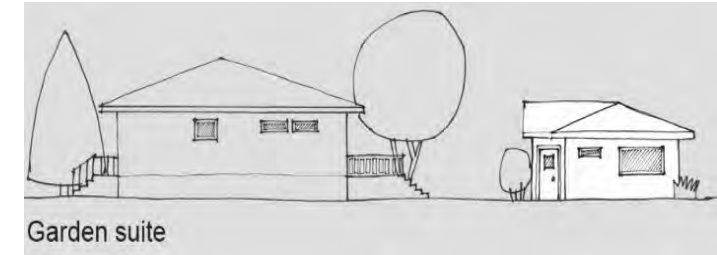
A Garden Suites / Backyard Suites is an additional dwelling unit within the primary residence's lot.



Backyard suites can be their own accessory structure.



They can also be within an existing or new accessory structure.





Why a minimum of **four** dwelling units?

- **More Housing:** Increases supply and options.
- **Affordable:** Helps stabilize prices.
- **Efficient Land Use:** Reduces sprawl, better use of resources.
- **Diverse Communities:** Encourages inclusivity.
- **Supports Local Business & Transit:** Boosts economy and public transport.
- **Flexible for Owners:** More development options.
- **Urban Planning:** Promotes sustainable, walkable neighborhoods.

ONE FAMILY RESIDENCE

ONE PRIMARY DWELLING



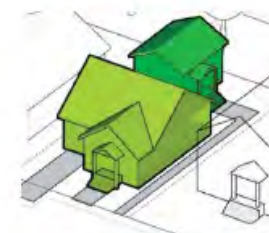
1 DWELLING

+ 1 SECONDARY SUITE



2 DWELLINGS

+ 1 DETACHED ACCESSORY DWELLING UNIT



2 DWELLINGS

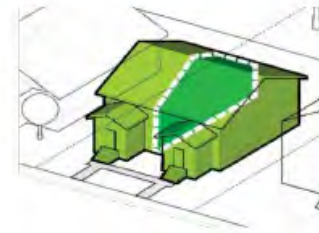
+ 1 SECONDARY SUITE & 1-2 DETACHED ACCESSORY DWELLING UNITS



3-4 DWELLINGS

TWO FAMILY RESIDENCE

TWO PRIMARY DWELLINGS



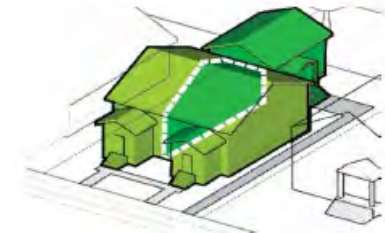
2 DWELLINGS

+ 1 SECONDARY SUITE, PER DWELLING



3-4 DWELLINGS

+ 1 DETACHED ACCESSORY DWELLING UNIT PER PRIMARY DWELLING



3-4 DWELLINGS

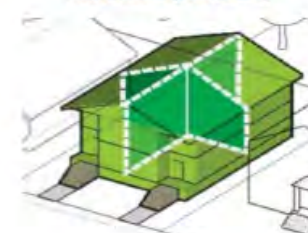
OTHER CONFIGURATIONS

TOWNHOUSE (TRIPLEX)



3 DWELLINGS

TOWNHOUSE (FOURPLEX)



4 DWELLINGS



Implementing **four** dwelling units

More Housing

- Increases Supply and Options: The new RL zone allows up to six units per lot in Urban Neighbourhood Intensification Areas, compared to the previous one-unit or two-unit limits.

Affordable

- Helps Stabilize Prices: By permitting smaller lot sizes (e.g., 225 square metres for one-unit dwellings, down from 550 square metres), the new standards aim to increase the availability of affordable housing options.

Efficient Land Use

- Reduces Sprawl, Better Use of Resources: The RL zone's new provisions encourage denser development, with minimum lot frontages reduced to 7.5 metres from 18 metres for interior lots.

Diverse Communities

- Encourages Inclusivity: The RM zone now allows for building heights up to six storeys, fostering a mix of housing types and promoting diverse community structures.



Lot 3
• 4 Units
• Semi detached
• Secondary Suites

Flexible for Owners

- More Development Options: The RL zone has relaxed requirements, such as reducing the minimum lot area for multiple dwellings from 690 square metres to 75 square metres, allowing for more flexible development.

Urban Planning

- Promotes Sustainable, Walkable Neighborhoods: The new standards emphasize walkability with reduced minimum front yard requirements (from 6 metres to 4.5 metres) and the introduction of garden suites with fewer restrictions.



Why a minimum of **six** units in **some areas**?

- **More Housing:** Addresses shortages and offers diverse options.
- **Affordable:** Economies of scale lower costs and mitigate rising prices.
- **Efficient Land Use:** Higher density reduces sprawl and maximizes infrastructure.
- **Sustainable Growth:** Reduces environmental impact and improves energy efficiency.
- **Economic & Social Benefits:** Boosts local businesses and fosters diverse communities.
- **Predictability:** Streamlines development and encourages small-scale projects.
- **Urban Planning:** Supports urban renewal and efficient public transit investment.

POTENTIAL LOT CONFIGURATION



- Lot 1
- 5 Units
 - Garden Suite

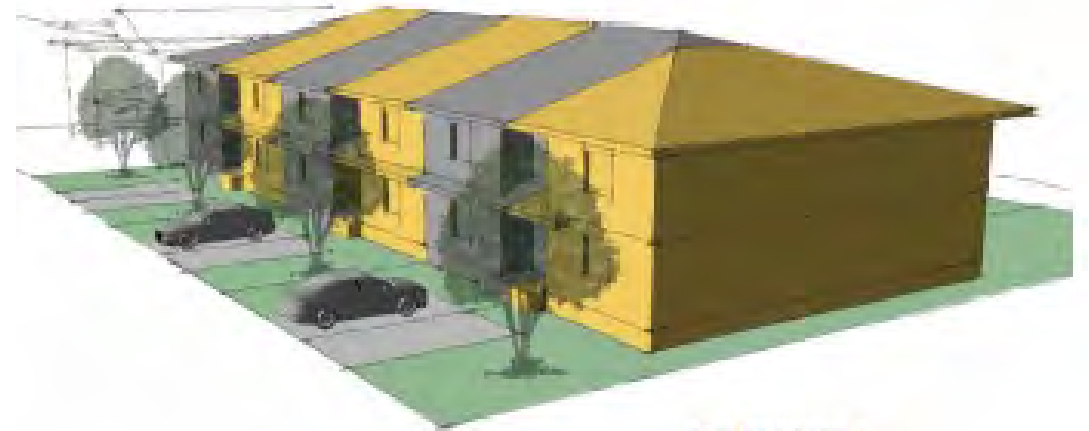


- Lot 2
- 6 units
 - Secondary Suite



Implementing **six** dwelling units

- **More Housing:** Increases supply and options.
- **Affordable:** Helps stabilize prices.
- **Efficient Land Use:** Reduces sprawl, better use of resources.
- **Diverse Communities:** Encourages inclusivity.
- **Supports Local Business & Transit:** Boosts economy and public transport.
- **Flexible for Owners:** More development options.
- **Urban Planning:** Promotes sustainable, walkable neighborhoods.



Multi Unit 1
• 6 Units
• Townhouse



Lot 6
• 6 Units
• Multi family
• Basement Secondary Suites



Comparison of Residential RL, RL in Intensification Areas, and RM Zones

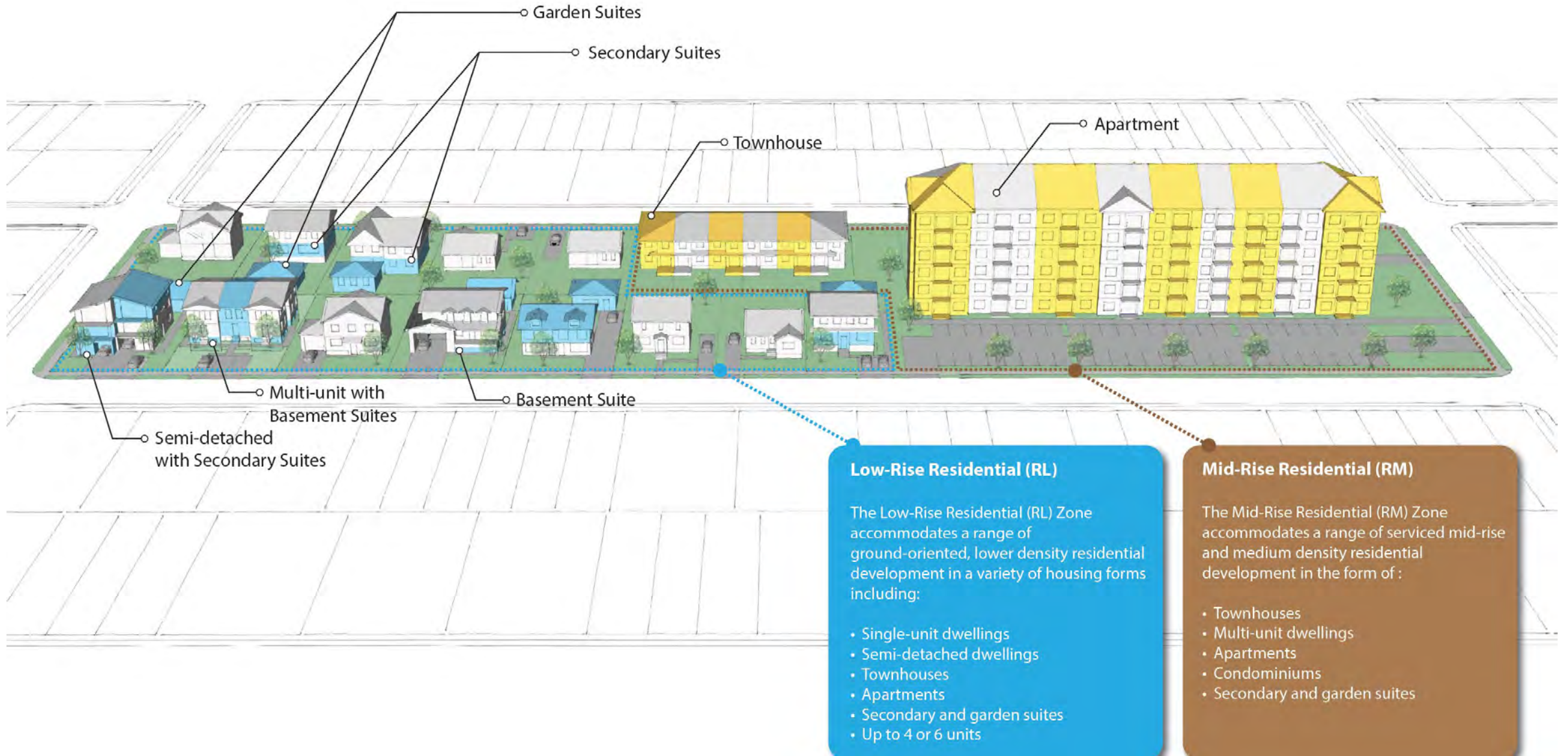
RL ZONE	RL ZONE - INTENSIFICATION AREAS	RM ZONE
4 units as of right	6 units as of right	Higher density permitted
One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling – 225 sq.m	One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling – 225 sq.m	One-Unit Dwelling, Two-Unit Dwelling, or Semi-Detached Dwelling – 225 sq.m
Multiple Dwelling/Cluster Townhouse, per unit – 75 sq.m	Multiple Dwelling/Cluster Townhouse, per unit – 75 sq.m	Multiple Dwelling/Cluster Townhouse, per unit – 75 sq.m
Townhouse Dwelling for each Dwelling Unit therein – 140 sq.m	Townhouse Dwelling for each Dwelling Unit therein – 140 sq.m	Townhouse Dwelling for each Dwelling Unit therein – 140 sq.m
Up to 3 stories	Up to 3 stories	Up to 6 stories
Residential	Residential with limited home occupation	Residential with limited home occupation



Comparison of Residential RL, RL in Intensification Areas, and RM Zones

RL ZONE	RL ZONE - INTENSIFICATION AREAS	RM ZONE
Low to medium density	Low to medium density	Medium to high density
Parking 1 spot per unit (tandem parking permitted)	Parking reductions of 50% for creation of affordable units	Parking variances may be considered subject to submission of a parking study.
Parking reductions of 50% for creation of affordable units	Exemption: Parking for a Secondary Suite or Garden Suite within 400 metres of Intensification Areas, Employment Areas, Primary Corridors, Post- Secondary Institute, or transit route.	Parking reductions of 50% for creation of affordable units
No amenity space requirements	Minimum amenity space of 7.5 square metres for each dwelling unit involving six or more dwelling units.	Minimum amenity space of 7.5 square metres for each dwelling unit involving six or more dwelling units.
Lot occupancy 60%	Lot occupancy 60%	Lot occupancy 60%

Overall development goal





Thank you





Design with community in mind

From: [Rick Turner](#)
To: [SJ Community Planning](#)
Cc: Regarding "Shape Your City Initiative"
Subject: November 20, 2024 9:01:57 AM
Date: [image001.png](#)
Attachments:

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Attention: The City Zoning By-law Reform Team Staff,

I am pleased to respond to your request for comments regarding the zoning initiative proposal presently under consideration. The City Zoning By-law Reform proposed can have some far-reaching positive impacts toward easing the housing crisis we are facing. I fully support the initiative.

The proposed zoning changes will open doors all over our city. Density increases to allow more use of secondary suites and other housing types, creates opportunities not readily available at present. One example is it will streamline the process to allow owners or small investors to renovate large single-family homes to house additional families. Many of the conversions can be relatively inexpensive to do, therefore producing affordable rental units. This will allow many residents to join in and be part of the housing solution that otherwise they would not likely be able to participate in.

The key to the housing crisis, rental or ownership, is not just building. We must get to a stage of over-building to really get rental rates and prices under control. Eventually over-building will stabilize prices or reduce them. The proposed reform package can help us achieve this over time.

These changes may cause push back from some residents, but we must remind ourselves there are cases where it can improve our community overall. In my view there are three things that, collectively, we should not overlook in so far as how the zoning initiative might positively impact people in the following situations:

1. The housing crisis has made it nearly impossible for our younger residents to purchase a home, something previous generations worked to achieve and generally succeeded.
2. Rental rates have soared, making daily life difficult for renters of all ages, some faced with eviction.
3. We must do as much as we can to curb homelessness, which has a negative impact on our communities at large. A possible outcome over time would be a reduction in the homeless population. A positive outcome for our community overall.

We need to pull out all stops to reverse these situations. More units of all types can eventually result in a buyers' market for purchasers and renters.

Please include my comments in your submission to the Planning Advisory Committee and Council at the appropriate time.

Respectfully submitted,
Canterbury Developments Ltd.

A handwritten signature in black ink, appearing to read "Rick Turner". The signature is written in a cursive style with a prominent initial "R".

Rick Turner

From: [Ali Farahani](#)
To: [SJ Community Planning](#)
Subject: Developer in Support of Residential Zone intensification
Date: November 19, 2024 4:09:39 PM

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Good afternoon,

As a multi-family developer, I want to write to indicate my full support for the recent proposed increased intensification. This is not only a good idea but much needed improvement in land utilization. Ultimately this is another arrow in the quiver required to address our housing crisis.

Great vision and best to all for implementation!

--

Best regards,
Ali Farahani
Principal
Building Prosperity Inc

From: [Mario Jones](#)
To: [SJ Community Planning](#); [Mattson, Yeva](#)
Subject: Support for Zoning By-law Reform
Date: November 19, 2024 10:17:14 AM

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Hi Ms Mattson,

I was reading through the [Zoning By-law Reform](#) page and wanted to offer words of support.

I'm one of the resident doctors here in SJ and this initiative is huge from a health policy front. I can't emphasise enough how important "missing middle" communities are for the health of the population, and in ways that most folks don't realise.

In clinic, I try to mitigate the effects of loneliness and a (completely) sedentary lifestyle. So many folks who don't leave their apartments because there's no sense of community; or who never walk because their lives are completely car-dependent; or who never walk because wide streets make it unsafe to cross, there are no shops to walk to (for groceries, coffee, etc), or there are only parking lots around them and the place seems desolate.

I'll find myself bargaining to say "can you walk to the convenience store once a week, just to get milk" because often that is a more transformative intervention than any medication that I can prescribe.

All this is to say you're doing the good work. From a health policy standpoint walkable communities with street-level store fronts, curb extensions/ neckdowns, multi-use (residential, retail, commercial) buildings, and gentle densification are all more important than me asking someone to change from butter to Becel.

Would be happy to cover this topic more with your team if you see a need.

Many thanks!
Mario Jones

From: [Andrew baskin](#)
To: [SJ Community Planning](#)
Subject: Shape your city approval
Date: November 18, 2024 5:06:38 AM

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Hello SJ Community plan,

I want to pass along support that 1-2 family areas may be able to get up to 4 units, without rezoning & agree to higher densities.

I think it's the only way to make the numbers work and help the housing situation, while simultaneously being infill for the city and to curb sprawl.

This helps the city with cost of services per capita dropping down by being more concentrated & not cause any extra strain on snow plowing, road maintenance etc on the infill sites while simultaneously getting additional tax revenue from higher assessment with properties with additions.

Cutting red tape on the zoning is a big one that'll save time and allow someone to get a permit and simplify the process. It's wonderful.

Andrew Baskin, REALTOR®
Coldwell Banker
A.C. Baskin Investments Inc.

From: [Daniel Houghton](#)
To: [SJ Community Planning](#)
Subject: Support In-Favour - Saint John's Zoning By-Law Reform
Date: November 8, 2024 2:31:26 PM

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Hi there,

I support the City of Saint John's proposed Zoning By-Law Reform. The initiative to address "missing middle" housing and the revisions to the Mid-Rise Residential (RM) zone standards are commendable. These reforms will create a more vibrant, equitable, and resilient Saint John.

Respectfully submitted,

--

Daniel Houghton, P.Eng
Founder & CEO
Engineering by Houghton

From: [Smith, Carrie](#)
To: [SJ Community Planning](#)
Subject: Fw: Zoning By-Law Reform - Millidgeville Estates Subdivision
Date: October 29, 2024 4:40:20 PM

Sincerely,

Carrie Smith BSc., PMP, C.E.T., PTech

Project Manager (Temp), Housing Accelerator Project / Gestionnaire de projet (temporaire),
Projet d'accélérateur de logement

Growth and Community Services / Service de la Croissance et de la Communauté

City of Saint John / La Ville de Saint John

Office / Bureau: (506) 658-4455

Cell / Cellulaire: (506) 721-1118

[Website](#) | [Facebook](#) | [X](#) | [Instagram](#)



From: Ron Watters
Sent: Tuesday, October 29, 2024 3:39 PM
To: McIntyre, Taylor <Taylor.McIntyre@saintjohn.ca>
Cc: Mattson, Yeva <Yeva.Mattson@saintjohn.ca>; Smith, Carrie <carrie.smith@saintjohn.ca>
Subject: Zoning By-Law Reform - Millidgeville Estates Subdivision

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Taylor and team,

I happened upon the SJ city website rezoning plan and was impressed to see the depth of information and level of detailed planning having gone into this. I realize you intend to host a November 7, 2024 town hall to discuss citizen concerns but I have some questions on the process that would help me understand further.

From the map, it appears that the city is intending to change entire established Millidgeville Estates subdivision from R1 to Low-Medium Residential.

- has a representative homeowner from the SD been involved in the study? If so, who?
- what are the particular parcels of land within the SD that would be used for development of row-houses, duplexes, etc? If the requirement is to open up student accommodations and in-family living, there is plenty of that going on up here without requiring a zoning change.
- given the totality of this zoning change to the subdivision, would be possible for the city to notify the 52+ residences within the SD by way of a mail-out or a group voicemail? I've talked to a few

residents and none have any idea what going on with this planning or what sessions are scheduled.

If you are able to provide me some answers I would appreciate it. Otherwise, I trust that the issues above have been considered.

Thanks,

Ron Watters

Sent from my iPhone

From: [Ron W](#)
To: [SJ Community Planning](#)
Subject: Feedback to proposed R1 Zoning Change to Millidgeville Estates
Date: October 24, 2024 9:44:14 AM

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The plan as I understand it from the information provided on the city website site, would change zoning of Millidgeville Estates (Varsity St and Craig Crescent) from R1 to the higher density Low to Medium Residential. As a resident of the area my feedback to you, is that the subdivision cannot reasonably support this new classification. The subdivision area should be zoned as a Stable Residential area.

- there is no further land available for development within the subdivision.
- lot frontages are small and support only single car driveways. The area can't support more off street parking which comes with more residents.

Please reply to this email mail and provide me a contact to address my concerns.

Thank you,
Ron

Sent from my iPhone

From: [Cassandra Savoie](#)
To: [SJ Community Planning](#)
Subject: Zoning Bylaw Reform Citizen Feedback
Date: October 15, 2024 8:38:22 PM

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Hello,

After reviewing the proposed bylaw changes online I would like to provide my feedback/questions

- I am very excited to see gentle density and missing middle housing strategies addressed by allowing up to 4 units on current R1/R2 lots without having to go through the rezoning process. There have been many midrise projects coming through which is great but I've not seen many of these smaller scale options and know through family and friends looking for options they some don't want to downsize to an apartment and some want the option of ownership and are trying to get out of an apartment but single dwelling houses are far too expensive in the current market and townhouses/duplexes sell very quickly due to limited supply of these. Additionally through experience of living with a grandparent and knowing waitlists for assisted living the option for garden suites may help citizens keep elderly family members at home longer while helping them still have a bit of their own space/privacy.

- When the bylaws are updated - if a midrise project has previously been approved under current bylaws but the project has not yet started - will they be able to increase their project to the new bylaws (expand to 6 storey height)

- I'm not sure how some of the current motels in the city are zoned but assuming some form of commercial? - For those that tend to rent long term tenants - would there be benefit for them to convert commercial motel units to low/mid rise apartments to increase housing stock in the city and if so is there any zoning changes/processes that could assist/encourage the owner to do that?

Thank you
Cassandra

From: [Graham McIntyre](#)
To: [SJ Community Planning](#); [Randell, Darren](#)
Subject: Zoning Reform - Possibility of Low Rise Single Egress Buildings
Date: October 2, 2024 12:05:04 AM

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Hi there,

Unfortunately, I wasn't able to make it to the open house, but I would have liked to have been there. One thing I am personally interested in, but I think that is also good for city planning, is single-egress building designs for low-rise residential buildings. I'm actually just starting to plan a conversion for one of the heritage buildings in uptown, and you realize that having to have double egress in a relatively small building eats up a lot of space and creates a lot of design constraints.

The other reason I've been thinking about this is because I recently moved back from Vancouver after being there for 5 years to finish training, and I saw they just passed a bill for single egress designs up to 6 stories. I also saw this is in discussion at a national level, and so thought it might be good to be ahead of the curve.

Anyway, curious about your thoughts about this! I recognize it is a bit self serving, but I think topical in the housing conversations going on today.

Thanks in advance.

Graham McIntyre