

PROPOSED SECTION 59 AMENDMENT

PROJET DE MODIFICATION DE L'ARTICLE 59

RE: 35 WATER STREET

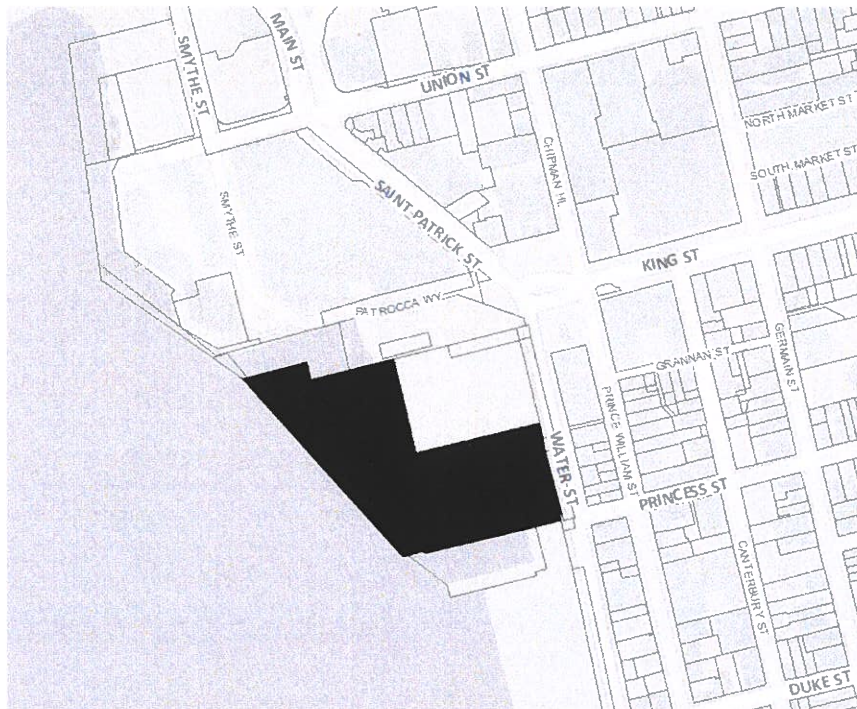
OBJET: 35, RUE WATER

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider amending The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room on **Monday, December 2, 2019 at 6:30 p.m.**, by:

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John indique son intention d'étudier la modification suivante à l'Arrêté de zonage de The City of Saint John, lors de la réunion ordinaire qui se tiendra dans la salle Ludlow le **lundi, 2 décembre 2019 à 18 h 30**:

Amending the Section 59 conditions imposed on the May 7, 2012, rezoning of the property located at 35 Water Street, also identified as PID No. 55235113, to permit a revised proposal.

Modification des conditions imposées en vertu de l'article 59, le 7 mai, 2012, relativement au rezonage de la propriété située au 35, rue Water, et portant le NID 55235113, pour permettre la présentation d'une proposition révisée.



REASON FOR CHANGE:

To permit the operation of a commercial parking lot on a portion of the site and other activities including site work, construction of a new sea wall, and temporary entertainment and event uses.

RAISON DE LA MODIFICATION:

Permettre l'exploitation d'un stationnement commercial sur une partie du site et d'autres activités, y compris des travaux sur le site, la construction d'une nouvelle digue et des activités de divertissement et d'événements temporaires.

The proposed amendment may be inspected by any interested person at the office of the Common Clerk, or in the office of Growth and Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

Toute personne intéressée peut examiner le projet de modification au bureau du greffier communal ou au bureau du service de la croissance et du développement communautaire à l'hôtel de ville situé au 15, Market Square, à Saint John, au Nouveau-Brunswick., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Written objections to the amendment may be sent to the undersigned at City Hall.

Veillez faire part de vos objections au projet de modification par écrit à l'attention du soussigné à l'hôtel de ville.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Si vous avez besoin des services en français pour une réunion de Conseil Communal, veuillez contacter le bureau du greffier communal.

Jonathan Taylor, Common Clerk
658-2862

Jonathan Taylor, Greffier communal
658-2862

LOCATION	CIVIC ADDRESS :	35 WATER STREET		PID # :	55235113
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N				
	APPLICATION #:	19-216	DATE RECEIVED:	Oct 11/19	
			RECEIVED BY:	Ben	
APPLICANT INFORMATION	APPLICANT	CITY OF SAINT JOHN (REAL ESTATE SERVICES)		EMAIL	curtis.langille@saintjohn.ca
				PHONE	639-6575 (Curtis)
	MAILING ADDRESS	11 th floor City Hall		POSTAL CODE	
	CONTRACTOR			EMAIL	PHONE
	MAILING ADDRESS			POSTAL CODE	
	OWNER			EMAIL	PHONE
	MAILING ADDRESS		POSTAL CODE		
PRESENT USE: PROPOSED USE:					
CHECK ALL THAT APPLY	BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
	<input type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> DECK <input checked="" type="checkbox"/> CHANGE OF USE <input type="checkbox"/> MINIMUM STANDARDS		<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> POOL <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER	<input type="checkbox"/> VARIANCE <input type="checkbox"/> PLANNING LETTER <input type="checkbox"/> PAC APPLICATION <input checked="" type="checkbox"/> COUNCIL APP <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER	<input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> DRAINAGE <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> OTHER
DESCRIPTION OF WORK	Sec. 59 Application to permit operation of commercial parking lot on portion of site that once contained Coast Guard Administration building. Also to conduct soil, stability & other site tests in preparation of new development on the site, including construction of new sea wall.				

☒ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service, the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building
 8th Floor - 15 Market Square
 Saint John, NB E2L 1E8
communications@saintjohn.ca
 (506) 638-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

"By submitting a complete permit application, the applicant grants permission to City inspectors to enter the land, building or premises at all reasonable times for the purposes of conducting inspection(s) associated with the permit."

Applicant Signature

Date

Oct 9/19

CIVIC ADDRESS	35 Water St.	APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input checked="" type="checkbox"/> Section 39 Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,500

DETAILED DESCRIPTION OF APPLICATION
Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

Current Sec 59 limits use to 'as is'. City proposes to operate a commercial parking lot on portion previously used to administration building. In addition, entire site over the next 2-2 1/2 years will undergo a variety of site testing, including but not limited to: soils, environmental, civil engineering, etc. Also construction of a new sea wall around perimeter of entire property. All of above work to preclude new development on the site. 8.1 million over 2 years.

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land. P.S. Also to include temporary entertainment uses such as Area 506. (see attached letter).

AUTHORIZATION
As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

Anto Spill (on behalf of City of ST)
Registered Owner or Authorized Agent

Oct 19/19
Date

Additional Registered Owner

Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Potential Issues for Use of Portion of 35 Water Street for a Commercial Parking Lot:

Lighting: Applicant considers there to be sufficient overhead lighting available for the use of this site to provide a safe environment to customers.

Vegetation: The landscaping that has been provided along Water Street and also the driveway access to the entire site is considered to be similar to that provided along Water Street in front of the Port Cruise terminal parking lot area, and therefore is in keeping with this same standard.

Storm Water Runoff: the entire site is paved with asphalt and is sloped to direct water runoff into existing catch basins that were installed by previous owner.

Safety barriers surrounding perimeter of whole property: There is an existing 6-foot plus high chain link fence surrounding the entire perimeter of the water frontage to prevent vehicles and or people from inadvertently falling into the harbour.

Promoting Other Temporary Uses on site: Preceding future development of all or a portion of this property, the City may from time to time allow festivals such as, but not limited to Area 506 Festival, to set up and provide entertainment to the general public or invited guests.



SAINT JOHN

Section 59 Amendment to Conditions of Use: 35 Water Street





EXP Services Inc.
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 602 Rotherway Avenue
 Saint John, NB E2H 2H1
 CANADA
www.exp.com



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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY

[illegible][illegible]

No.	Revision	Date
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PRELIMINARY

Professional Seal(s):

Drawn By	AO
Dwg Standards Ckd By	AM
Designed By	MJL
Design Checked By	MJL
Scale	AS NOTED

Project Title

FORMER
COAST GUARD SITE

Drug Title

**NEW SITE PARKING
LAYOUT - OPTION 2**

Project No. SNB-00246827-A0

Dwg. No. **A-2**

Rev. No.	0
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