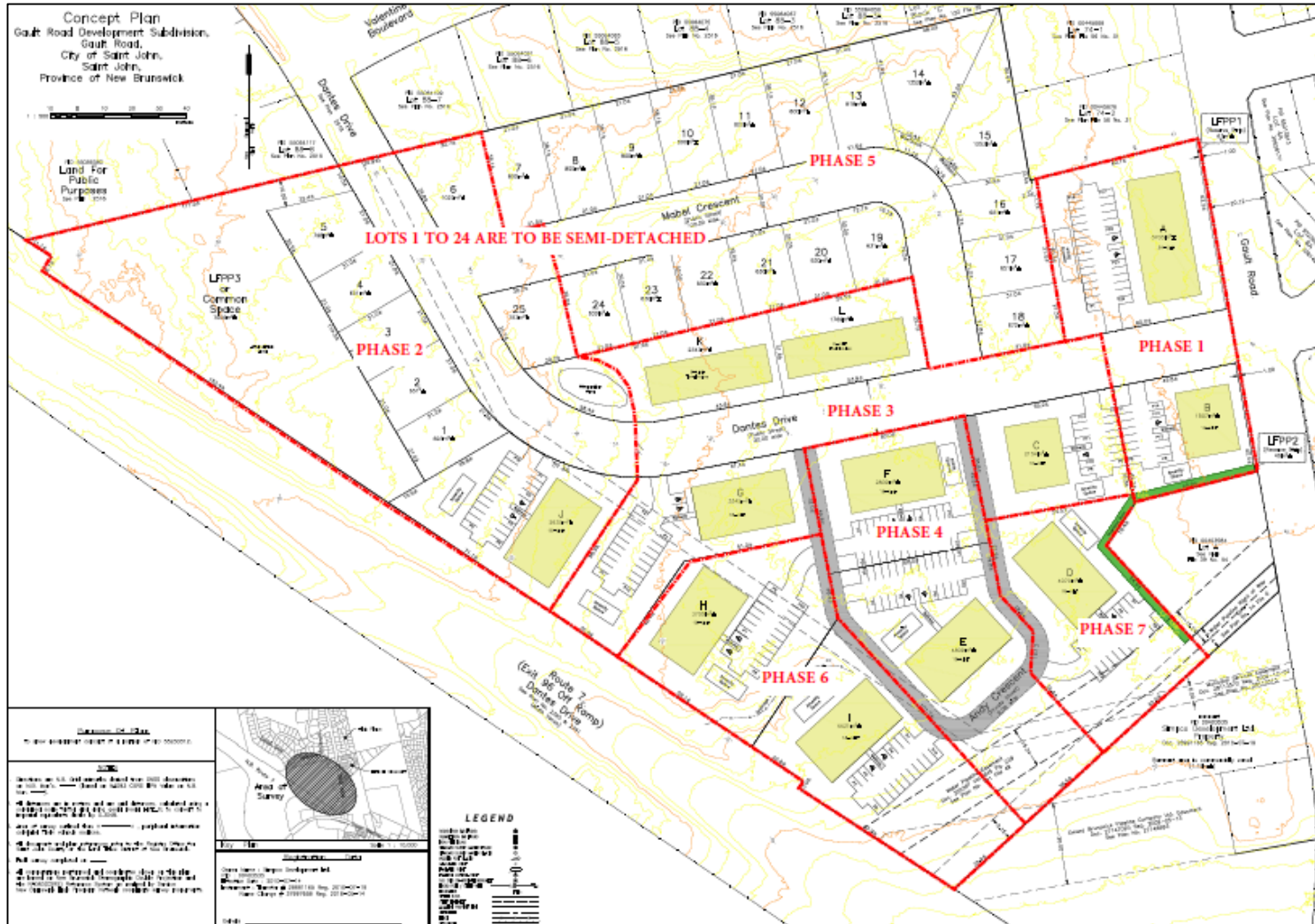


125 Gault Road

Common Council Public Hearing

January 13, 2025

125 Gault Road Proposal



Rezoning

4.5-hectare portion of site

Current: Two-Unit Residential (R2)

Proposed: Mid-Rise Residential (RM)

Section 59

Rescinding Conditions from December 5, 2011

Subdivision

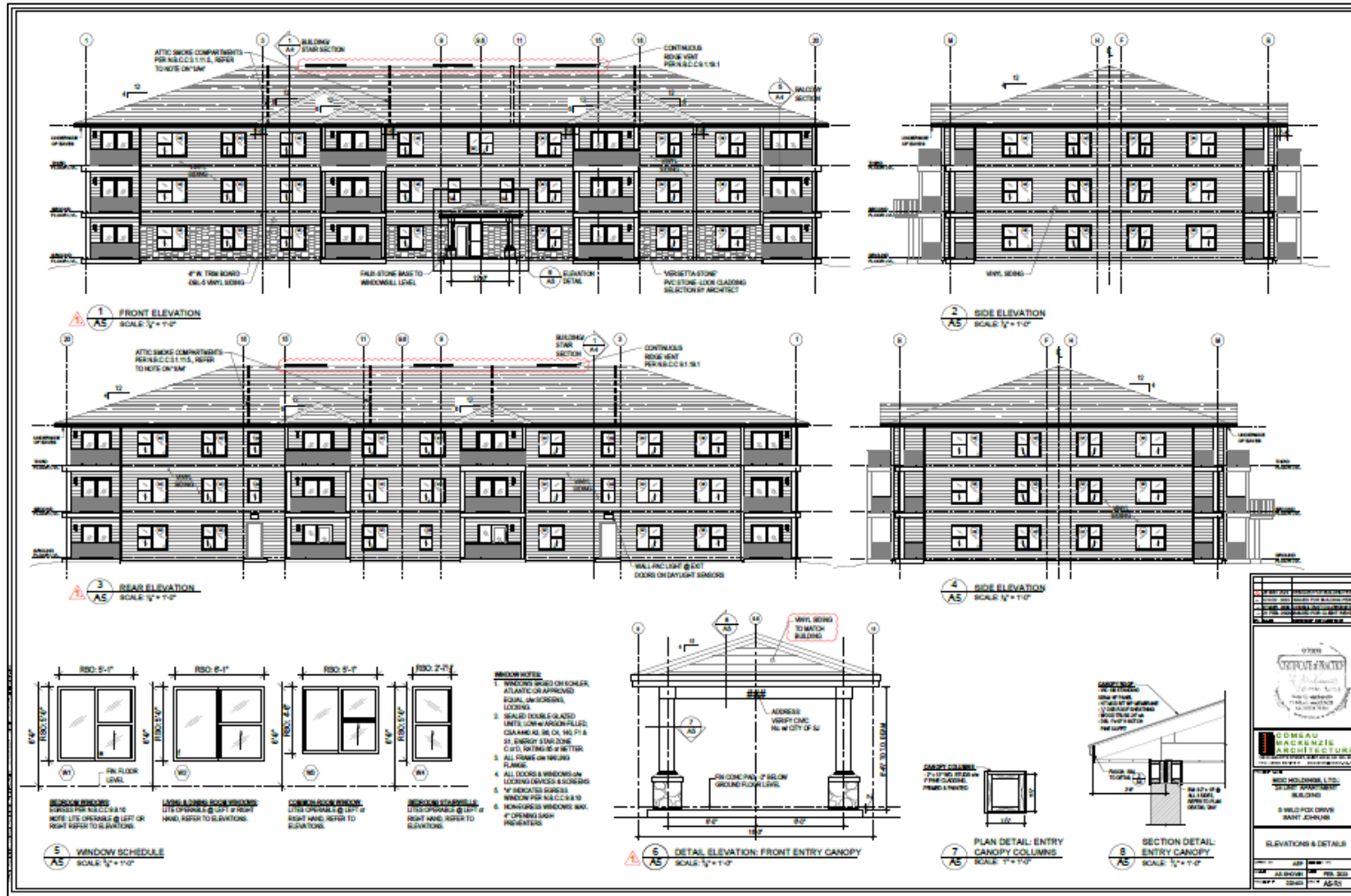
PAC Variances

Assent to Public Streets

Assent to money-in-lieu of LPP

City/Developer Agreement.

125 Gault Road Proposal



Rezoning

4.5-hectare portion of site

Current: Two-Unit Residential (R2)

Proposed: Mid-Rise Residential (RM)

Section 59

Rescinding Conditions from December 5, 2011

Subdivision

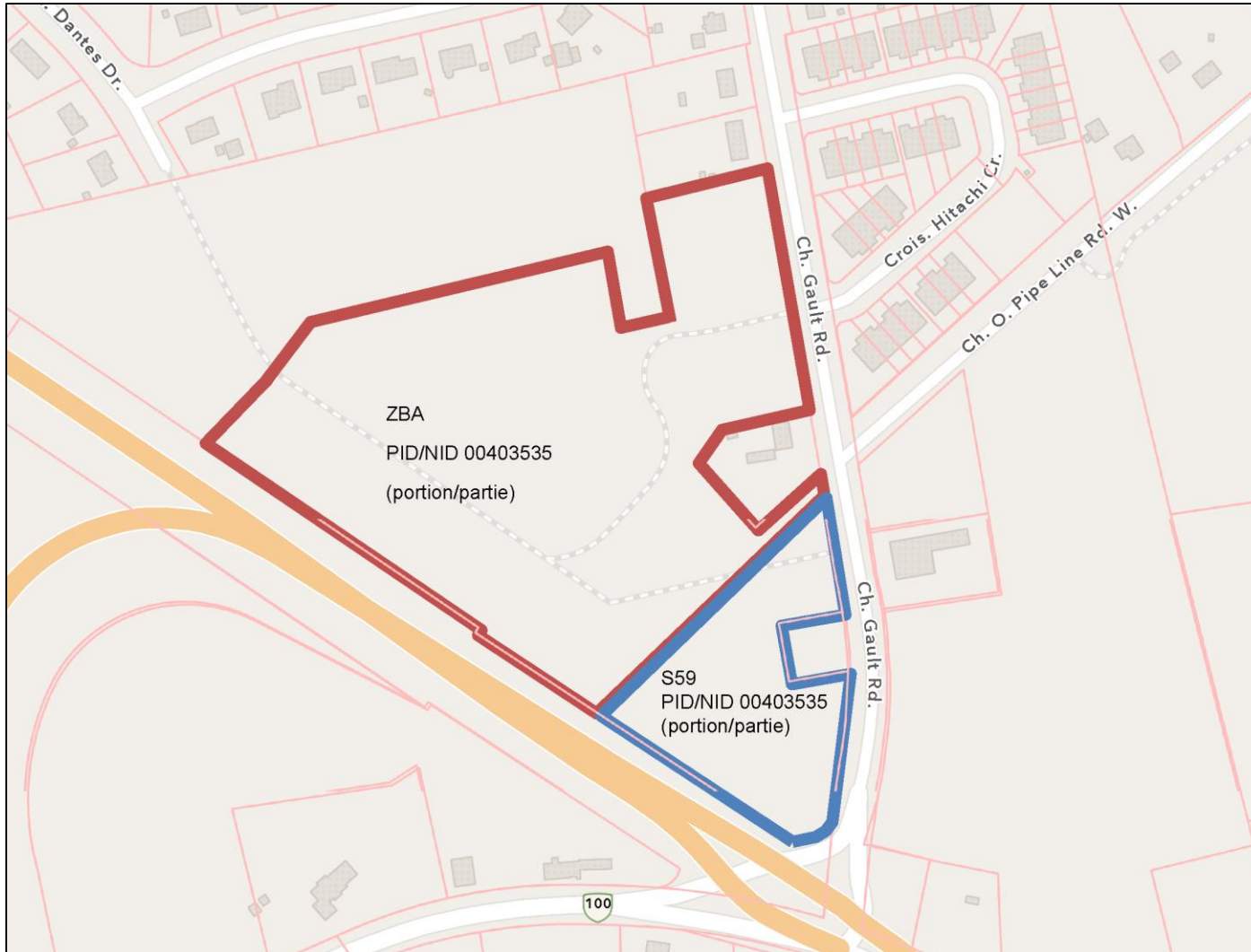
PAC Variances

Assent to Public Streets

Assent to money-in-lieu of LPP

City/Developer Agreement.

125 Gault Road Proposal



Rezoning

4.5-hectare portion of site

Current: Two-Unit Residential (R2)

Proposed: Mid-Rise Residential (RM)

Section 59

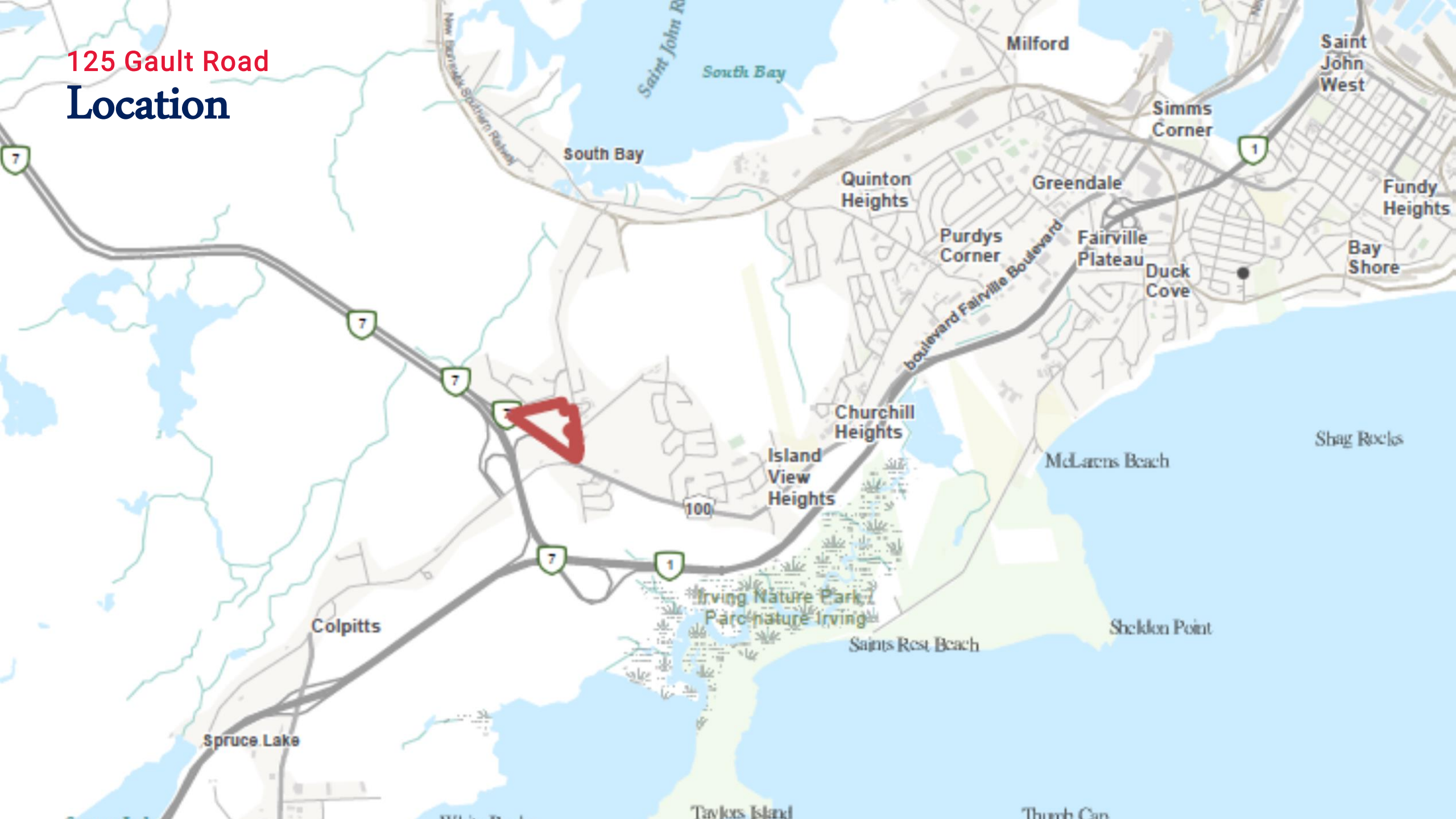
Rescinding Conditions from December 5, 2011

125 Gault Road

Site Photo

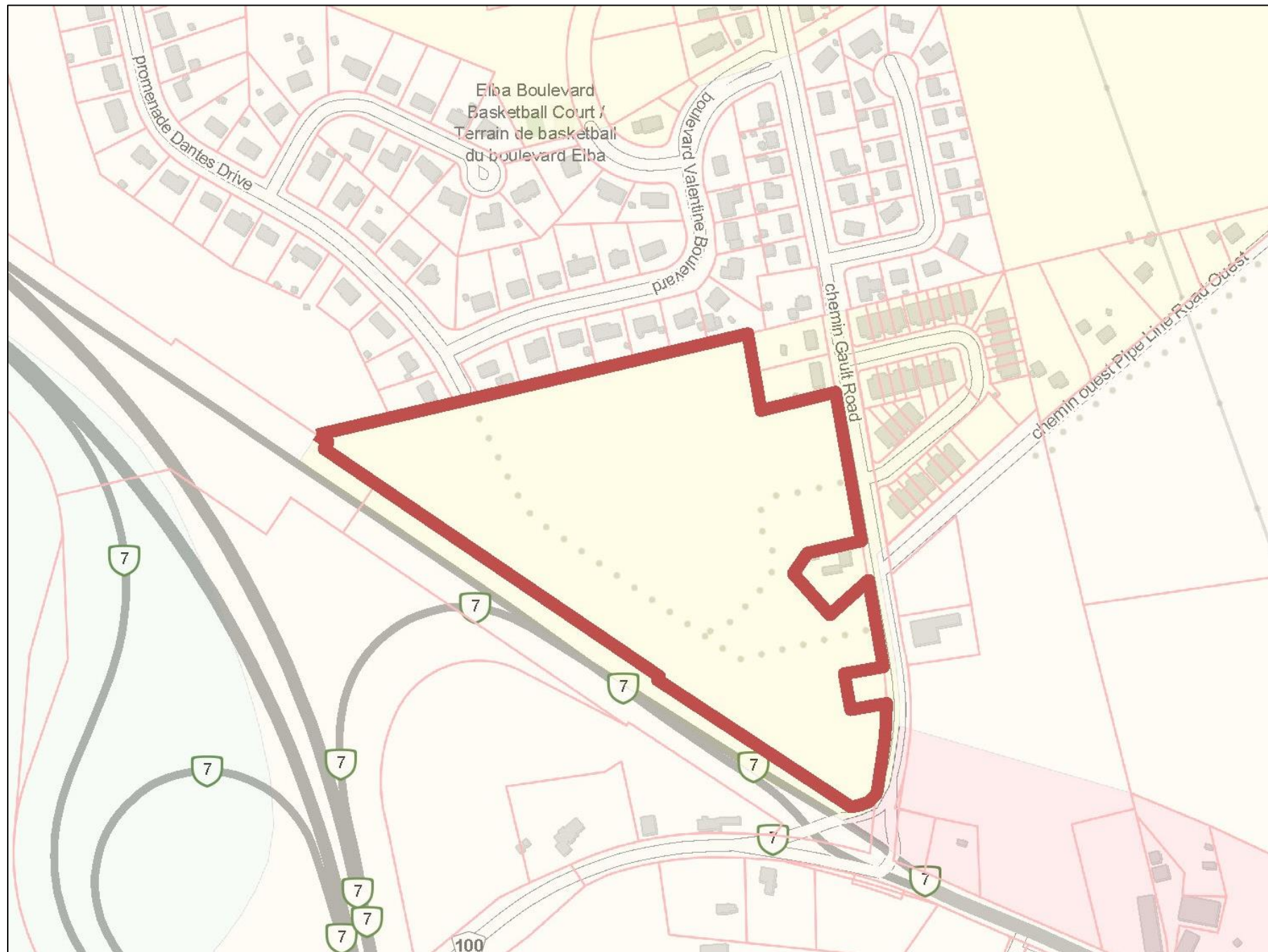


125 Gault Road
Location



125 Gault Road
Future
Land use

- Low Density Residential
- Stable Commercial
- Stable Residential





125 Gault Road

Future

Land use

Policy LU-58

- Located on collector roadway with transit access
- Density transition - Multiple unit buildings separated from the low-density residential area
- Less than four stories
- Density aligns with the Municipal Plan

125 Gault Road
Current
Zoning

- Suburban Residential (RSS)
- Low-Rise Residential (RL)
- Two-Unit Residential (R2)
- General Commercial (CG)
- Commercial Corridor (CC)



125 Gault Road Zoning



R2 Zone

- Two-Unit Residential (R2) Zone is being retained for a portion of the site.
- To be developed with a series of semi-detached buildings.

(Transition to RL- Low Rise Residential Zone post Zoning Reform adoption)

RM Zone

- Mid-Rise Residential (RM) zone is proposed for 4.5 hectares of the site.
- To be developed with a series of townhouse and multi-unit buildings.

CG Zone

- General Commercial (CG) zone is being retained for a portion of the site.
- Rescinding of Section 59 conditions that limit the permitted commercial uses.
- To support future development of the commercial site.

125 Gault Road
Staff Recommendation



Rezoning

- Rezone 4.5-hectare portion of site from Two-Unit Residential (R2) to Mid-Rise Residential (RM)

Section 59 Amendment

- Rescind conditions on portion of site zoned General Commercial (CG)
- New conditions regarding access for portions of site zoned General Commercial (CG) and Mid-Rise Residential (RM)

Subdivision

- Approval of variances related to Private Street (PAC)
- Committee approval of Public Street name – Coastal Crescent (PAC)
- Assent to Public Streets and required easements (Council)
- Assent to Money-In-Lieu of Land for Public Purposes (Council)
- Authorize City/Developer Subdivision Agreement (Council)

Additional PAC Recommendations



Section 59 Amendment

Additional conditions:

- Prohibition on Cannabis Retail within area zoned General Commercial (CG)
- Limiting construction access to/from Gault Road and not through the existing Monte Cristo subdivision

Subdivision

- Authorize City/Developer Subdivision Agreement (Council) with a condition that developer install curb and sidewalk along a section of the western side of Gault Road

125 Gault Road
PAC Recommendation



Section 59 Amendment – Cannabis Retail

Two Options

1. That Common Council adopt the recommendation by the Planning Advisory Committee to prohibit the Cannabis Retail use on the property through a Section 59 Condition.

And/or

2. That Common Council direct City Staff to investigate possible site separation distances between the Cannabis Retail use and Day Care uses, for consideration as a future Zoning By-Law amendment.

125 Gault Road
PAC Recommendation



Separate Recommendation

- The Committee also recommends that Common Council direct City Staff to investigate traffic calming and additional crosswalks along the section of Gault Road in the vicinity of the development.



Last Mailout: November 25, 2024

Letters Received: 24

Ad Posted on Website: December 5, 2024

Proponent Consultation: Mail - Late October

125 Gault Road
Public Engagement



Appearances at PAC: Proponent, Envision Saint John (in favour),
7 residents (opposed)

Resident Concerns: Traffic and Pedestrian Safety, Existing roadway
maintenance, Stormwater Management

**Committee recommended additional consultation between
proponent, residents, and City Staff**

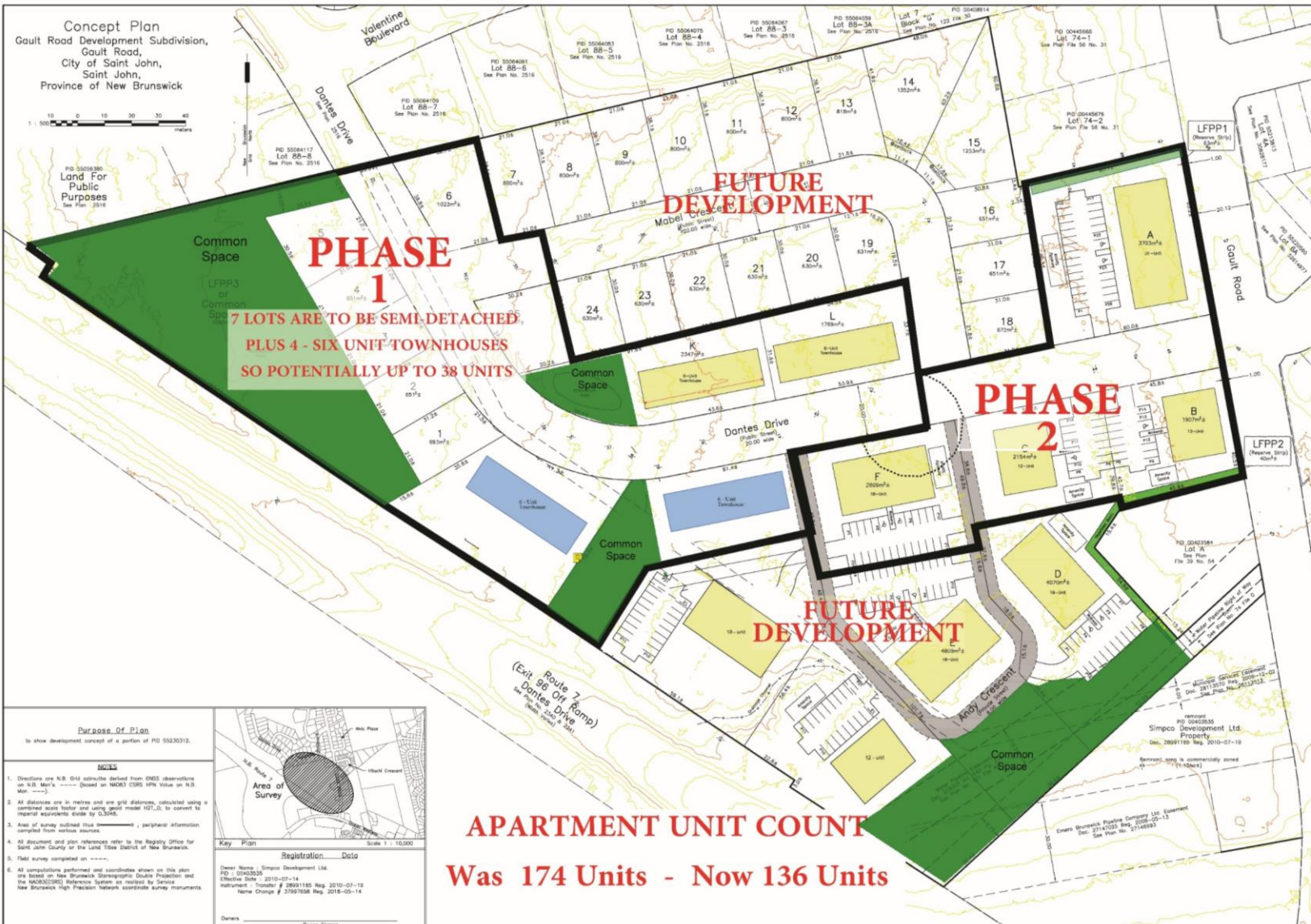
125 Gault Road
Ongoing Consultation



- Proponent met with residents on December 19, 2024
- A Revised Concept was prepared which would reduce the proposed development scale.
- Additional meeting with Proponent, residents, and City Staff on January 7, 2025

125 Gault Road

Ongoing Consultation



Revised concept:

- Additional townhouse units
- Reduced multiple unit dwellings

125 Gault Road

Common
Council Hearing

January 13, 2025