





348 Rockland Road and 21 Canon Street

Presentation to Common Council

March 11, 2019



Growth & Community Planning Team
Growth & Community Development Services




SAINT JOHN

Proposal

Rezoning Application

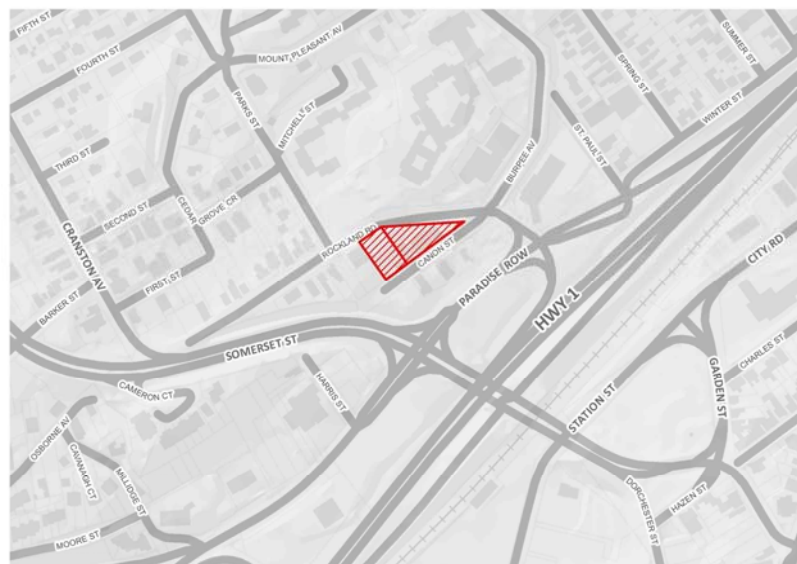
- Rezone a 2,847 square metre area of land from Neighbourhood Community Facility (CFN) to General Commercial (CG).
- Rezoning to enable the repurposing of the former Holy Trinity Church into a banquet hall and events venue.

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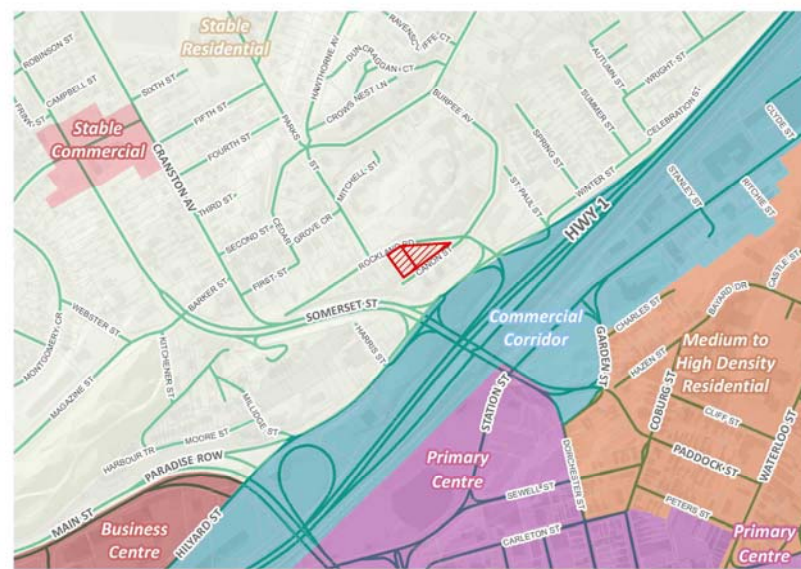
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Site Location

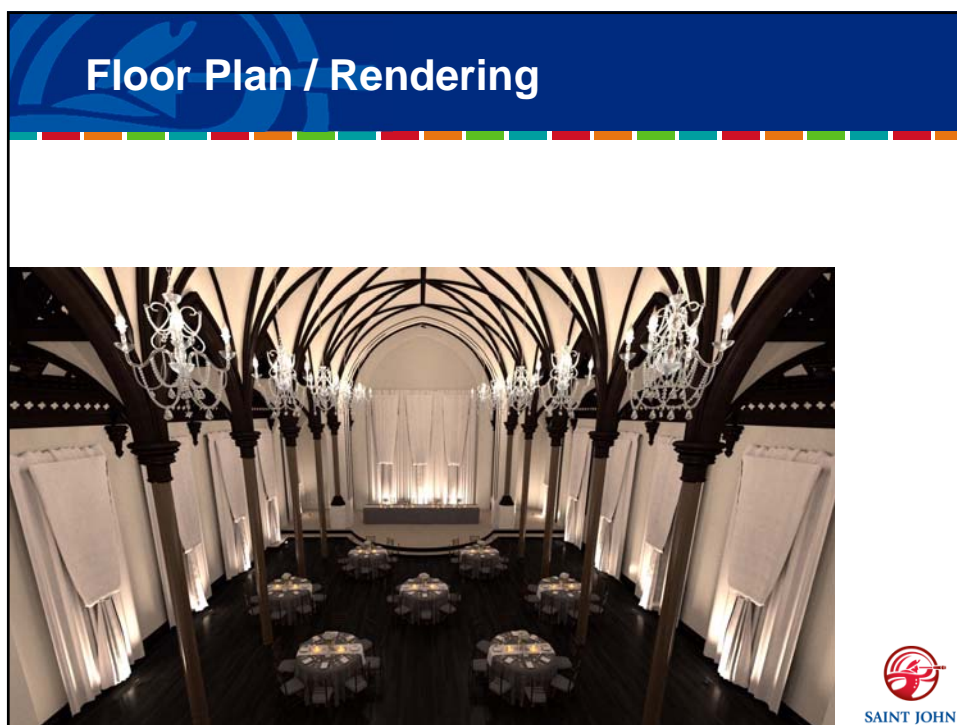
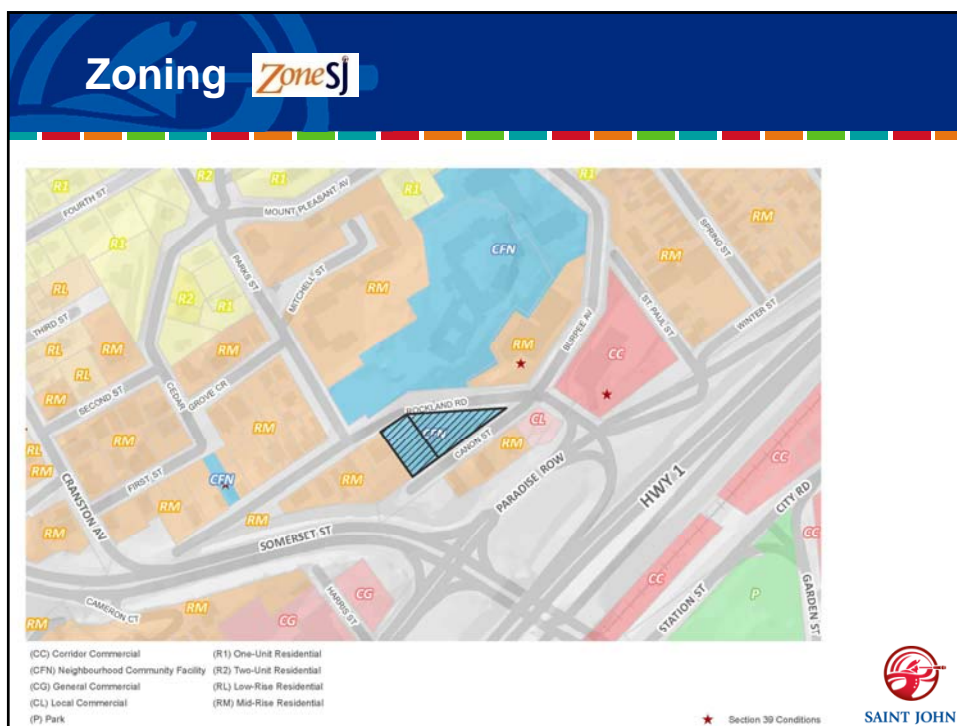


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Future Land Use



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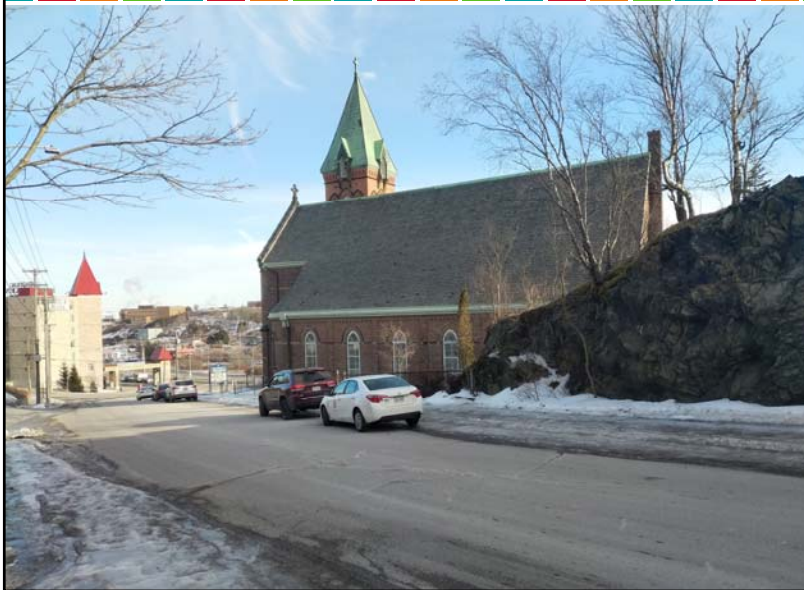


Site Aerial



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Site Photos



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Site Photos



SAINT JOHN

Site Photos



SAINT JOHN

Site Photos



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Municipal Plan

- Policy CF-30 – “*Council shall encourage the adaptive re-use of vacant places of worship for appropriate uses.*”
- Policy LU-88 – “*Ensure that significant new development and redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where compliance is demonstrated with the following requirements*”



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Rezoning

Applicable Criteria	Analysis
The proposed land use is desirable and contributes positively to the neighbourhood;	Repurposes vacant building, provides an additional venue and adds to the vibrancy of the neighborhood without detracting from existing character.
The proposal is compatible with surrounding land uses;	Proposal borders on a commercial corridor and is adjacent to community facilities, mid-rise residential uses, and a number of vacant lots.
The development is in a location where all necessary water and wastewater services, parks and recreation services, schools, public transit and other community facilities and protective services can readily and adequately be provided;	The proposal is within an established service area and conveniently located off the highway. Although located on a transit route, it is expected that patrons will arrive by private vehicles and taxis.
Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated;	Expected changes to the site are anticipated to be focused on the interior space.

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Community Engagement

- Public hearing advertised on City website on February 12, 2019
- Neighbours were notified within 100 metres of property on February 8th, 2019
- No members of the public in attendance at the Planning Advisory Committee meeting
- No letters received regarding the application
- Applicant was in attendance and in full support of staff recommendation

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Planning Advisory Committee Recommendation

1. That Council rezone a 2,847 area of land from Neighbourhood Community Facility (CFN) to General Commercial (CG).
2. That Council imposes Section 59 conditions upon the development limiting use of the property to compatible uses under the CG zone.

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Staff Recommendation

1. That Council rezone a 2,847 area of land from Neighbourhood Community Facility (CFN) to General Commercial (CG).
2. That Council imposes Section 59 conditions upon the development limiting use of the property to compatible uses under the CG zone.

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PLANNING ADVISORY COMMITTEE



The City of Saint John

February 21, 2019

His Worship Mayor Don Darling and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Rezoning Application
348 Rockland Road and 21 Canon Street**

On January 28, 2019 Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its February 20, 2019 meeting. Natasha Tobias, the applicant, was present and in full support of the recommendation.

There were no members of the public in attendance or questions from the Committee and no letters were received regarding the application.

After considering the report and the comments made by the applicant, the Committee adopted the staff recommendation.

RECOMMENDATION:

1. That Common Council rezone parcels of land having a combined area of approximately 2,847 square metres, located at 348 Rockland Road and 21 Canon Street, also identified as PID Nos. 00025791 and 55086128 from Neighbourhood Community Facility (CFN) to General Commercial (CG).
2. That Common Council hereby imposes pursuant to the provisions of Section 59 of the Community Planning Act (SNB 2017, c.19) the following condition upon the development and use of the parcels of land having a combined area of approximately 2,847 square metres, located at 348 Rockland Road and 21 Canon Street also identified as PID Nos. 00025791 and 55086128, namely that use of the property be restricted to the following purposes identified in the

General Commercial (CG) zone of the City's Zoning By-law:

- Accommodation;
- Artist or Craftsperson Studio;
- Bakery;
- Banquet Hall;
- Business Office, subject to paragraph 11.7(3)(b);
- Commercial Group;
- Community Centre;
- Community Policing Office;
- Day Care Centre;
- Dwelling Unit, subject to paragraph 11.7(3)(c);
- Financial Service;
- Funeral Service;
- Garden Suite, subject to section 9.8;
- Grocery Store;
- Health and Fitness Facility;
- Health Services Laboratory;
- Home Occupation, subject to section 9.9;
- Library;
- Medical Clinic;
- Personal Service;
- Pet Grooming;
- Place of Worship;
- Restaurant;
- Retail, General;
- Secondary Suite, subject to section 9.13;
- Service and Repair, Household;
- Supportive Housing, subject to section 9.14
- Veterinary Clinic

Respectfully submitted,



Eric Falkjar
Chair

Attachments

- 1 – Staff report dated February 15, 2019
- 2 – Staff presentation



The City of Saint John

Date: February 15, 2019

To: Planning Advisory Committee

From: Growth & Community Planning
Growth & Community Development Services

For: **Meeting of Wednesday, February 20, 2019**

SUBJECT

Applicant: Natasha Tobias

Owner: Roman Catholic Bishop of Saint John

Location: 348 Rockland Road and 21 Canon Street

PIDs: 00025791 and 55086128

Plan Designation: Stable Residential

Existing Zoning: Neighbourhood Community Facility (CFN)

Proposed Zoning: General Commercial (CG)

Application Type: Rezoning

Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law. Common Council will consider the Committee recommendation at a public hearing on **Monday, March 11, 2019**.

SUMMARY

The proposal is to rezone a combined 2,847 square metre area of land from Neighbourhood Community Facility (CFN) to General Commercial (CG). The rezoning would enable the repurposing of the former Holy Trinity Church into a banquet hall and events venue and the former rectory as a one unit dwelling. Approval is recommended on the basis that the proposal meets the intent of the Municipal Plan and Zoning By-law in terms of adaptive reuse and neighbourhood context.

RECOMMENDATION

1. That Common Council rezone parcels of land having a combined area of approximately 2,847 square metres, located at 348 Rockland Road and 21 Canon Street, also identified as PID Nos. 00025791 and 55086128 from Neighbourhood Community Facility (CFN) to General Commercial (CG).
2. That Common Council hereby imposes pursuant to the provisions of Section 59 of the *Community Planning Act (SNB 2017, c.19)* the following condition upon the development and use of the parcels of land having a combined area of approximately 2,847 square metres, located at 348 Rockland Road and 21 Canon Street also identified as PID Nos. 00025791 and 55086128, namely that use of the property be restricted to the following purposes identified in the General Commercial (CG) zone of the City's Zoning By-law:
 - Accommodation;
 - Artist or Craftsperson Studio;
 - Bakery;
 - Banquet Hall;
 - Business Office, subject to paragraph 11.7(3)(b);
 - Commercial Group;
 - Community Centre;
 - Community Policing Office;
 - Day Care Centre;
 - Dwelling Unit, subject to paragraph 11.7(3)(c);
 - Financial Service;
 - Funeral Service;
 - Garden Suite, subject to section 9.8;
 - Grocery Store;
 - Health and Fitness Facility;
 - Health Services Laboratory;
 - Home Occupation, subject to section 9.9;
 - Library;
 - Medical Clinic;

- Personal Service;
- Pet Grooming;
- Place of Worship;
- Restaurant;
- Retail, General;
- Secondary Suite, subject to section 9.13;
- Service and Repair, Household;
- Supportive Housing, subject to section 9.14
- Veterinary Clinic

DECISION HISTORY

None.

ANALYSIS

Proposal

On behalf of the property owner, the Roman Catholic Bishop of Saint John, Natasha Tobias is seeking to create a banquet hall and events venue, primarily for weddings. The main floor of the building would be repurposed as the banquet hall and the basement used for linens and storage. The former rectory is located to the west of the church on the same parcel (civic 348 Rockland Road) and would be repurposed for residential purposes. A residential use is permitted on the ground floor of a building within the General Commercial (CG) zone provided the property is within 30 metres of a residential zone. A second parcel further to the west (10 Canon Street) currently consists of vacant land and a single storey garage. Renovations are planned for the interior to create the banquet hall; however, no renovations are anticipated to the building envelope.

Site and Neighbourhood

The property is situated at the corner of Rockland Road and Canon Street in the city's North End. The subject property occupies the north side of Canon Street, opposite three multiple unit dwellings and a number of vacant lots. Canon Street terminates in a cul-de-sac. The property is bounded by a large nursing home, daycare, and hotel. Residential units to the west are buffered by rock outcrops and the vacant lot at 21 Canon Street. There is parking available on Rockland Road but the property does not have any off street parking. Dependent on the outcome of the proposal, the applicant is actively seeking a parking sharing agreement with neighbouring property owners.

Municipal Plan and Rezoning

The property is designated Stable Residential, which is identified on Schedule B of the City's Municipal Plan. Land uses within this designation contemplate a range of housing types, but also contemplate other compatible uses. The area is intended to evolve over time but reinforce

the predominant community character, with new development making a positive contribution to the neighbourhood.

Policy LU-88 provides criteria for redevelopment in areas designated Stable Residential through a rezoning process:

a. The proposed land use is desirable and contributes positively to the neighbourhood;	The proposal repurposes a vacant building to provide an additional venue for weddings and events and is expected to add to the vibrancy of the immediate area.
b. The proposal is compatible with surrounding land uses;	The proposal is compatible with its surroundings. It borders on a commercial corridor and is adjacent to community facilities, mid-rise residential uses, and a number of vacant lots. There will be no change to the visual character of the neighbourhood.
c. The development is in a location where all necessary water and wastewater services, parks and recreation services, schools, public transit and other community facilities and protective services can readily and adequately be provided;	The proposal is within an established service area and conveniently located off the highway. Although located on a transit route, it is expected that patrons will arrive by private vehicles and taxis.
d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated;	Expected changes to the site are anticipated to be focused on the interior space.
e. A high quality exterior building design is provided that is consistent with the Urban Design Principles in the Municipal Plan; and	Not applicable.
f. The proposal is on a property identified as a Corridor on the City Structure map (Schedule A) or does not detract from the City's intention to direct the majority of new residential development to the Primary Centres, Local Centres, and Intensification Areas.	Not applicable.

The Municipal Plan, in addition to promoting conservation and adaptive re-use of existing buildings, specifically targets "Places of Worship" for adaptive re-use. Policy CF-30 states:

"Council shall encourage the adaptive re-use of vacant places of worship for appropriate uses."

The General Commercial (CG) Zone is intended for land inside the Primary Development Area that is designated Local Centre, Low to Medium Density Residential, Mixed Use Centre, or Stable Commercial. Given the neighbourhood context and balance of community facilities and commercial uses versus existing residential uses, the proposal is not unprecedented or out of character with the area. It is nearby a large hotel chain on a Commercial Corridor and across the street from a large nursing home and daycare.

Should the rezoning proceed, there would be no additional parking requirements. Section 4.2(1) of the Zoning By-law states that:

“nothing in the By-law shall require additional parking spaces if the proposed use requires the same or fewer parking spaces than the previous use.”

Nevertheless, should the applicant be successful they have indicated interest in formalizing an agreement with an adjacent neighbour for lot sharing during off hours. Furthermore, to provide compatibility of commercial uses, a section 59 conditions is recommended to ensure that incompatible uses in the General Commercial (CG) zone are not permitted on site.

Conclusion

The proposal represents an adaptive reuse of land for the purpose of establishing a banquet hall and events venue primarily for weddings. On the basis of the goals of the Municipal Plan and the proposal's compatibility with the surrounding neighbourhood, the rezoning can be supported.

ALTERNATIVES AND OTHER CONSIDERATIONS

Not applicable.

ENGAGEMENT

Public

In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on February 8, 2019. The public hearing for the rezoning was advertised on the City website on February 12, 2019.

SIGNATURES AND CONTACT

Prepared:



Andrew Reid , MCIP, RPP
Planner

Reviewed:

Approved:



Mark Reade, P.Eng., MCIP, RPP
Senior Planner



Jacqueline Hamilton, MURP, MCIP, RPP
Commissioner

Contact: Andrew Reid
Phone: (506) 658-4447
E-mail: andy.reid@saintjohn.ca
Project: 19-02

APPENDIX

Map 1: **Site Location**

Map 2: **Municipal Plan**

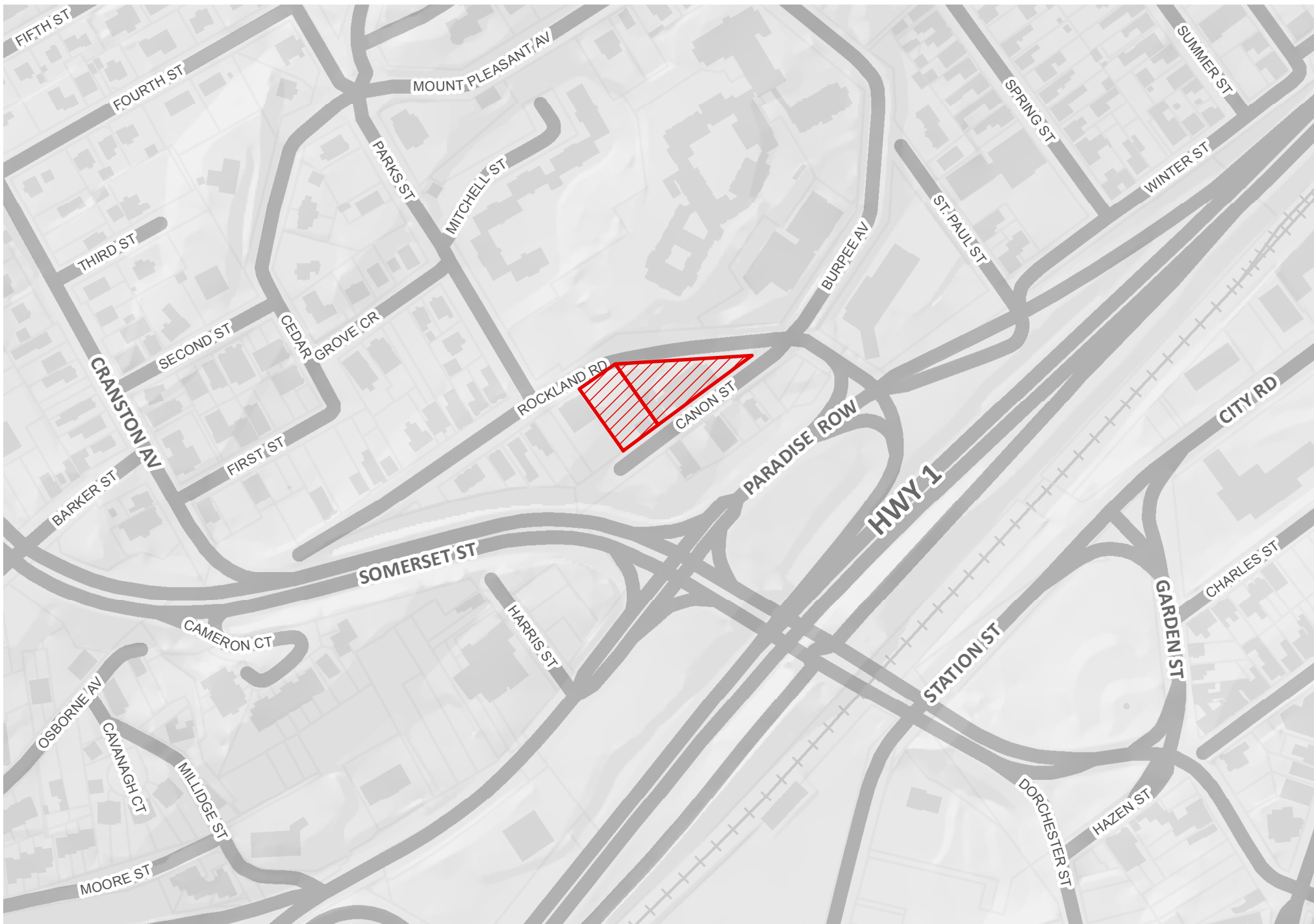
Map 3: **Zoning**

Map 4: **Aerial Photography**

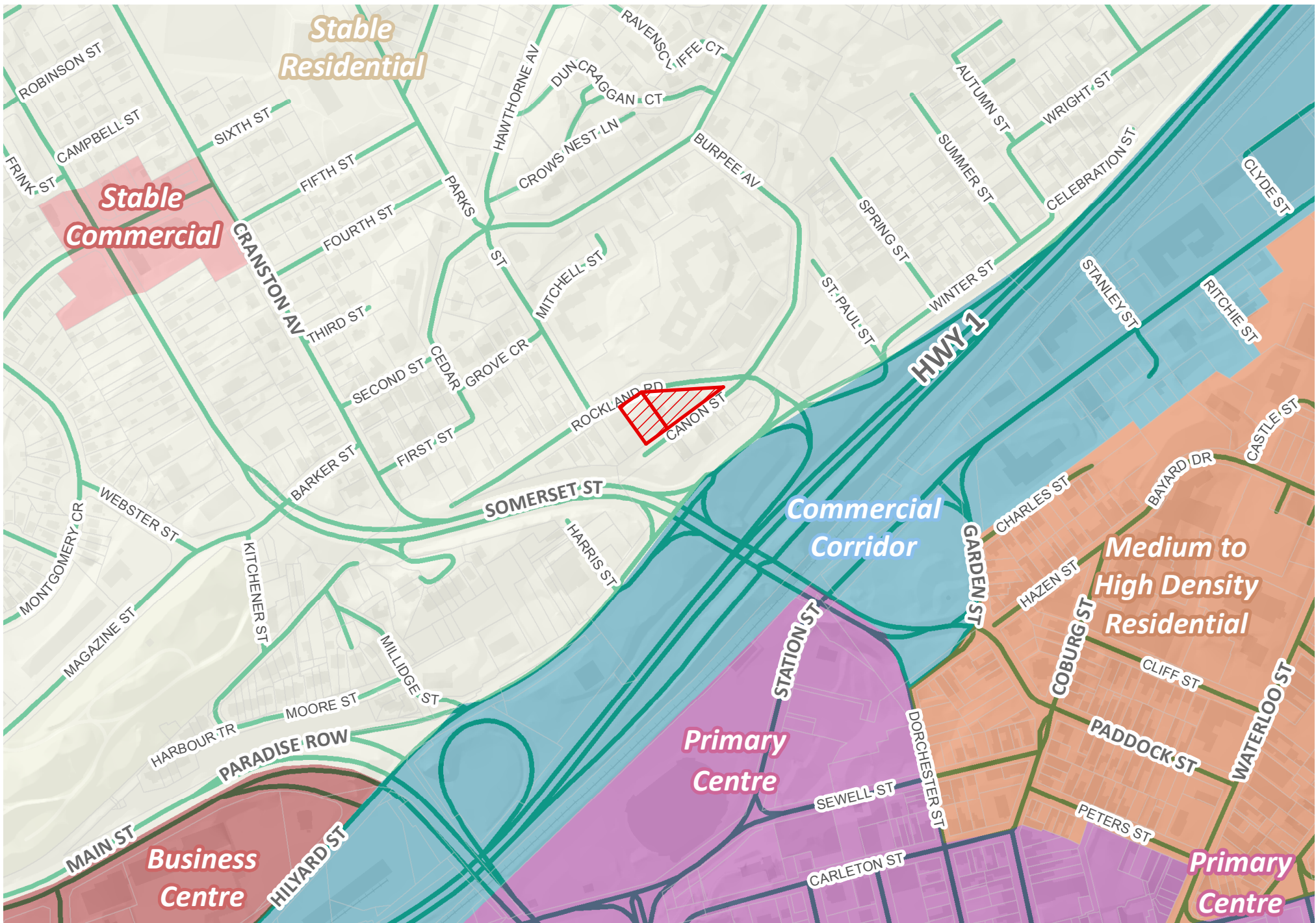
Map 5: **Site Photography**

Submission 1: **Floor Plans**

Submission 3: **Rendering of Banquet Hall**



Map 1 - Site Location
Natasha Tobias - 348 Rockland Road



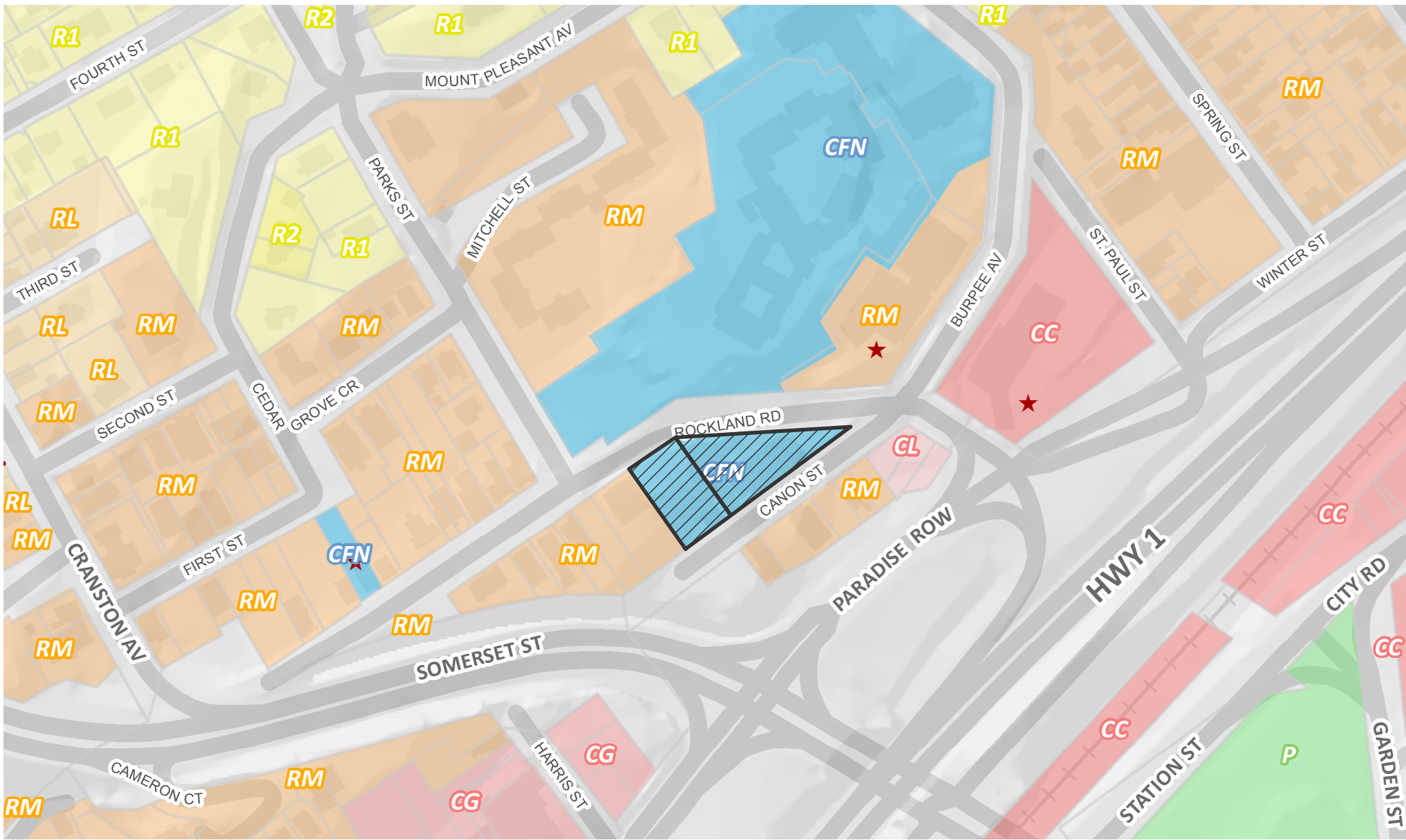
Map 2 - Future Land Use

Natasha Tobias - 348 Rockland Road

The City of Saint John
Date: January-10-19

0 100 m





- | | |
|--|---------------------------|
| (CC) Corridor Commercial | (R1) One-Unit Residential |
| (CFN) Neighbourhood Community Facility | (R2) Two-Unit Residential |
| (CG) General Commercial | (RL) Low-Rise Residential |
| (CL) Local Commercial | (RM) Mid-Rise Residential |
| (P) Park | |

★ Section 39 Conditions

Map 3 - Zoning

Natasha Tobias - 348 Rockland Road

The City of Saint John
Date: January-22-19





Map 4 - Aerial Photography
Natasha Tobias - 348 Rockland Road



Rockland Road facing east



Rockland Road facing west



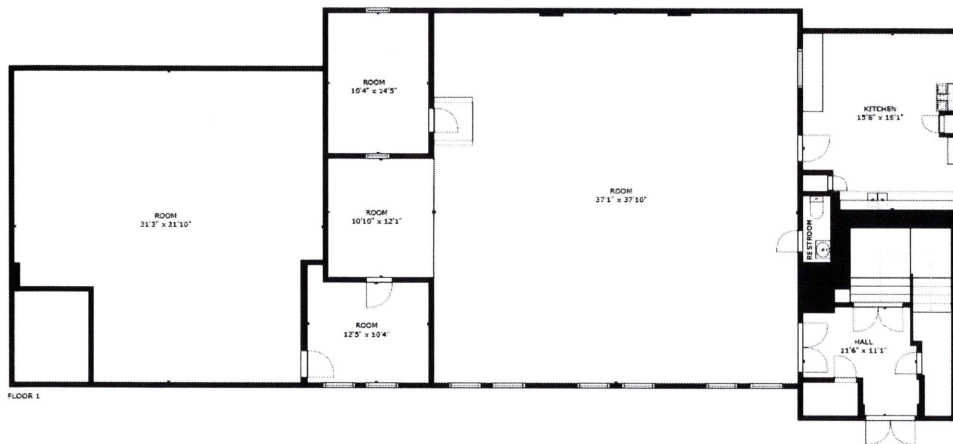
Rockland Road and Canon Street facing west



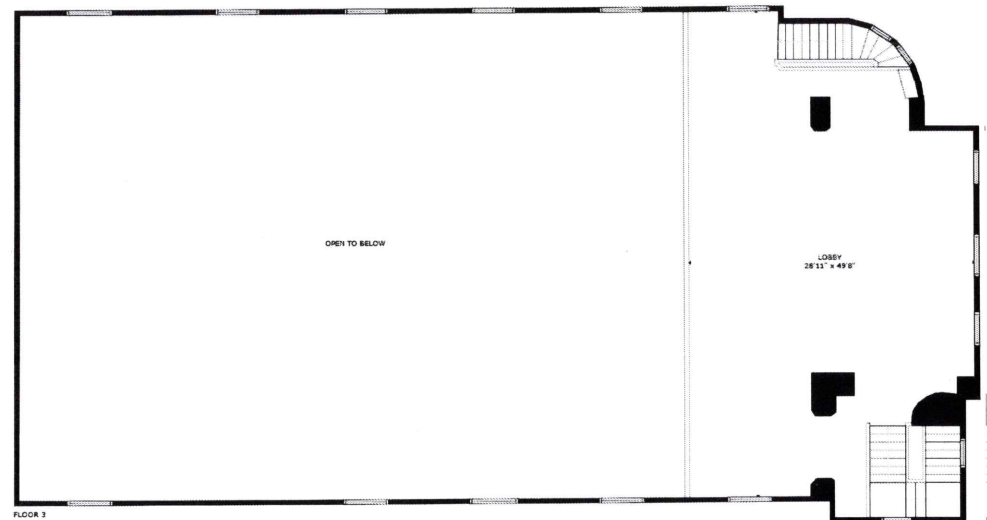
Canon Street



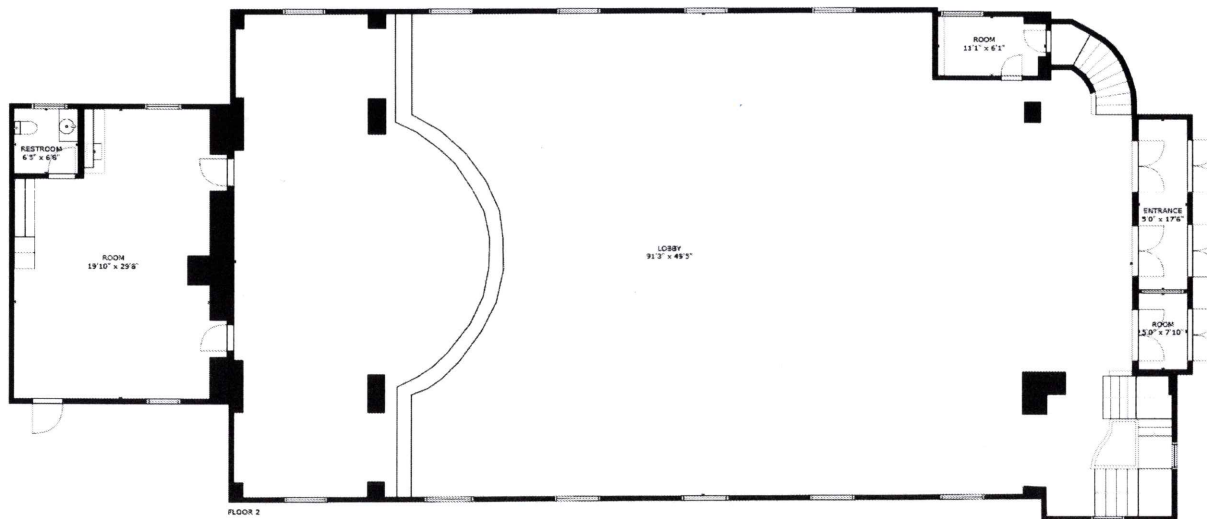
Canon Street facing east



FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 3440 sq ft, FLOOR 2: 5362 sq ft
 FLOOR 3: 1359 sq ft
 TOTAL: 10160 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



