



175 Hilyard Street

Public Hearing Presentation to Common Council

2019 April 8



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

Proposal

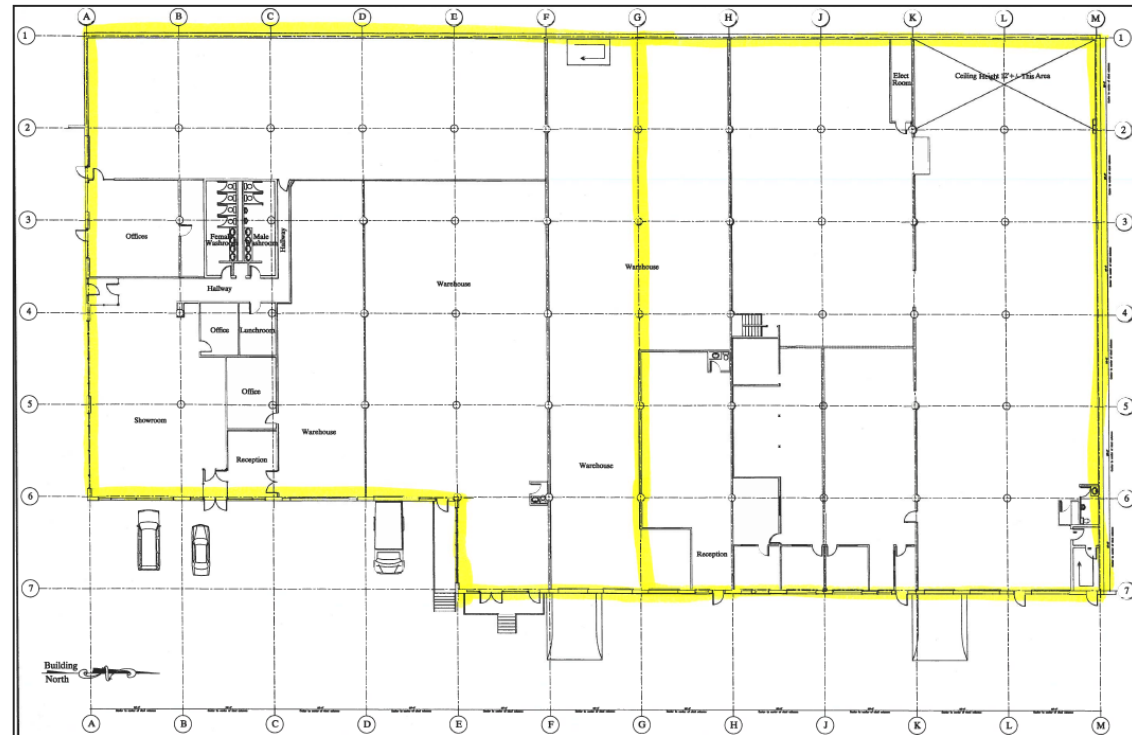
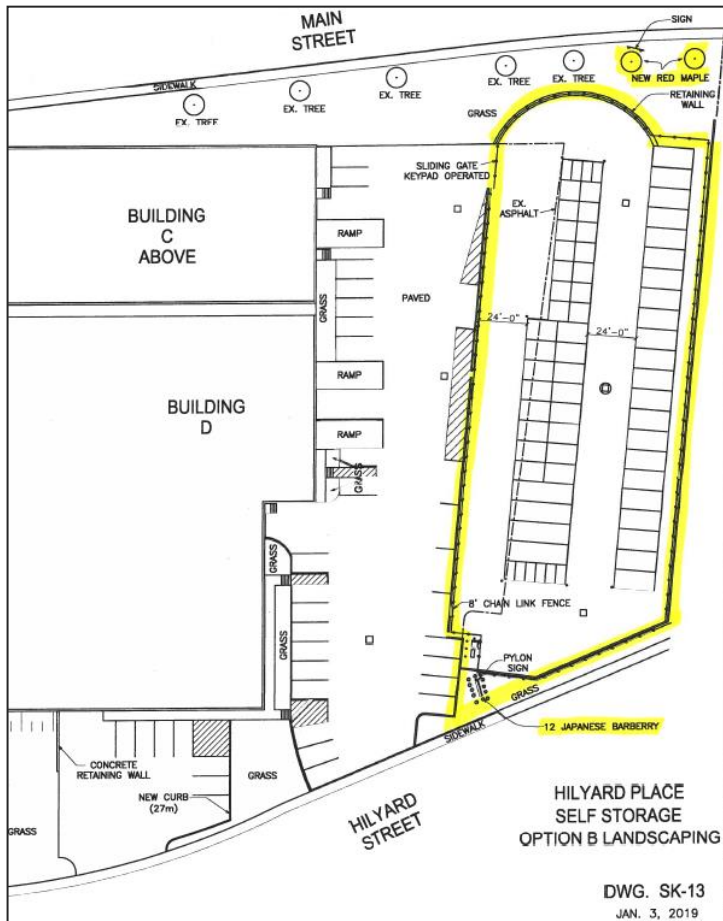
- Text Amendment to Business Park Commercial (CBP) zone
 - Self-storage facility as a permitted use
- Amend Section 59 Conditions
- Broader Text Amendment
 - Self-storage facility as a permitted use in the General Commercial (CG) zone
 - Landscaping standards



Site Location



Site / Building Plans



Site Aerial



Site Photos



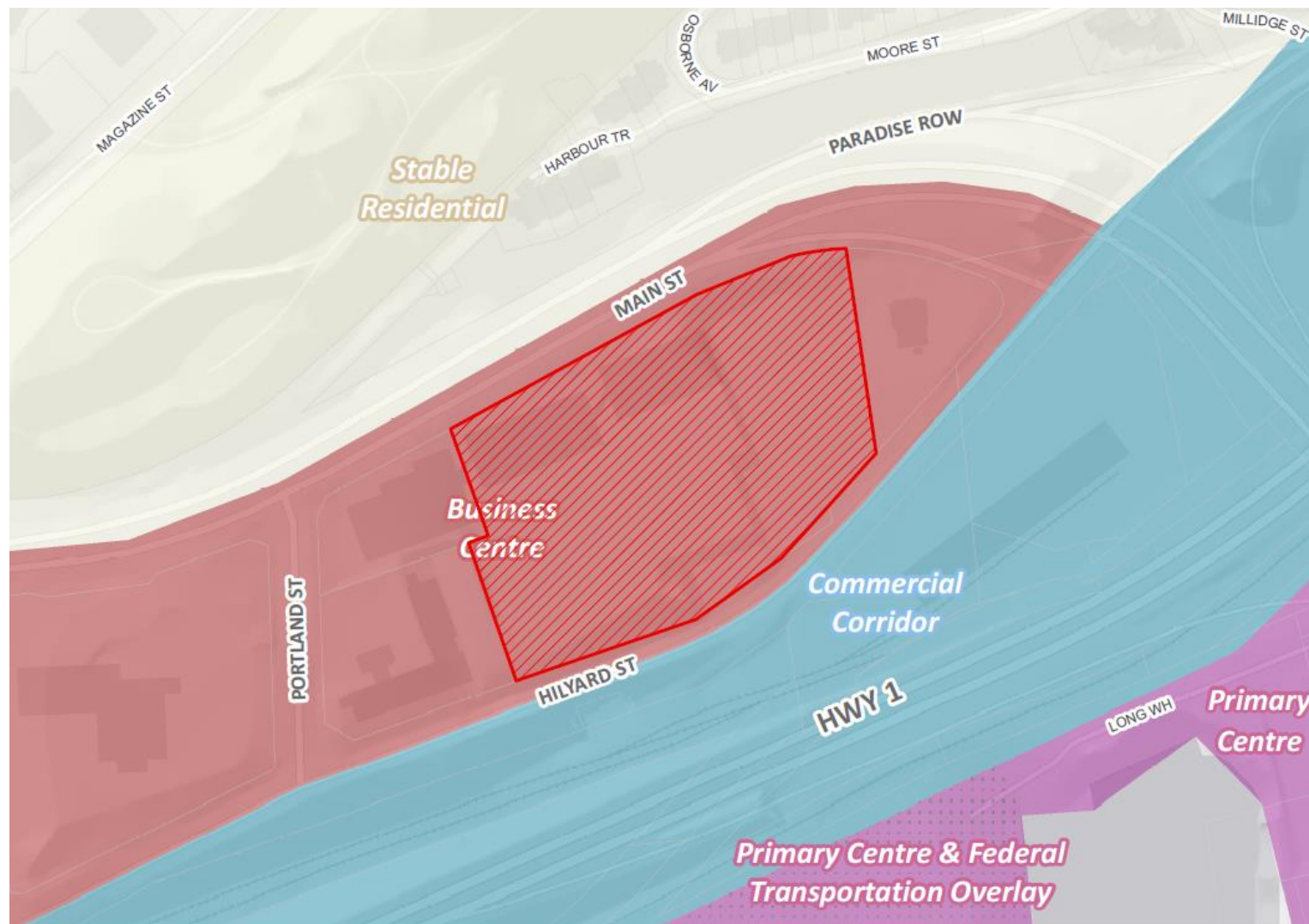
Site Photos



Site Photos

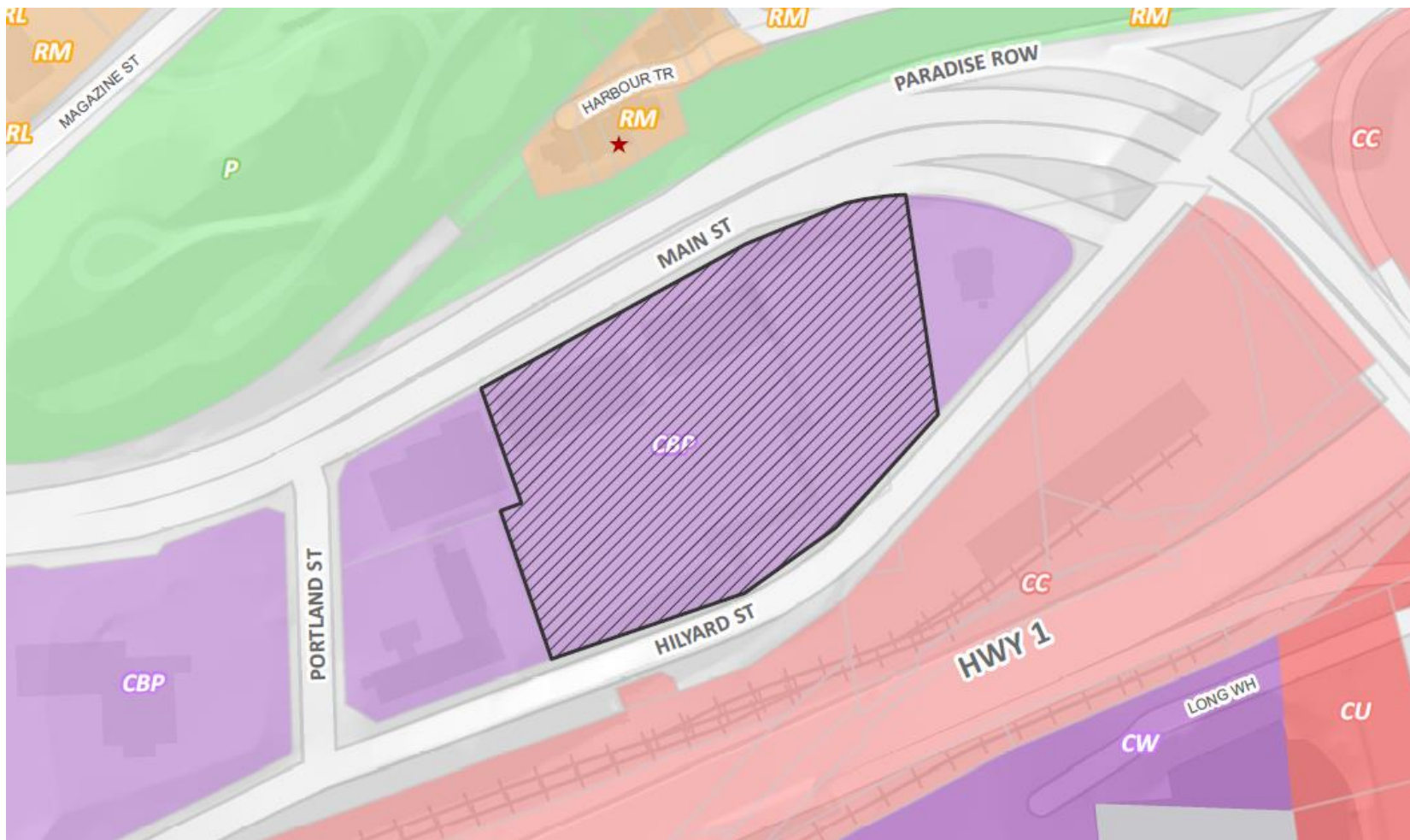


Future Land Use



- Business Centre Designation
- Meets intent of Policy LU-64, LU-65 and LU-70
 - Automobile dependent use with larger floor area
 - Urban Design - landscaping
 - Serviced site on collector road
 - Future redevelopment – external units can be viewed as interim use
- Conforms to Municipal Plan criteria for land use designation

Zoning



- Add Self Storage Facility as permitted use
 - Business Park Commercial (CBP) zone
 - General Commercial (CG) zone
 - Landscaping standards abutting residential
- Rescind existing Section 59 conditions
 - Limits the use of a portion of the site
- New Section 59 Conditions
 - Landscaping Plan
 - Easement

Staff Recommendation

- Zoning By-law
 - Add 'Self-storage facility' as permitted use to CBP and CG zones
 - Add landscaping standards for facilities within 15 metres of a residential zone
- Section 59 conditions
 - Rescind October 1991 conditions that limit use of a portion of site
 - New Conditions
 - Landscaping Plan
 - Easement for water main

Public Engagement

- Website advertisement – March 18, 2019
- Letter to area landowners - March 15, 2019
- One letter received expressing concerns
- One letter received expressing opposition
- Applicant attended PAC Meeting – agreement with Staff Recommendation
- Area resident appeared at PAC meeting
 - Visual impact of external units
 - Proximity of other CBP sites to Uptown Core
 - Anticipated employment levels



PAC Recommendation

- PAC adopted an amended recommendation – outlined in letter from PAC Chair
 - Add 'Self-storage facility' as conditional use to CBP and CG zones
 - Establishment of this use on a site would require PAC approval through a conditional use application



Recommendation

- **Amended Staff recommendation**
 - Amended Staff recommendation that addresses PAC concerns about proximity of CBP zones in South Central Peninsula
 - Maintains approach with current Zoning By-law to eliminate a number of conditional uses & reduce red tape