

PLANNING ADVISORY COMMITTEE

November 20, 2024

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councillors:



The City of Saint John

SUBJECT: Rezoning of 49 Quinton Avenue

On October 15, 2024, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. On November 19, 2024, the Committee considered the attached report.

The applicant, Gavin McCrodan, was in attendance and expressed agreement with Staff's report and recommendations, including the potential imposition of conditions limiting the proposal to a maximum of 10 units.

Mr. McCrodan confirmed outreach efforts were made to residents in 2023, including distributing flyers and discussing concerns following the withdrawal of a prior application. Feedback highlighted resistance to the inclusion of affordable housing units in the previous proposal.

Committee members raised concerns about the property being listed for sale at \$1.5 million, suggesting the rezoning was speculative. The applicant clarified that he did not set the price or instruct the realtor but acknowledged the potential impact of rezoning on the property's value.

Committee members also appreciated changes to the proposal including providing parking entirely on-site but expressed concern about setting a precedent for increased density in a neighbourhood zoned that is planned to be zoned for a maximum of four units through the Zoning Reform initiative. Gavin stated that potential buyers anticipated the rezoning being approved, with interest primarily from local property managers.

Area resident Cassandra Savoie argued against the proposal, citing concerns about infrastructure, on-street parking, and inconsistencies with the neighbourhood's zoning framework. She advocated for gentle density (up to four units) instead of the proposed 10 units. Resident Terry Hunter raised credibility issues related to the applicant's previous developments and local infrastructure challenges.

Jeremy Clack, City Municipal Engineer, assured the Committee that mitigation measures could address stormwater management and prevent adverse effects on neighbouring properties.

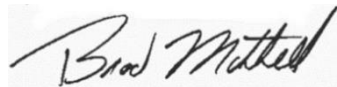
The committee asked whether it would be beneficial to rezone the existing legal non-conforming 10-unit apartment building. Jennifer Kirchner, Manager of Community Planning, clarified that the existing building is a legal non-conforming use, and that the decision to rezoning the property would not affect the existing building status.

After extensive deliberation, a motion was introduced to vote against the staff recommendation for rezoning. The motion was unanimously approved.

RECOMMENDATION:

1. That Common Council deny the rezoning a parcel of land having an area of approximately 1,838 square metres, located at 49 Quinton Avenue, also identified as PID Numbers 55031827, 55031819 and 00402651, from One-Unit Residential (R1) to Mid-Rise Residential (RM).

Respectfully submitted,



Brad Mitchell
Chair
Attachments