



COMMON COUNCIL REPORT

M&C No.	2025-169
Report Date	July 22, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: 859 Sand Cove - Supplementary Council Report.docx

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
<i>Yeva Mattson</i>	<i>Amy Poffenroth/Pankaj Nalavde</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

Staff Recommendation:

1. That Common Council adopt the attached by-law amendment entitled “By-law No. C.P. 111-206, A Law to Amend the Zoning By-Law of The City of Saint John.
2. It is recommended that Common Council amend the list of Official Street Names and approve the following changes:
 - a. Add the name “place Tranquility Place”.

PAC Recommendation:

3. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809:
 - a. That the height of the development be limited to 4 storeys.
4. That Common Council direct staff to investigate infrastructure at the intersection of Bluery Street, Sand Cove Road, and direct the Parking department to investigate the concerns of residents on Duck Cove Lane.

EXECUTIVE SUMMARY



On June 17, 2025, staff presented the rezoning application to the Planning Advisory Committee. After the completion of the public hearing, PAC made an amended recommendation with a Section 59 condition.

An additional recommendation which pertains to the private street name is also included as part of the updated recommendation.

PAC RECOMMENDATION

PAC made an amended recommendation at its June 17, 2025 meeting regarding the rezoning application for 859 Sand Cove Road. The Committee endorsed Staff's recommendation to approve the rezoning and included two additional recommendations:

1. That a Section 59 condition be applied to limit building height to a maximum of four storeys; and
2. That Council direct Staff to investigate traffic and safety concerns at the intersection of Bleury Street and Sand Cove Road, as well as parking conditions on Duck Cove Lane.

REPORT

Zoning Reform and Housing Accelerator Fund (HAF) Initiatives

On January 13, 2025, Common Council adopted By-Law Number C.P. 111-183, amending the Zoning By-Law to implement the Housing Accelerator Fund (HAF) Action Plan. A key change was increasing the permitted building height in the Mid-Rise Zone from four to six storeys to support greater residential density.

Since then, two mid-rise rezoning applications have been submitted. One was denied due to its proposed six-storey height; the other is under review with a proposed condition limiting the height to four storeys. While responding to local concerns, such restrictions risk undermining Council's policy direction to enable mid-rise development and achieve HAF targets.

The current proposal complies with all Mid-Rise Zone standards and includes additional measures—such as increased setbacks and expanded amenity space—to improve compatibility with adjacent low-rise areas.

In this context, imposing a four-storey height limit appears inconsistent with the intent of recent zoning reforms and may hinder progress toward HAF goals.

Streamlining Application Processes

Staff have previously been directed to reduce red tape in the application process. One approach to achieving this goal is through the removal of Section 59 conditions on properties across the City. While the comprehensive removal of existing conditions has



not yet begun, the first step involves minimizing the creation of new conditions moving forward.

The adoption of recent zoning reform amendments is intended to establish built-in standards and requirements within the Zoning By-law, helping to ensure that development is limited to appropriate uses and scales for each site.

The developer has confirmed the project will not exceed four storeys. During the Public Hearing, the applicant emphasized efforts to ensure the development fits the neighborhood context. Although time constraints prevented discussion of the proposed height condition, the applicant later confirmed that there are no plans to increase the height and committed to ongoing community consultation if changes arise.

Jody Kliffer of Envision, who also spoke at the Public Hearing, cautioned that overly restrictive conditions can have unintended consequences by limiting a developer's ability to adapt to evolving circumstances, especially regarding financial feasibility.

Given this, staff recommend Council reconsider whether the proposed condition by PAC to limit height is necessary and whether it aligns with the City's housing objectives and zoning reform intent to support density in key locations well served by infrastructure.

Street Naming Recommendation

Typically, street names are adopted by Council following a brief report from the GIS division. In this case, however, a name has been proposed prior to the finalization of the development application. This is solely under the jurisdiction of Council and does not require PAC review.

As such, staff are recommending an amendment to the Official Street Names list to include Tranquility Place as the designated name for the private street internally serving this development. The proposed name is required for addressing purposes and complies with all current naming guidelines.

STRATEGIC ALIGNMENT

The recommendation aligns with Council's priority to GROW and MOVE:

- Grow our population at a rate of 2% annually by the end of Council's term;
- Achieve 3% annual property tax base growth and on-going work to increase the target;

The approach also aligns with the Municipal Plan through initiatives that target existing Neighborhoods for opportunities to add density and expanding housing options.

SERVICE AND FINANCIAL OUTCOMES

The holding of the public hearing and receiving advice and a recommendation from the Planning Advisory Committee satisfies the legislative and service requirements as mandated by the *Community Planning Act*.



The name of the private street meets all NB911 guidelines.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person	Comments
Traffic	Tim O'Reilly	Expected vehicle volumes on Seawood with the development is fine. Reviewed TIS and found no issues. After inquiring because of concerns raised in neighbours letter, Traffic agreed that pushing more traffic to a driveway onto the busier Sand Cove Road, and close to an intersection, relative to a driveway on Seawood, they agree with the developer and their Traffic Engineer that attempting to divert development traffic to Sand Cove Road does not make sense.
Infrastructure	Joel Landers	Standard comments regarding responsibilities of the Developer. No concerns raised and they can support the project.
WAWA	Mariah Belyea	The WAWA Branch has reviewed the provided information and has no apparent concerns
Fire and Safety	Dan LeBlanc	The Fire Department supports the proposal to re-zone and development of the site. Comments regarding Building Code and Fire Safety requirements that will need to be met were conveyed to the Developer.
GIS	Yves Leger	No Concerns raised. Recommendation for Street name is in this report.
Public Works and Parks	Barb Crawford	Public Works and Parks is supportive. Money-in-lieu of LPP is supported for subdivision.
Transit	Charles Freake	In support. This location is on a transit line, route 15 A/B and has a 30 min frequency. No need to relocate, transit stop at this location on Sand Cove Road.