

Staff Recommendation for Council Resolution

File/Application: 221, 251 and 271 Lancaster Avenue

Option 1 – Denial of Rezoning Application.

Public Hearing, 1st and 2nd Reading: April 3, 2025

Item	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council deny an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to Special Zone No. 6 (SZ-6) .
Other	No	

Option 2 – Approval of the Proposed Rezoning Application.

Public Hearing, 1st and 2nd Reading: April 3, 2025

Item	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	<p>That Common Council give 1st and 2nd Reading to By-Law Number C.P. 111-XX a Law To Amend The Zoning By-Law of The City of Saint John.</p> <p>That Common Council give 1st and 2nd Reading to an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to Special Zone No. 6 (SZ-6).</p>
Other	No	

Option 2 – Approval of the Proposed Rezoning Application.

Tentative Date of 3rd Reading: April 7, 2025

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	<p>That Common Council give 3rd Reading to By-Law Number C.P. 111-XX a Law To Amend The Zoning By-Law of The City of Saint John.</p> <p>That Common Council give 3rd Reading to an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to Special Zone No. 6 (SZ-6).</p>
Recission of Previous s. 39/s. 59 Conditions	No	

Section 59 Conditions	Yes	<p>That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328:</p> <ul style="list-style-type: none">(a) The installation of a new pedestrian bridge across Bridge Road with curved safety fencing, which will be open for the public's use.(b) Enhancements along Bridge Road, including a new Sheltered Bus Stop that meets the design requirements of Saint John Transit, sidewalks and two sets of stairs to improve access in and out of Wolastoq Park.(c) A new staircase inside Wolastoq Park to improve access to the Lower Field.(d) A new 1-kilometre perimeter trail around the perimeter of Wolastoq Park, to be developed in consultation with the Saint John Track and Field Association.(e) The planting of new coniferous or deciduous trees, measuring a minimum of 2 metres above ground, along 221, 251 and 271 Lancaster Avenue and the installation of a landscaped barrier inside the park to soften views of the parking area.(f) The refurbishment and relocation of the historic statues on site to a central statuary.(g) The development of 26 visitor parking stalls available for public use.(h) That the enhancements identified in (a) to (g) be completed within two years of the issuance of the Development Permit for the Parking Lot.
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Section 59 Agreement	No	
Section 131 Agreement	Yes	<p>That Common Council authorize an Agreement between the City and the Developer pursuant to Section 131 of the <i>Community Planning Act</i> for the following public benefits associated with the development:</p> <ul style="list-style-type: none"> (a) The payment of a \$250,000 contribution to the next phase of upgrades at Dominion Park. (b) The payment of a \$250,000 contribution to the extension of Harbour Passage. (c) That the \$500,000 identified for Dominion Park and Harbour Passage be made to the City prior to the issuance of the Development Permit for the Parking Lot.
Other	No	

Option 3 – Approval of the Proposed Rezoning Application for a Temporary Parking Lot.

Public Hearing: April 3, 2025

Item	Required: (Y/N)	Recommendation
Other		<p>That Common Council direct staff to prepare the following materials for consideration at a future Meeting of Common Council:</p> <ul style="list-style-type: none"> a. Amend the Zoning By-Law amendment that establishes Special Zone No. 6 and rezones the subject site from Park (P) to Special Zone No. 6 (Sz-6) to incorporate a sunset clause limiting the use of the site for a parking lot to a five-year period. b. Section 59 Conditions as directed by Common Council. c. Section 131 Agreement as directed by Common Council.

1st and 2nd Reading: TBD

Item	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 1 st and 2 nd Reading to By-Law Number C.P. 111-XX a Law To Amend The Zoning By-Law of The City of Saint John.

		That Common Council 1 st and 2 nd Reading to an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to Special Zone No. 6 (SZ-6) .
Other	No	

Option 3 – Approval of the Proposed Rezoning Application for a Temporary Parking Lot.

3rd Reading: TBD

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 3 rd Reading to By-Law Number C.P. 111-XX a Law To Amend The Zoning By-Law of The City of Saint John. That Common Council 3 rd Reading to an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to Special Zone No. 6 (SZ-6) .
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328: (a) That the use of the site as a parking lot be limited to 5 years of the date the rezoning came into effect. At the end of this time period, Council may take steps to cancel the resolution and agreement and repeal the

		<p>rezoning pursuant to Section 59(5) and 59(6) of the New Brunswick Community Planning Act.</p> <p>(b) The installation of a new pedestrian bridge across Bridge Road with curved safety fencing, which will be open for the public's use.</p> <p>(c) Enhancements along Bridge Road, including a new Sheltered Bus Stop that meets the design requirements of Saint John Transit, sidewalks and two sets of stairs to improve access in and out of Wolastoq Park.</p> <p>(d) A new staircase inside Wolastoq Park to improve access to the Lower Field.</p> <p>(e) A new 1-kilometre perimeter trail around the perimeter of Wolastoq Park, to be developed in consultation with the Saint John Track and Field Association.</p> <p>(f) The planting of new coniferous or deciduous trees, measuring a minimum of 2 metres above ground, along 221, 251 and 271 Lancaster Avenue and the installation of a landscaped barrier inside the park to soften views of the parking area.</p> <p>(g) The refurbishment and relocation of the historic statues on site to a central statuary.</p> <p>(h) The development of 26 visitor parking stalls available for public use.</p> <p>(i) That the enhancements identified in (b) to (h) be completed within two years of the issuance of the Development Permit for the Parking Lot.</p>
Section 59 Agreement	No	
Section 131 Agreement	Yes	That Common Council authorize an Agreement between the City and the Developer pursuant to Section 131 of the <i>Community Planning Act</i> for the following public benefits associated with the development:

		<p>(a) The payment of a \$250,000 contribution to the next phase of upgrades at Dominion Park.</p> <p>(b) The payment of a \$250,000 contribution to the extension of Harbour Passage.</p> <p>(c) That the \$500,000 identified for Dominion Park and Harbour Passage be made to the City prior to the issuance of the Development Permit for the Parking Lot.</p> <p>(d) Contribution to the cost of implementing future intersection improvements at Simms Corner if required by the Province of New Brunswick or if the Province's funding request from the Municipality exceeds the \$3 million allocated by Saint John Common Council.</p>
Other	No	

Option 4 – Approval of a Municipal Plan Amendment and Rezoning with Conditions.

Public Hearing: April 3, 2025

Item	Required: (Y/N)	Recommendation
Other		<p>That Common Council direct staff to prepare the following materials for consideration at a future Meeting of Common Council:</p> <p>d. Draft a Municipal Plan Amendment By-Law to:</p> <ul style="list-style-type: none"> • Redesignate the subject site, on Schedule A, from Park and Natural Area to Stable Area; and • Redesignate the subject site, on Schedule B, from Park and Natural Area to Stable Commercial. <p>e. Amend the Zoning By-Law amendment to rezone the subject site from Park (P) to General Commercial (CG) which shall require the development of the</p>

		<p>parking lot to meet all parking lot standards established in the Zoning By-Law.</p> <p>f. Section 59 Conditions as directed by Common Council.</p> <p>g. Section 131 Agreement as directed by Common Council.</p>
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Option 4 – Approval of a Municipal Plan Amendment and Rezoning with Conditions.

1st and 2nd Reading: TBD

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	Yes	<p>That Common Council give 1st and 2nd Reading to an Amendment to the Municipal Plan to:</p> <ol style="list-style-type: none"> 1. Amend Schedule A of the Municipal Plan by changing the designation for the parcels of land having an approximate area of 3.18 hectares, located at 221, 251 and 271 Lancaster Avenue, also identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from Park and Natural Area to Stable Area. 2. Amend Schedule B the Municipal Plan by changing the designation for the parcels of land having an approximate area of 3.18 hectares, located at 221, 251 and 271 Lancaster Avenue, also identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from Park and Natural Area to Stable Commercial.
Zoning By-Law Amendment	Yes	<p>That Common Council give 1st and 2nd Reading to an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to General Commercial (CG).</p>

Option 4 – Approval of a Municipal Plan Amendment and Rezoning with Conditions.

3rd Reading: TBD

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	Yes	<p>That Common Council give 3rd Reading to an Amendment to the Municipal Plan to:</p>

		<ol style="list-style-type: none"> 1. Amend Schedule A of the Municipal Plan by changing the designation for the parcels of land having an approximate area of 3.18 hectares, located at 221, 251 and 271 Lancaster Avenue, also identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from Park and Natural Area to Stable Area. 2. Amend Schedule B the Municipal Plan by changing the designation for the parcels of land having an approximate area of 3.18 hectares, located at 221, 251 and 271 Lancaster Avenue, also identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from Park and Natural Area to Stable Commercial.
Zoning By-Law Amendment	Yes	That Common Council give 3 rd Reading to an Amendment to the Zoning By-law which rezones parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328 from Park (P) to General Commercial (CG) .
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	<p>That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcels of land having an area of approximately 3.18 hectares, located at 221 Lancaster Avenue, 251 Lancaster Avenue and 271 Lancaster Avenue, also identified as a portion of PID Number 55146302 and PID Numbers 55146310 and 55146328:</p> <ol style="list-style-type: none"> (a) The installation of a new pedestrian bridge across Bridge Road with curved safety fencing, which will be open for the public's use. (b) Enhancements along Bridge Road, including a new Sheltered Bus Stop that meets the design requirements of Saint John Transit, sidewalks and two sets of stairs to improve access in and out of Wolastoq Park.

		<p>(c) A new staircase inside Wolastoq Park to improve access to the Lower Field.</p> <p>(d) A new 1-kilometre perimeter trail around the perimeter of Wolastoq Park, to be developed in consultation with the Saint John Track and Field Association.</p> <p>(e) The planting of new coniferous or deciduous trees, measuring a minimum of 2 metres above ground, along 221, 251 and 271 Lancaster Avenue and the installation of a landscaped barrier inside the park to soften views of the parking area.</p> <p>(f) The refurbishment and relocation of the historic statues on site to a central statuary.</p> <p>(g) The development of 26 visitor parking stalls available for public use.</p> <p>(h) That the enhancements identified in (a) to (g) be completed within two years of the issuance of the Development Permit for the Parking Lot.</p>
Section 59 Agreement	No	
Section 131 Agreement	Yes	<p>That Common Council authorize an Agreement between the City and the Developer pursuant to Section 131 of the <i>Community Planning Act</i> for the following public benefits associated with the development:</p> <p>(a) The payment of a \$XXX,XXX contribution to the next phase of upgrades at Dominion Park.</p> <p>(b) The payment of a \$XXX,XXX contribution to the extension of Harbour Passage.</p> <p>(c) That the \$XXX,XXX identified for Dominion Park and Harbour Passage be made to the City prior to the issuance of the Development Permit for the Parking Lot.</p> <p>(d) Contribution to the cost of implementing future intersection improvements at Simms Corner if</p>

		<p>required by the Province of New Brunswick or if the Province's funding request from the Municipality exceeds the \$3 million allocated by Saint John Common Council.</p> <p>(e) Implementation of a beautification project along the Bridge Road frontage of the Pulp and Paper Mill property including a berm, tree boulevard and sidewalk.</p>
Other	No	