



# 819 Millidge Avenue

Public Hearing Presentation to Common Council  
February 10, 2020

**Growth & Community Planning**  
Growth & Community Development Services





# Infill Development Trends



Moncton, New Brunswick

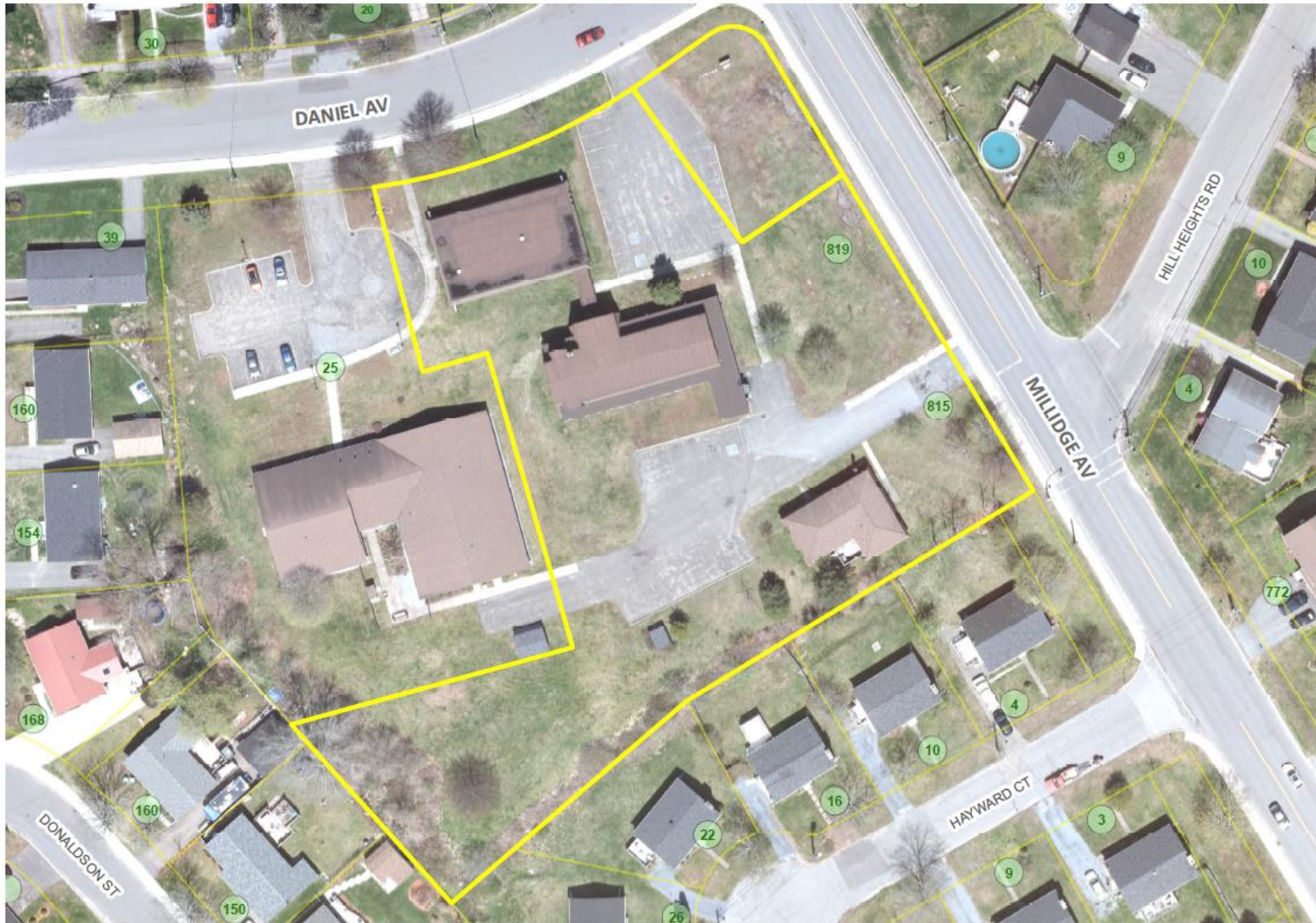
# Infill Development Trends



Halifax, Nova Scotia



# Subject Site: 819 Millidge Avenue



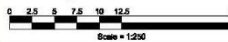


# Proposed Site Plan



Revised

Site Plan  
**Sea-Bird**  
1201990 Ont. Ltd.  
Millidge Ave, Saint John, NB



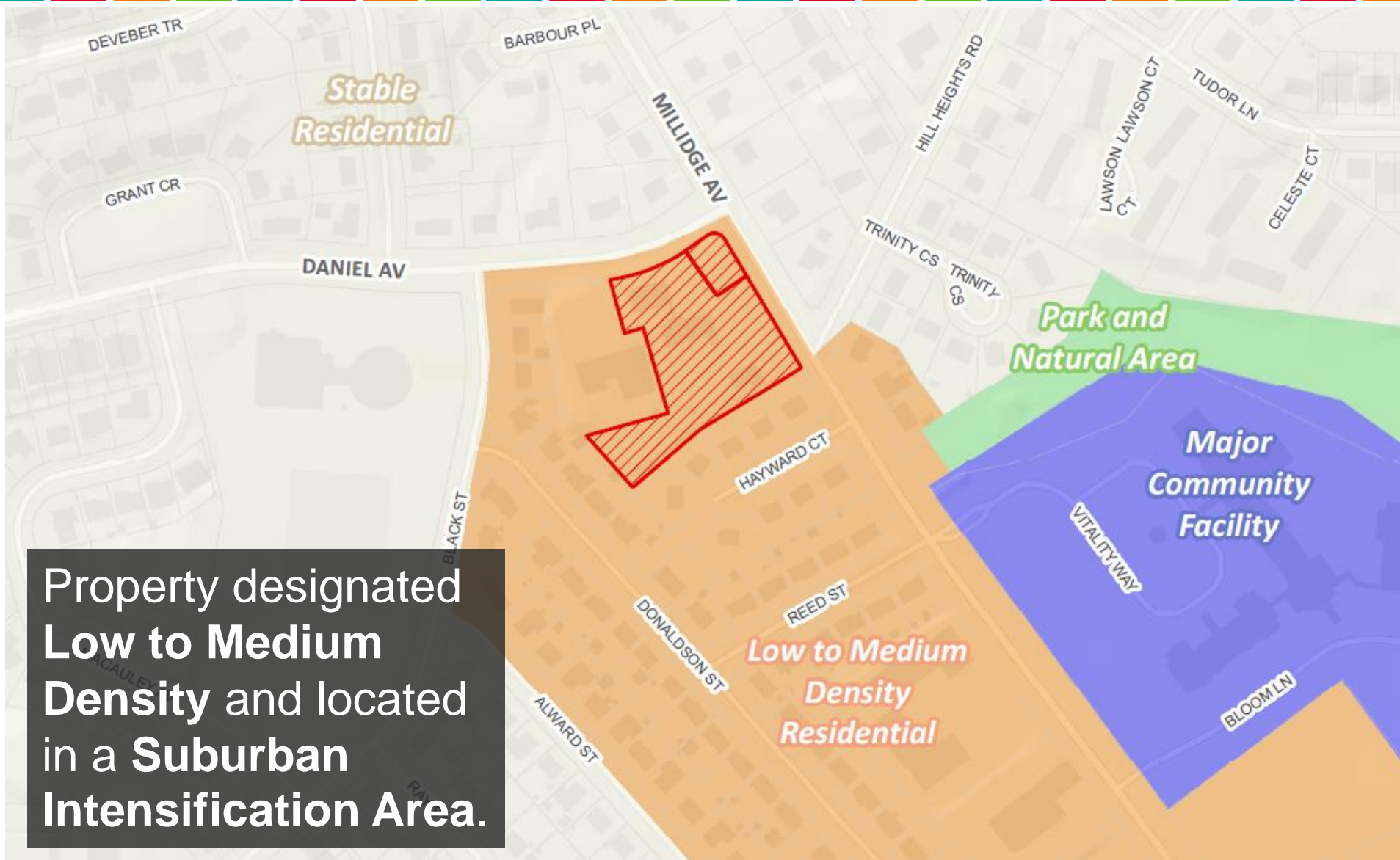
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# Elevation Rendering



# Municipal Plan





# PlanSJ Growth Strategy





# PlanSJ Growth Strategy

## **Suburban Intensification Area:**

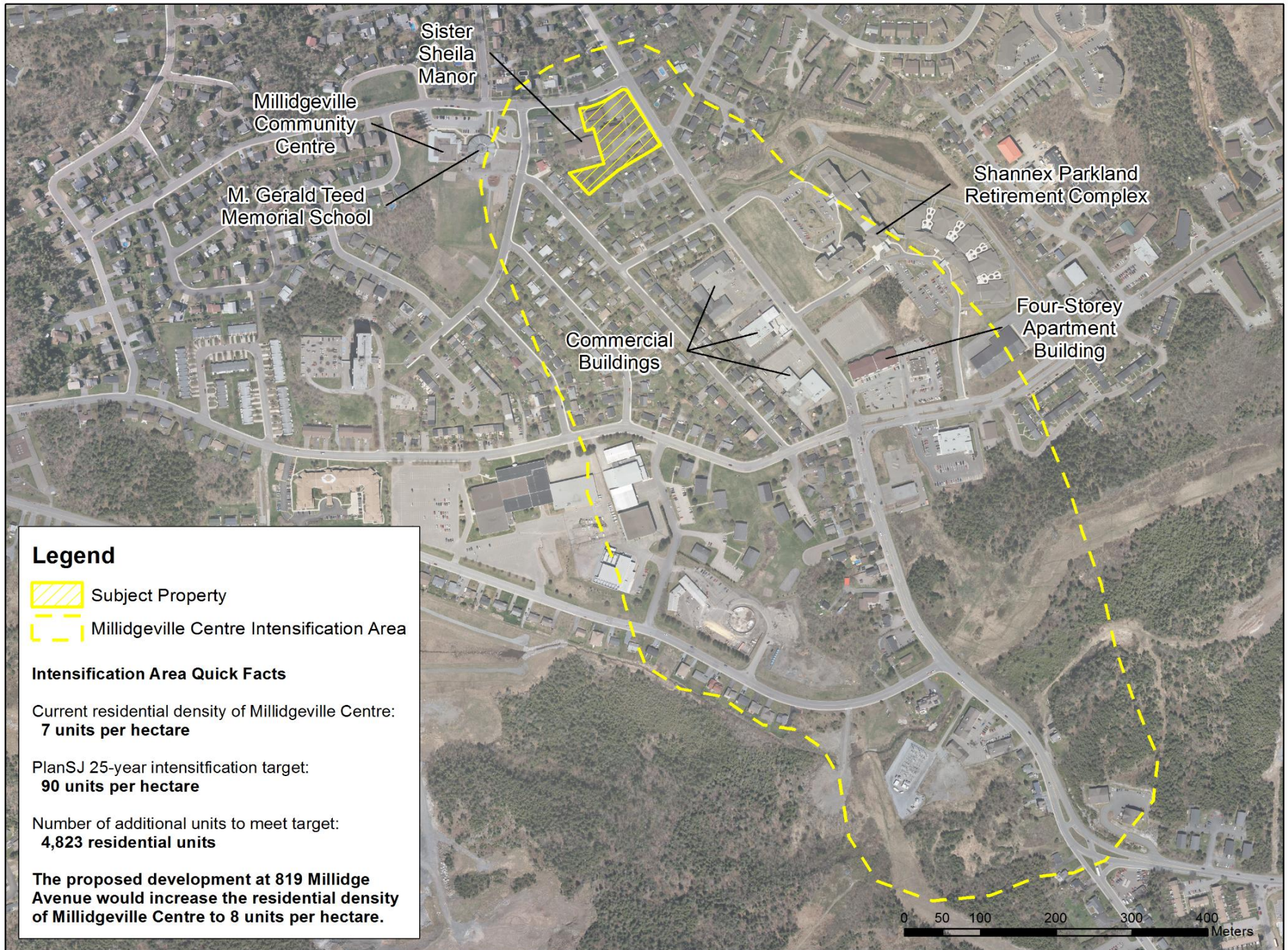
Revitalize existing neighbourhoods through infill;

Encourage greater housing choice and affordability;

Excellence in built form and design; and

Where most future growth and development is encouraged.





### Legend

-  Subject Property
-  Millidgeville Centre Intensification Area

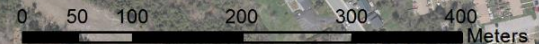
### Intensification Area Quick Facts

Current residential density of Millidgeville Centre:  
**7 units per hectare**

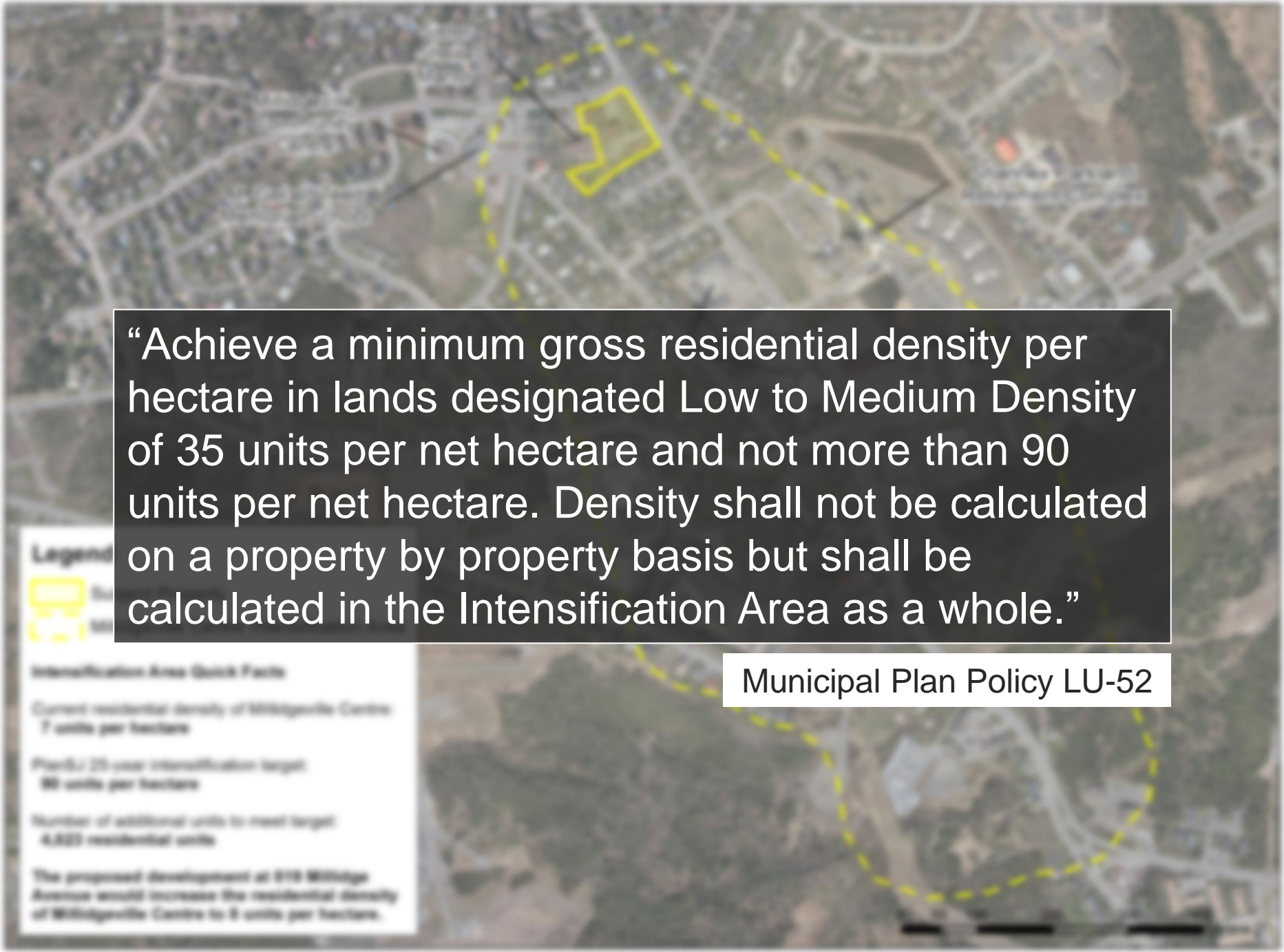
PlanSJ 25-year intensification target:  
**90 units per hectare**

Number of additional units to meet target:  
**4,823 residential units**

**The proposed development at 819 Millidge Avenue would increase the residential density of Millidgeville Centre to 8 units per hectare.**







“Achieve a minimum gross residential density per hectare in lands designated Low to Medium Density of 35 units per net hectare and not more than 90 units per net hectare. Density shall not be calculated on a property by property basis but shall be calculated in the Intensification Area as a whole.”

**Legend**



**Intensification Area Quick Facts**

Current residential density of Millidgeville Centre:  
7 units per hectare

Plan 2021 25-year intensification target:  
30 units per hectare

Number of additional units to meet target:  
4,821 residential units

The proposed development at 515 Millidge  
Avenue would increase the residential density  
of Millidgeville Centre to 8 units per hectare.


Municipal Plan Policy LU-52





**1,645-  
4,823**  
Future Growth  
Needed

**Legend**

-  Subject Property
-  Millidgeville Centre Intermodal Area

**Intermodal Area Quick Facts**

Current residential density of Millidgeville Centre:  
7 units per hectare

Plan 6, 25-year intermodal target:  
90 units per hectare

Number of additional units to meet target:  
4,823 residential units

The proposed development at 618 Millidge  
Avenue would increase the residential density  
of Millidgeville Centre to 8 units per hectare.







**19**

Developments  
like Proposal  
Needed

**Legend**

-  Subject Property
-  Millidgeville Centre Intermodalization Area

**Intermodalization Area Quick Facts**

Current residential density of Millidgeville Centre:  
7 units per hectare

Plan 6.1 25-year intermodalization target:  
90 units per hectare

Number of additional units to meet target:  
4,821 residential units

The proposed development at 618 Millidge  
Avenue would increase the residential density  
of Millidgeville Centre to 8 units per hectare.



# Municipal Plan Support

Proposed development meets the expectations of the Municipal Plan:

- ✓ Adjacent to collector streets and transit routes;
- ✓ On the edge of a low density residential neighbourhood;
- ✓ Appropriately designed and compatible with surrounding land uses;
- ✓ Sufficient parking and green space;
- ✓ Site design that meets or exceeds requirements for access, buffering and landscaping, site grading and storm water management; and
- ✓ High quality exterior building design.





# 5

Neighbourhood Compatibility

Site Development

Traffic & Parking

Infrastructure & Drainage

Public Process



# Neighbourhood Compatibility







700 Millidge Avenue



630 Millidge Avenue



# Neighbourhood Compatibility





# Neighbourhood Compatibility



Village View Apartments  
Noel Avenue



# Neighbourhood Compatibility



Brentwood Towers  
310 Woodward Avenue



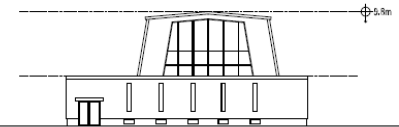
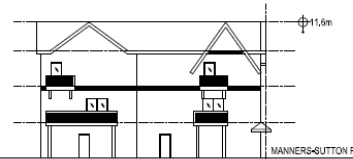
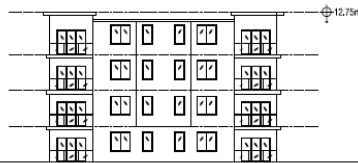
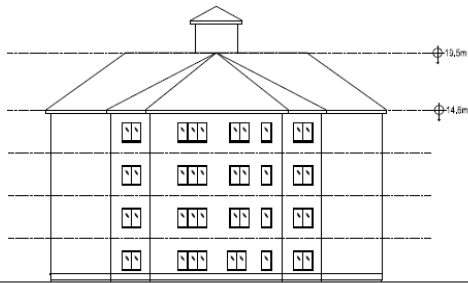
# Neighbourhood Compatibility

19.5m

12.75m

11.6m

9.8m



1 SHANNEX STREET ELEVATION  
SCALE: 1/16" = 1'-0"

2 PROPOSED BUILDING ELEVATION  
SCALE: 1/16" = 1'-0"

3 TOWN HOUSE ELEVATION  
(corner of Manners-Sutton & Millidge Ave.)  
SCALE: 1/16" = 1'-0"

4 CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"



# Neighbourhood Compatibility



Revised


Site Plan  
**Sea-Blrd**  
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Millidge Ave, Saint John, NB



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# Traffic



“...the Transportation Model developed with MoveSJ indicates that this section of Millidge Avenue is only being used to half of its capacity.”

City Traffic Engineer

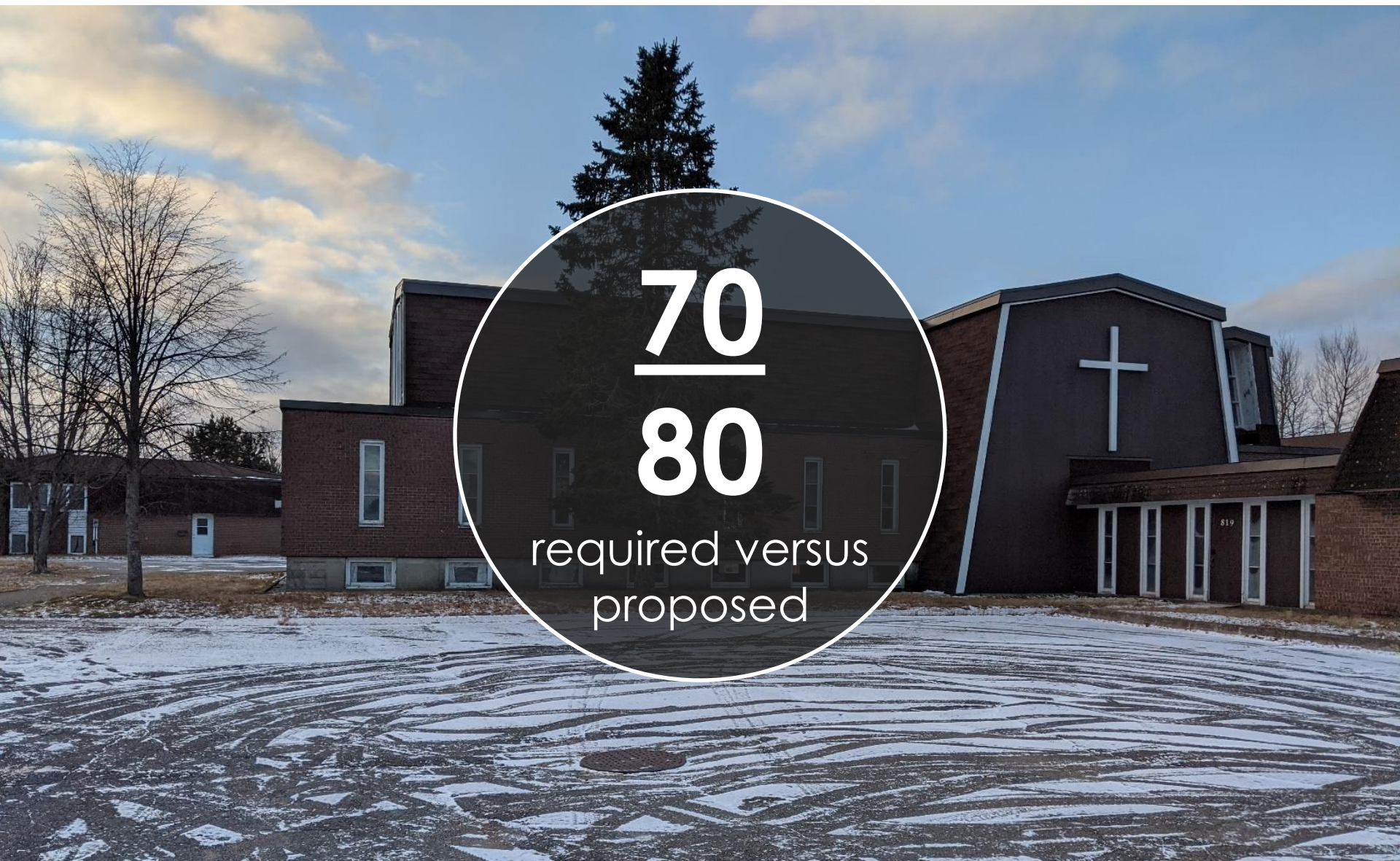


# Parking

70

80

required versus  
proposed



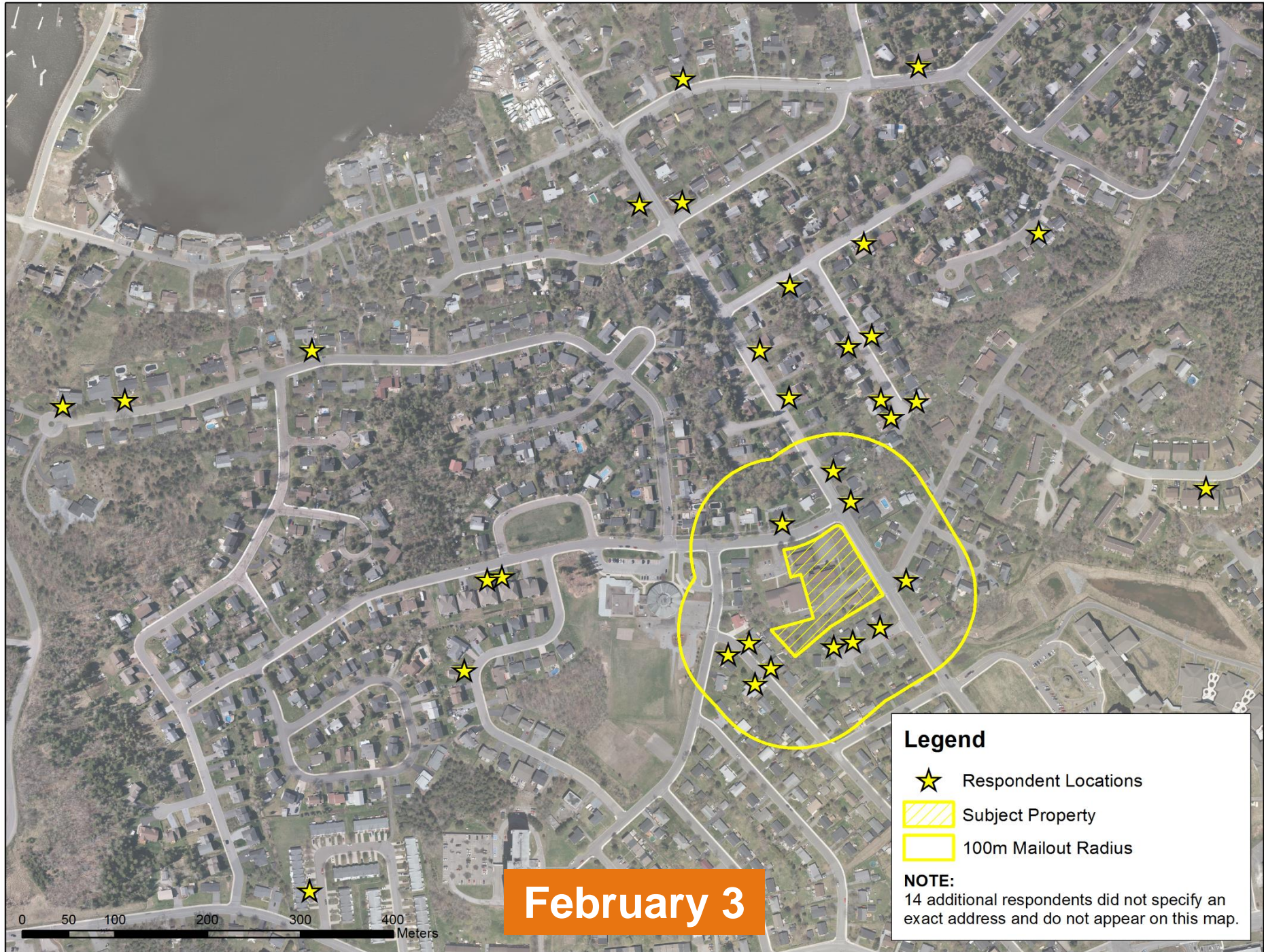


# Infrastructure & Drainage

“Saint John Water completed a sanitary sewer analysis to confirm that infrastructure can accommodate the proposed development.”

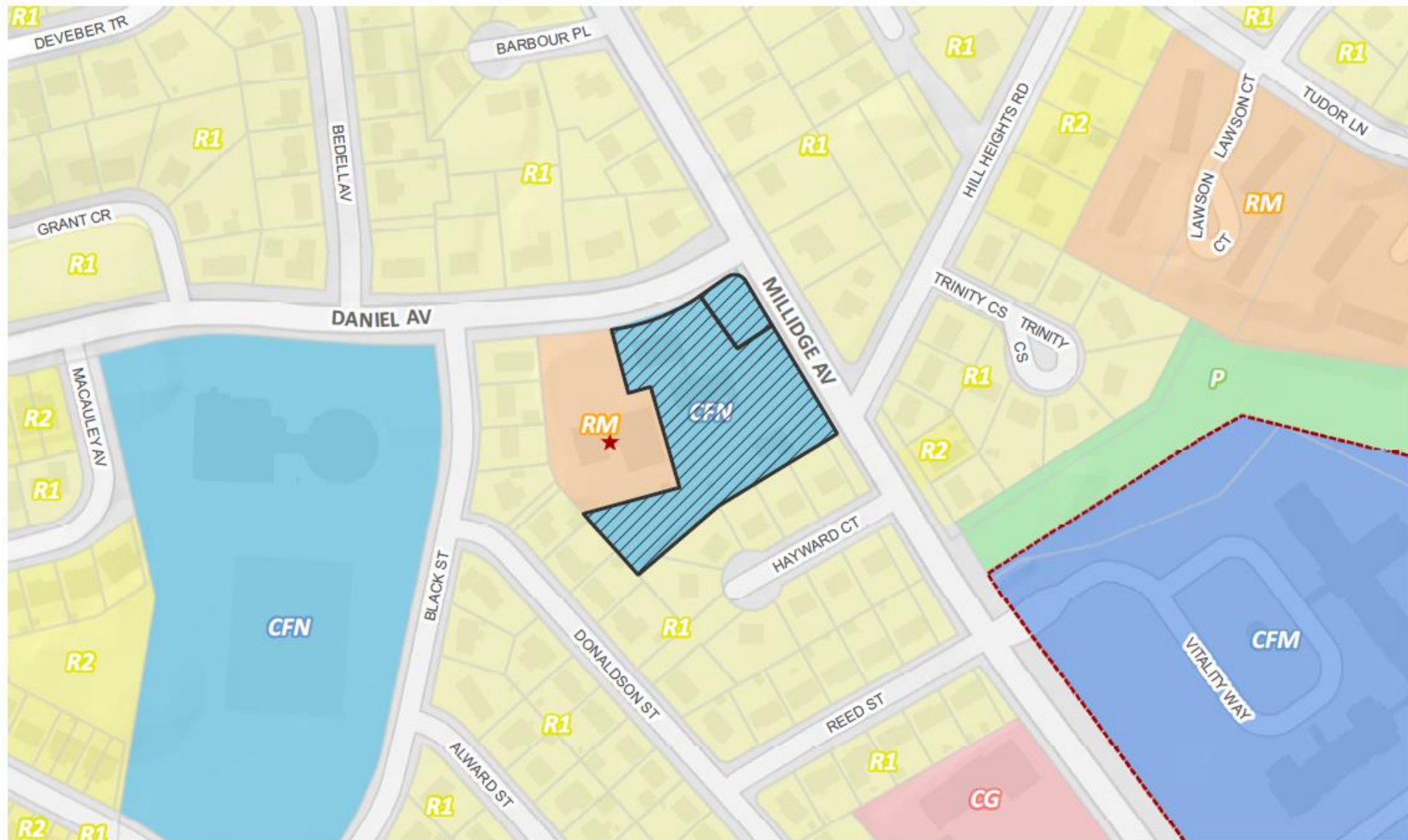
Saint John Water





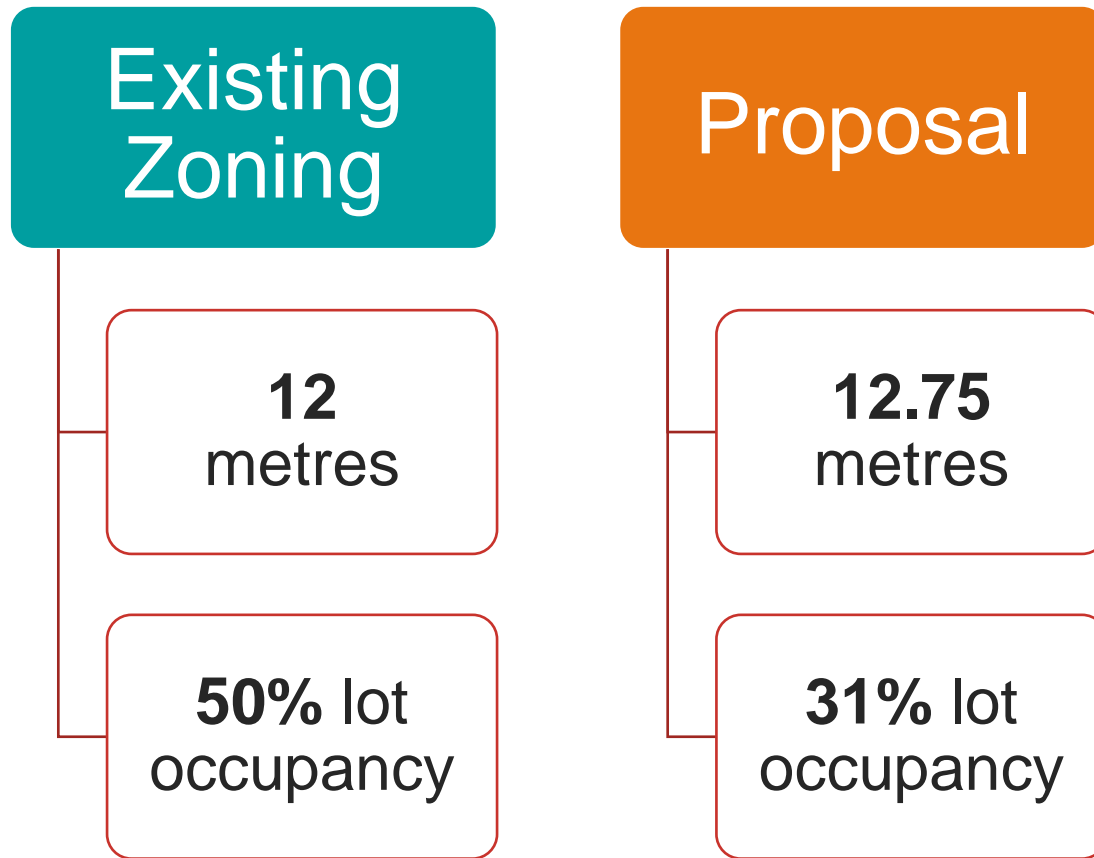


# Existing Zoning Permissions





# Existing Zoning Permissions



# PAC Recommendation

On January 21, 2020, the **Planning Advisory Committee** considered the January 17, 2020 staff **report** and recommendation, and **presentations** by staff, the proponent and **13** citizens.

The PAC resolved that Common Council **deny** this rezoning application.





# Amended Staff Recommendation

1. Common Council rezone the property to **Mid-Rise Residential (RM)**.
2. Common Council impose **Section 59 conditions** that would:
  - Daniel Avenue driveway used as an **exit with right turns only**;
  - **Trees and shrubs** be required in front, flankage and side yards;
  - A **landscaped berm** be installed along adjoining residential properties;
  - **Opaque material** be used for the balconies between the 40-unit apartment building and adjoining properties on Hayward Court;
  - The development and use of the parcel be in accordance with approved detailed building elevation and site plans.





# Proposal

