Date: May 15, 2020

To: Planning Advisory Committee

From: Growth & Community Planning
Growth & Community Development Services

Meeting: May 20, 2020

SUBJECT

Applicant: Hughes Surveys & Consultants Inc. on behalf of Galbraith Construction

Landowner: City of Saint John

Location: 0 Katie Drive

PID: 00369496

Plan Designation: Rural Resource

Existing Zoning: Rural (RU)

Application Type: Land for Public Purposes Release

Jurisdiction: The Community Planning Act authorizes the Planning Advisory Committee to advise Common Council concerning the sale of land for public purposes.

EXECUTIVE SUMMARY

The subject site is land for public purposes acquired in 1975 in association with a proposed development. The adjacent landowner has approached Real Estate Services to purchase the property. City Staff have deemed the property surplus, and Common Council has resolved to seek the concurrence of the Planning Advisory Committee for the sale of the subject site.
The development outlined on the 1975 plan of subdivision did not occur, and these lands have remained in their natural, undeveloped state.

RECOMMENDATION

That the Planning Advisory Committee concur with Common Council regarding the sale of a City owned parcel, previously vested to the City as Land for Public Purposes (LPP), located at 0 Katie Drive, also identified as PID number 00369496.

DECISION HISTORY

The subject property was vested to the City in 1975 when it was designated land for public purposes (LPP) for the Kilkenny Court Subdivision. The proposed subdivision development included the construction of a Public Street (Katie Drive), with the LPP parcel and three lots on each side of Katie Drive. Subsequently, the Public Street right-of-way and LPP parcel were created, however the street construction and service extensions were never completed.

ANALYSIS

Proposal
Galbraith Construction, an adjacent landowner, has approached the City to acquire the LPP parcel. The company is reviewing options to provide an access through the site, via the undeveloped portion of Katie Drive to Ocean Westway. This would provide an alternate access route to their aggregate extraction operation to the northwest of the subject site. Should the access proposal proceed it would be subject to additional planning approvals including a rezoning.

At its January 13, 2020 meeting, Common Council resolved to seek the concurrence of the Planning Advisory Committee to divest the land, identified as being PID No. 00369496, from being “Land for Public Purposes” and if so, deem the subject property surplus to its needs.

Site and Neighbourhood

The 4378 square metre triangular-shaped site is wooded and is located at the northern terminus of Katie Drive, which is an undeveloped Public Street. A water transmission main passes through the southern portion of the site. As the original subdivision development never occurred, no recreational use has been developed on the site and the City has no requirement to retain this site for current or future recreational purposes.

The subject site is located in the City’s Ocean Westway neighbourhood; an area characterized by low-density residential development consisting of single-unit dwellings along Ocean Westway. This section of Ocean Westway terminates approximately one kilometre to the west at the Spruce Lake Water Treatment Facility. The site and adjacent lands are zoned Rural (RU) with the properties along Ocean Westway zoned Two-Unit Residential (R2). A long-standing
quarry operation is located approximately 720 metres to the west and is zoned Pit and Quarry (PQ).

**Municipal Development Plan and Zoning**

The subject site is designated Rural Resource in the Municipal Plan. These are areas, which are intended to generally remain in their natural state, or, subject to regulation and required approvals, be used for appropriate resource uses.

The Municipal Plan also promotes a strategic approach to parkland development, and encourages the development of "a strategy to repurpose or divest of surplus parks" (Policy CF-6). To implement this policy, Common Council endorsed The City of Saint John Parks and Recreation Strategic Plan (PlaySJ). PlaySJ promotes the divestment of surplus parks and greenspace through right sizing. This approach will enable the City to reinvest in existing parks and recreation assets in areas identified for growth in PlanSJ.

Based on this, sale of the subject parcel conforms to the policy direction established in the Municipal Plan.

The site is zoned Rural. It was never developed for a recreational use, and Parks and Public Spaces Staff have confirmed that they have no plans develop the site.

**Conclusion**

Staff recommend that the Committee concur with the sale of the subject site. Real Estate Services has determined the property is surplus and the Municipal Plan and PlaySJ support the divestment of surplus parkland. Parks and Public spaces confirmed the City has no plans to develop the site for a recreational purpose.

**ALTERNATIVES AND OTHER CONSIDERATIONS**

No alternatives were considered.

**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 March 5, 2020.

**APPROVALS AND CONTACT**

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Application: 20-020

APPENDIX

Map 1: Site Location
Map 2: Future Land Use
Map 3: Zoning
Map 4: Aerial Photography
Attachment 1: Site Photography
Attachment 2: 1975 Subdivision Plan – Kilkenny Court Subdivision
Map 2 - Future Land Use
Hughes Surveys and Consultants - 0 Katie Drive
(CG) General Commercial
(R2) Two-Unit Residential
(RL) Low-Rise Residential
(RU) Rural

Map 3 - Zoning
Hughes Surveys and Consultants - 0 Katie Drive
View of site from water main access looking north

View of site from water main access looking east

View of site looking east

View of adjacent lands looking west