



431 Millidge Avenue

Presentation to Common Council

December 2, 2019



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

Proposal

- Rezone a portion of the site to facilitate a new commercial development (medical and dental clinic).
- Rezoning required as building has been adjusted due to site constraints from original rezoning – portion of the site has ended up in residentially zoned lands.
- Adjustment of the zoning boundary required.



Site Location & Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

4



Site Photos



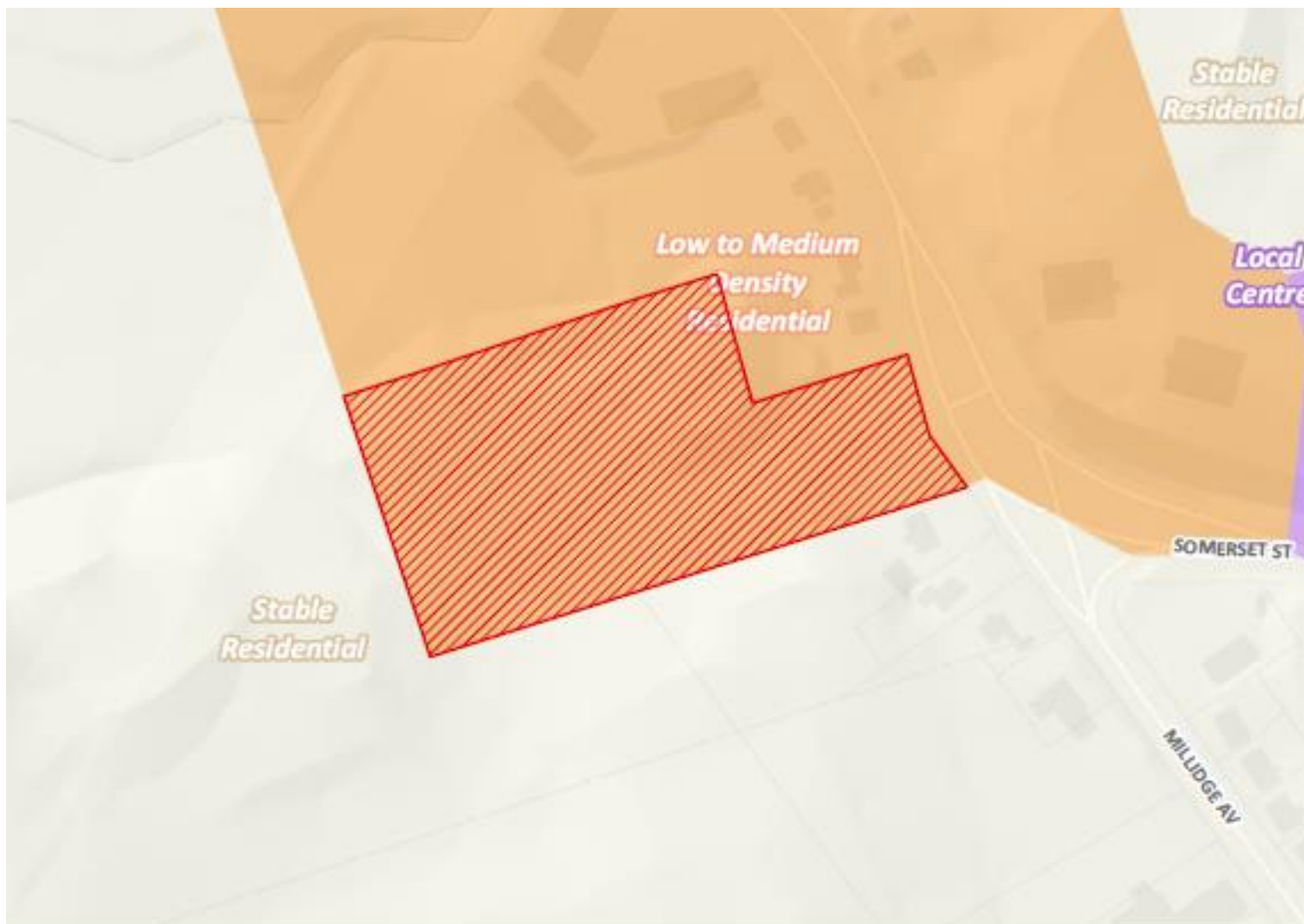
Site Photos



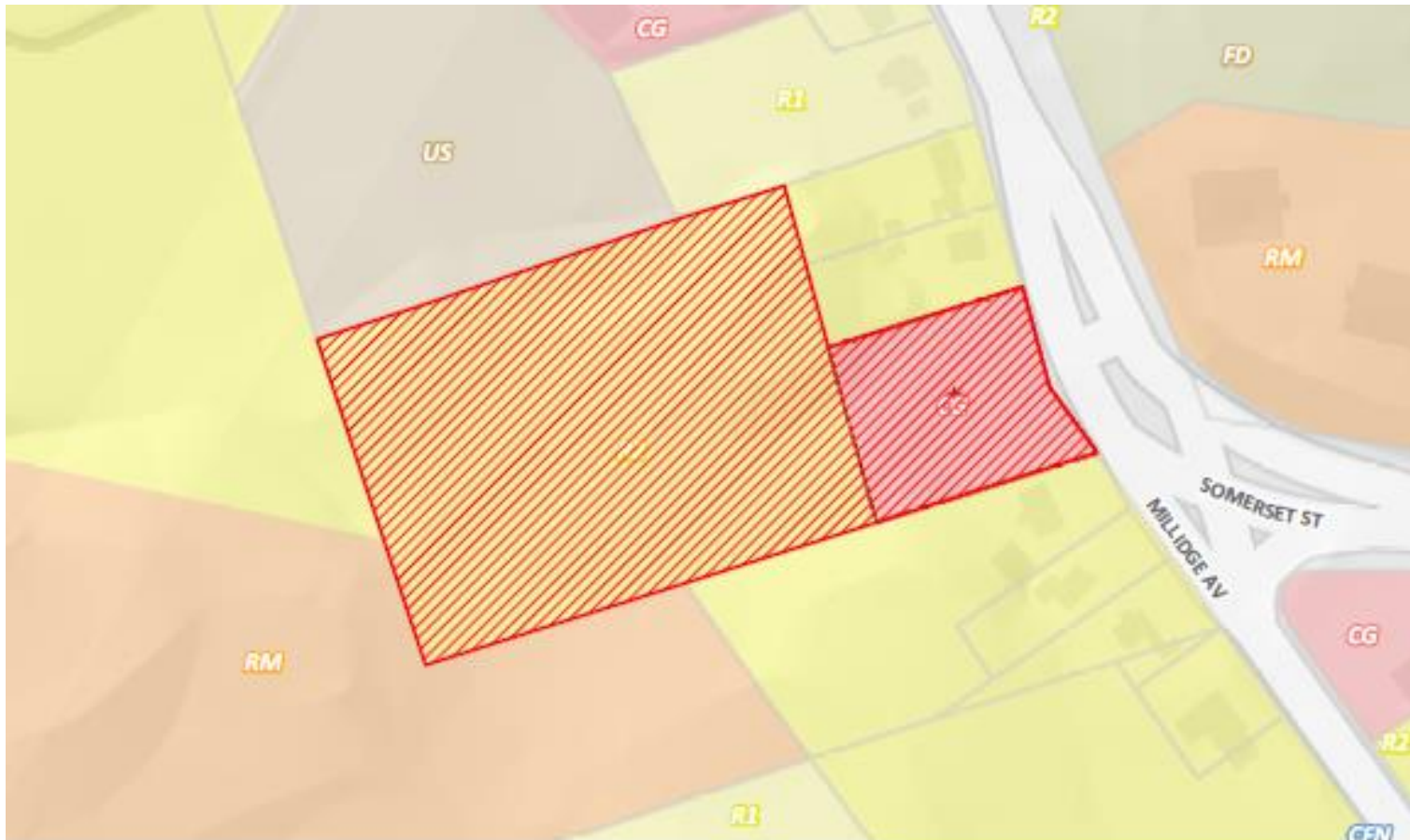
Site Photos



Future Land Use



Zoning



(CFN) Neighbourhood Community Facility (RM) Mid-Rise Residential
(CG) General Commercial (US) Utility Service
(FD) Future Development
(R1) One-Unit Residential
(R2) Two-Unit Residential

★ Section 59 Conditions



SAINT JOHN

Zoning (Section 59 conditions)

- Proposed Section 59 conditions similar to previous rezoning application.
- Ensures consistent application over the future overall commercially zoned area.



Staff Recommendation to PAC

Staff recommend:

- PAC recommend that Common Council rezone the portion of 431 Millidge Avenue from R2 to CG; and
- PAC recommend that Common Council impose the proposed Section 59 conditions to the portion of 431 Millidge Avenue to ensure consistent application over the future commercial site.



Public Engagement

- 1 letter of concern received at referral report meeting from neighbor – incorporated into report.
- 2 Letters received prior to PAC – 1 of support, 1 of concern.
- Concerns related to drainage – pre-existing condition is a matter between neighbours.
 - Section 59 condition proposed for stormwater management plan which will address issue once development occurs.

PAC Recommendation

Planning Advisory Committee recommends Common Council:

- Rezone the portion of 431 Millidge Avenue from R2 to CG; and
- Adopt the proposed Section 59 conditions to the portion of 431 Millidge Avenue to ensure consistent application over the future commercial site.



Site Location & Aerial

