

**Small City,
Big Heart.**

**9 Austin Lane
Rezoning and Subdivison**

Common Council
December 9, 2024



PROPOSAL



Construct a 4-unit Townhouse

- Retain existing one-unit dwelling

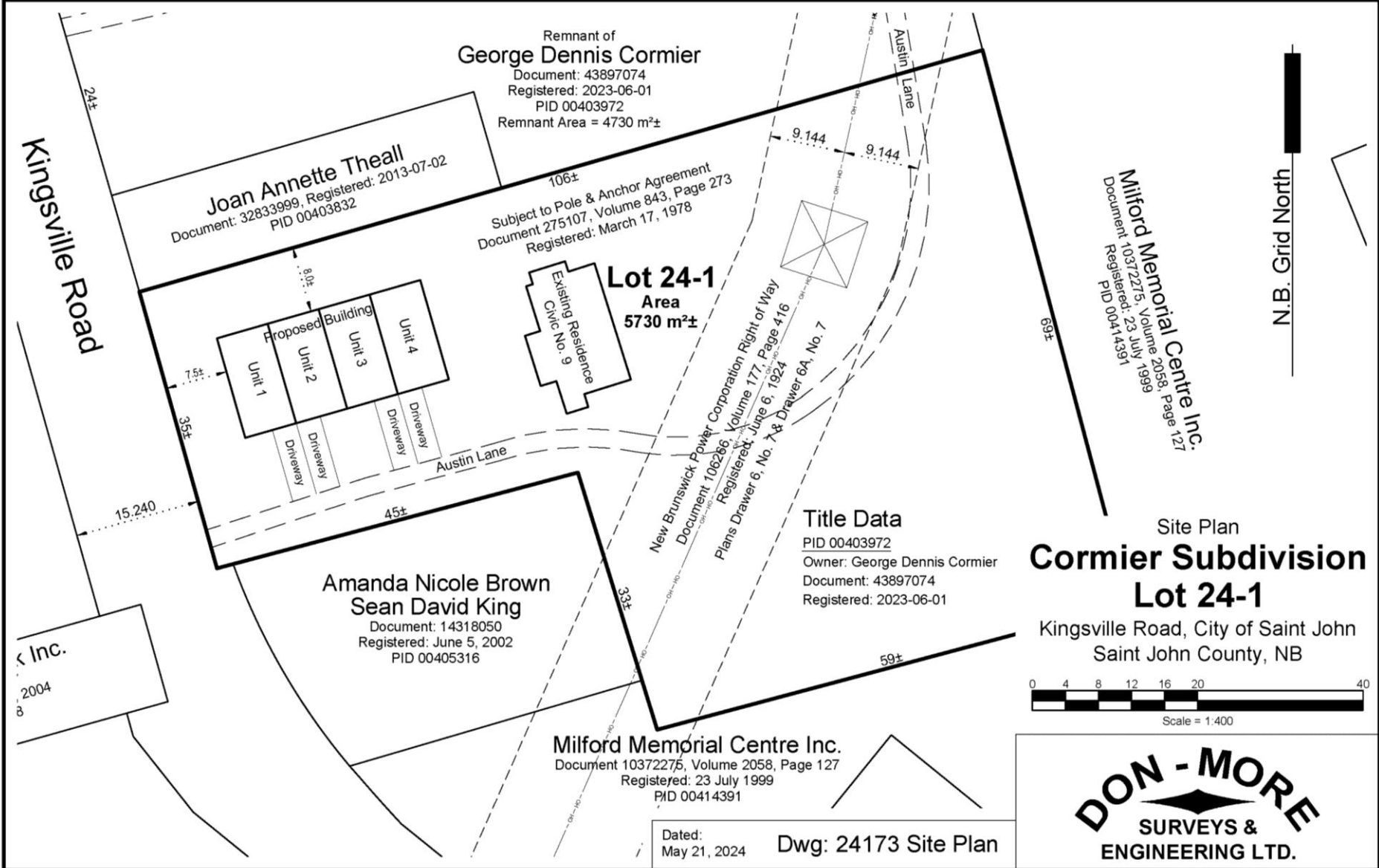
Rezoning

- Current: One-Unit Residential (R1)
- Proposed: Low-Rise Residential (RL)

Subdivision

- Council Assents

PROPOSAL



PROPOSAL



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



Exterior Elevation Front



SCALE = 1/8" = 1'-0"
11" x 17"

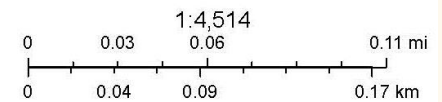
CORMIER 4 PLEX
SAINT JOHN, NB
July 8, 2024

SITE LOCATION



11/7/2024, 9:26:26 AM

 Subject Site  Property Parcels



SITE AND NEIGHBOURHOOD




SITE AND NEIGHBOURHOOD



MUNICIPAL PLAN



11/7/2024, 9:36:40 AM

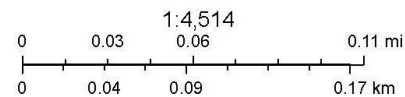
 Subject Site

 Property Parcels

 Stable Residential

Future Land Use

 Park and Natural Area



The City of Saint John, Service New Brunswick, New Brunswick Emergency Measures Organisation

GIS Viewer
(C) City of Saint John

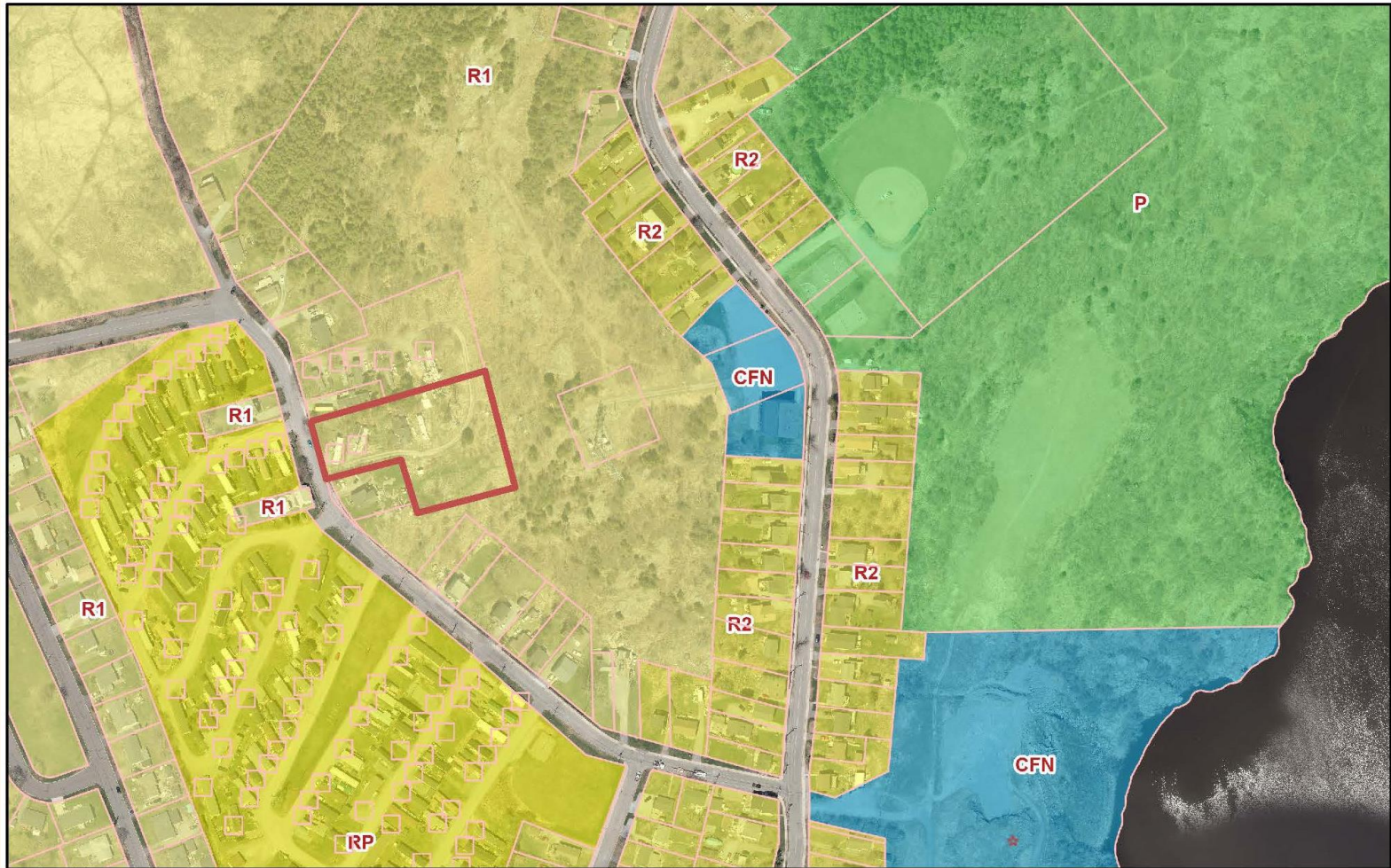
MUNICIPAL PLAN



- Stable Residential
- Intensification guided by Policy LU-88
 - Built form and density similar to surrounding neighbourhood
 - Adequacy of Servicing and Transportation
- Proposal Conforms to the Municipal Plan



ZONING



11/7/2024, 9:35:16 AM

— Subject Site

□ Property Parcels

Zoning

■ R1

■ RP

■ R2

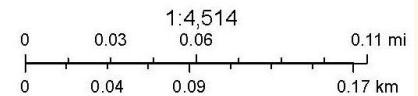
■ R1

■ CFN

■ R2

■ P

★ Conditional Zoning



The City of Saint John, Service New Brunswick, New Brunswick Emergency Measures Organisation

GIS Viewer
(C) City of Saint John

ZONING



- Rezone a 0.57-hectare parcel from One-Unit Dwelling (R1) to Low-Rise Residential (RL)
- The Proposed Development Meets the Zone Standards
- Section 59 conditions are recommended regarding:
 - Landscaping adjacent to Kingsville Road and in the front yard of the proposed townhouse development.
 - the subdivision be registered prior to the issuance of a building permit for the townhouses.

SUBDIVISION



- Subdivision of 9 Austin Lane into two lots.
- Council Assents
 - Money-in-lieu of LPP
 - Easements
 - City/Developer Subdivison Agreement (if required)

ENGAGEMENT

On November 5, 2024 letters sent to property owners within 100 metres of the subject property.

On November 15, 2024 public notice was posted on the City's website.

No letters received

STAFF AND PAC RECOMMENDATION

- Rezone a portion of the site to Low-Rise Residential (RL)
 - Subject to Section 59 conditions
- Provide the necessary subdivision assents