7–19 Wellington Row Variance Application
Presentation to Planning Advisory Committee
May 20, 2020
Site Location

Map 4 - Aerial Photography
Acre Architects - 7-19 Wellington Row
Building Elevations
Building Elevations
Building Elevations
Building Elevations
Site Photos
Site Photos
Site Photos
Future Land Use

Map 2 - Future Land Use
Acre Architects - 7-19 Wellington Row

The City of Saint John
Date: February 19, 2020
Future Land Use

• Supported by Municipal Plan
  ✓ Primary Centre is home of highest intensity mixed-use development in the City. High density residential uses are strongly encouraged. (Policy LU-11, LU-13)
  ✓ Encourage redevelopment of lands in the Uptown Primary Centre (Policy LU-15)

• Supported by Central Peninsula Secondary Plan
  ✓ “Outside of the Trinity Royal Heritage Conservation Area, ensure street wall heights maintain a comfortable, human scaled street enclosure, generally a maximum of five storeys in commercial areas and two storeys in residential neighbourhoods.”
• Supported by Municipal Plan
  ✓ Primary Centre is home of highest intensity mixed-use development in the City. High density residential uses are strongly encouraged. (Policy LU-11, LU-13)
  ✓ Encourage redevelopment of lands in the Uptown Primary Centre (Policy LU-15)

• Supported by Central Peninsula Secondary Plan
  ✓ “Outside of the Trinity Royal Heritage Conservation Area, ensure street wall heights maintain a comfortable, human scaled street enclosure, generally a maximum of five storeys in commercial areas and two storeys in residential neighbourhoods.”
Map 3 - Zoning
Acre Architects - 7-19 Wellington Row

(CFN) Neighbourhood Community Facility
(CU) Uptown Commercial
(P) Park
(RC) Urban Centre Residential

Section 58 Conditions

The City of Saint John
Date: February 19, 2020
1. Section 15(2)a of the Zoning By-law requires that buildings step back at an elevation of 14 metres for any additional storey to a minimum depth of 3 metres away from the street facing front façade (Union Street).
   • Increase to 19.7 metres. PAC Variance

2. Section 11.1(4)e and 11.1(4)i of the Zoning By-law requires that the maximum front and flankage yard setback be no greater than 3 metres.
   • Increase front/flankage yards to 3.28m and 3.7m respectively.

3. Section 4.1(2)(j)(ii) requires that no access be used closer to a lot line than 1.5 metres of a side and rear lot line.
   • Reduce lot line setback from an access to nil.
Staff Recommendation

That the Committee:

• Increase the location of the required step back on the front façade of the building from an elevation of 14 metres to the top of the building (approximately 19.7 metres).
As per the Committee Standards of Procedure, neighbours within 100 metres of the Proposal were notified of the application on February 28, 2020.

Neighbours who responded to the letter or planned to attend were notified of the meeting’s cancellation and all neighbours within 100 metres were re-notified on May 8, 2020.
Proposal