

**PROPOSED MUNICIPAL PLAN  
AMENDMENT**

**RE: 60 TECHNOLOGY DRIVE**

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan that would:

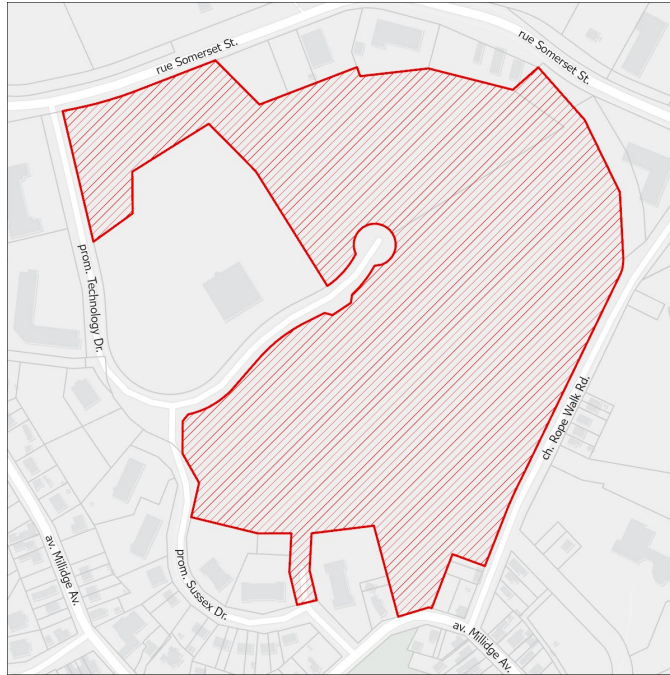
1. Revise Policy LU-68 to recognize that the Somerset Business Park may be further developed with medium to high density residential land uses;
2. Redesignate on Schedule A of the Municipal Development Plan, land having an approximate area of 13.71 hectares, located at 60 Technology Drive, also identified as PID 55144109 and PID 55190458, from **Employment Area, Local Centre, and Urban Neighbourhood** to **Urban Neighbourhood**, as illustrated below;
3. Redesignate on Schedule B of the Municipal Development Plan, land having an approximate area of 13.71 hectares, located at 60 Technology Drive, also identified as PID 55144109 and PID 55190458, from **Business Centre, Stable Residential, and Local Centre** to **Medium to High Density Residential**, as illustrated below.

**PROJET DE MODIFICATION DU PLAN  
MUNICIPAL**

**OBJET : 60, PROMENADE TECHNOLOGY**

Par les présentes, un avis public est donné par lequel le conseil communal de ville de Saint John a l'intention d'étudier la modification du plan d'aménagement municipal comme suit :

1. Réviser la politique LU-68 pour reconnaître que le parc commercial Somerset peut être aménagé davantage à des fins d'utilisations résidentielles de densité moyenne à forte;
2. À l'annexe A du plan d'aménagement municipal, modifier le zonage d'un terrain d'une superficie de 13,71 hectares, située au 60, promenade Technology, également identifié comme NID 55144109 et NID 55190458, qui passera de **secteur d'emploi, centre local** et **quartier urbain** à **quartier urbain**, comme illustré ci-dessous;
3. À l'annexe B du plan d'aménagement municipal, modifier le zonage d'un terrain d'une superficie de 13,71 hectares, situé au 60, promenade Technology, également identifié NID 55144109 et NID 55190458, qui passera de **centre d'affaires, résidentiel stable, et centre local** à **résidentiel à densité moyenne ou forte**, comme illustré ci-dessous.



A public presentation of the proposed amendment will take place at a regular meeting of Common Council, to be held in the Council Chamber at City Hall with a remote participation option on **Monday, June 14, 2021.**

Une présentation publique de la modification proposée aura lieu lors d'une réunion ordinaire du Conseil communal, qui aura lieu dans la salle du Conseil à l'hôtel de ville, avec option de participation à distance, le **lundi 14 juin 2021.**

#### **REASON FOR CHANGE:**

To permit a development consisting of multi-unit residential buildings.

#### **RAISON DE LA MODIFICATION**

Permettre un aménagement composé de bâtiments résidentiels à logements multiples.

Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by **July 14, 2021.**

Les objections écrites à la modification proposée peuvent être présentées au Conseil, aux soins du soussigné, d'ici le **14 juillet 2021.**

Enquiries may be made at the office of the Common Clerk or Growth & Community Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

Les demandes de renseignements peuvent être présentées au bureau du greffier communal ou aux Services de croissance et de développement communautaire, Hôtel de ville, 15, Market Square, Saint John (N.-B.), entre 8 h 30 et 16 h 30, du lundi au vendredi, inclusivement, jours fériés exclus.

Jonathan Taylor, Common Clerk  
(506) 658-2862

Jonathan Taylor, greffier communal  
(506) 658-2862

LOCATION	CIVIC ADDRESS :		PID # :	
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N			
	APPLICATION #:		DATE RECEIVED:	
			RECEIVED BY:	
APPLICANT INFORMATION	APPLICANT	EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE	
	CONTRACTOR	EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE	
	OWNER	EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE	
PRESENT USE:		PROPOSED USE:		
CHECK ALL THAT APPLY	<b>BUILDING</b>	<b>PLANNING</b>	<b>INFRASTRUCTURE</b>	<b>HERITAGE</b>
	<input type="checkbox"/> INTERIOR RENOVATION	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> VARIANCE	<input type="checkbox"/> STREET EXCAVATION
	<input type="checkbox"/> EXTERIOR RENOVATION	<input type="checkbox"/> ACCESSORY BLDG	<input type="checkbox"/> PLANNING LETTER	<input type="checkbox"/> DRIVEWAY CULVERT
	<input type="checkbox"/> ADDITION	<input type="checkbox"/> POOL	<input type="checkbox"/> PAC APPLICATION	<input type="checkbox"/> DRAINAGE
	<input type="checkbox"/> DECK	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> COUNCIL APP	<input type="checkbox"/> WATER & SEWERAGE
	<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> SIGN	<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> OTHER
	<input type="checkbox"/> MINIMUM STANDARDS	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER	<input type="checkbox"/> HERITAGE DEVELOPMENT
			<input type="checkbox"/> HERITAGE SIGN	
			<input type="checkbox"/> HERITAGE INFILL	
			<input type="checkbox"/> HERITAGE DEMO	
			<input type="checkbox"/> OTHER	
DESCRIPTION OF WORK				

I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

**General Collection Statement**

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building  
 8th Floor - 15 Market Square  
 Saint John, NB E2L 1E8  
[commonclerk@saintjohn.ca](mailto:commonclerk@saintjohn.ca)  
 (506) 658-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

\_\_\_\_\_  
 Applicant Name

\_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Date

<b>CIVIC ADDRESS</b>		<b>APPLICATION #</b>		<b>FEE PAID</b>	Y	N
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TYPE OF APPLICATION		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input type="checkbox"/> Section 59 Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,500

DETAILED DESCRIPTION OF APPLICATION
Where applicable, indicate the changes to existing Section 59 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One Stop Development Shop at (506) 658-2911 for further information.

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.

AUTHORIZATION								
As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.								
<table> <tr> <td><hr/></td> <td><hr/></td> </tr> <tr> <td>Registered Owner or Authorized Agent</td> <td>Additional Registered Owner</td> </tr> <tr> <td><hr/></td> <td><hr/></td> </tr> <tr> <td>Date</td> <td>Date</td> </tr> </table>	<hr/>	<hr/>	Registered Owner or Authorized Agent	Additional Registered Owner	<hr/>	<hr/>	Date	Date
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Registered Owner or Authorized Agent	Additional Registered Owner							
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Date	Date							
The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.								



## Technology Drive Rezoning and Plan Amendment Request

Dear Jennifer,

We have been working with the land owners to prepare a master plan for the remaining portion undeveloped portions of the Technology Drive properties (PAN 05900182 and 05900190) on behalf of the two land owners who would like to develop a 'mostly' residential development on land currently zoned as Business Park Commercial (CBP). In reviewing the Municipal Plan and Zoning Bylaw, it looks like they will need a plan amendment and rezoning to advance a medium density residential development on these lands. Though the CBP zone permits upper-storey multi-unit residential development, it requires commercial development on the ground floor for at least 75% of the GFA. The developers would like to do 100% residential development with the option of groundfloor commercial rather than a requirement for groundfloor commercial.

One option would be to change the Conditional Uses permitted under 11.4.3; namely (c) and (f) which require groundfloor commercial uses. A consequence would be that it would apply in other similarly zoned areas. We suspect this may not be well received. A second option would be to rezone the property to a more compatible use with a similar height and density that might be permitted under the CBP zone. In this case, the High Rise Residential Zone (HRR) is relatively similar but it offers 30m of height in comparison to the 24 m permitted under CBP and both require no more than 50% coverage. It would appear to me that a rezoning would be the best approach but I would be happy to discuss other preferred approaches.

### Amendment Rationale

The current CBP Zone is geared towards a mixed-use development form with conditional residential uses permitted above the groundfloor to a height of 24m (7-storeys). The zone was originally intended to "support a range of residential and compatible employment uses including business offices, research and development facilities, and light manufacturing and assembly." Technology Drive was developed in 1990's and to date, only 1 office development has located in the park. It is our understanding that there has been little interest or uptake in the uses proposed in the zone.

The site sits on a high bluff overlooking the harbour and with 360 degree views of north Saint John. It is our understanding that site is well serviced with water and sewer to support its buildout and there is adequate sewer capacity to support development in this part of

Issued  
May 5, 2021

the City. The elevated views provide an excellent opportunity for high quality residential development and the close proximity of the Somerset collector and multi-unit residential developments to the south makes this an ideal site for high density residential development. The site is well within walking distance of many commercial nodes including the Landsdown Plaza and the Superstore Plaza on Somerset, as well as Centennial School, the Hazel White St Francis School, Princess Elizabeth School, and the City Fields recreation facilities. The location is in a very walkable area of the City.

The requested rezoning is generally consistent with the currently permitted conditional uses but it does eliminate some Business Centre uses which have not shown much development interest over the last 20 years. This development will ease some of the pressure for affordable housing in Saint John.

#### **Plan Amendment**

The Municipal Plan specifically calls the lands surrounding Technology Drive as a 'Business Centre' and it is designated on Schedule B as such. Specifically, the MPS notes under Policy LU-68:

*Recognize that the Somerset Business Park has been established west of Somerset Street adjacent to Technology Drive. Further development potential continues to exist in the Somerset Business Park and it shall be the policy of Council to encourage the use of these lands for an appropriate range of technology, knowledge, laboratory and research-based businesses, as identified in the Zoning Bylaw. Council may consider additional investment in infrastructure to support further development of the Somerset Business Park.*

It would appear that we would need to amend or delete policy LU-68 while amending the Schedule B Future Land Use map as part of the plan amendment process.

#### **Rezoning**

The developer would appreciate consideration for rezoning the land from CBP to RH for the reasons outlined above. The site's challenging topography will require the careful siting of multi-unit building clusters with at least one floor of underground parking, preservation of the important view corridors to Saint John Harbour to the south east, and the careful design of public and private park spaces between the buildings. On the periphery of the development along Ropewalk Road, there may be opportunities for smaller scale semis or Townhomes where the grades permit. Similarly, there may be opportunities for smaller housing forms on the north part of Technology Drive. The RH zone is flexible in providing options for multi's, clusters, and smaller multi unit housing forms. We would not anticipate single family housing forms in this development. There may be opportunities for groundfloor commercial in some areas of the development.

### The Master Development Plan & Pro Forma

The master plan has been developed to preserve signature views, maximize microclimatic impacts, improve walkability and connectivity, and preserve signature park spaces between buildings. The developers are also interested in a 1.5 parking ratio with almost half of the parking underground, minimizing the surface parking lots. One new street extension is proposed at the middle of Technology Drive adding about 90m of cul de sac onto 180m of technology Drive (270m total length).

The master plan anticipates about 500 new units on PAN 05900182 and 05900190. In This calculation the planners have assumed an average unit size of 100 sq.m. Per unit. If the unit mix is smaller there will be a few more units, if larger there will be a few less units. The developers anticipate a unit mix in the range of 40% 2 and 3 bedroom units and 60% one bedroom units.

### Technology Drive Pro Forma

23-Feb

Building	Units/Floor	Storeys	Units	AG Parking	UG Parking	Total Parking
Building A	12	6	72	59	40	99
Building B	12	5	60	69	40	109
Building C	12	4	48	63	40	103
Building D	12	4	48	36	40	76
Building E	12	5	60	34	40	74
Building F	14	7	98	50	46	96
Building G	12	6	72	56	40	96
Building H	12	4	48	38	40	78
Sub-Total Multis			506			731

The proposed building heights are varied to preserve views to the southeast and to provide some visual interest of the development when viewed from a distance. Heights range from 4 storeys to 7 storeys as shown in the table above. The overall parking ratio will vary for each building but the overall parking ratio is in the range of 1.5 with over half the parking underground (UG parking = underground, AG parking = Above Ground).

If you have any questions about this rezoning and plan amendment request, please feel free to reach out to me at your convenience.



Rob LeBlanc, Planner  
902 461 2525 x102 direct, 902 483-2424 mobile  
rob.leblanc@fathomstudio.ca



<b>CIVIC ADDRESS</b>		<b>APPLICATION #</b>		<b>FEE PAID</b>	Y	N
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TYPE OF APPLICATION		
<input type="checkbox"/> <b>Instrument</b> Documents requiring Development Officer endorsement for registration Service Fee: \$50	<input type="checkbox"/> <b>Type 1 Subdivision</b> Lot boundary adjustments, consolidations, and new lots along an existing street Service Fee: \$250 plus \$50 per new building lot	<input type="checkbox"/> <b>Type 2 Subdivision</b> Subdivisions involving the construction of a street Service Fee: \$500 plus \$100 per new building lot

DETAILED DESCRIPTION OF APPLICATION
Attach the instrument or tentative subdivision plan, whichever is applicable, and any additional documentation to fully describe the application. Tentative subdivision plans must adhere to the requirements of the <i>Community Planning Act of New Brunswick</i> . In the case of a Type 2 Subdivision, the submission of a preliminary proposal and a Pre-Application Meeting with City staff is encouraged prior to seeking approval. Please contact the One Stop Development Shop at (506) 658-2911 for further information.

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.

AUTHORIZATION				
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## Infrastructure Plans/Files/Data Request

Applicant Information	
Company Name/Applicant Name  Somerset Investments Ltd.	Contact Name Melanie Dowd-Martell
Address PO Box 5 Saint John, NB E2L 3X1	Contact Number 506-632-0022  E-mail mdowd@dowdgroup.ca

Project Information
Project Name  Technology Drive Phase 1
Project Location  Technology Drive
Purpose of Requested Information    

Project Type
<input checked="" type="checkbox"/> Development Project <input type="checkbox"/> DevelopSJ Request <input type="checkbox"/> City Capital Project <input type="checkbox"/> Utility Request  <input type="checkbox"/> Other – please explain


Information for Applicant – City of Saint John Disclaimer
<p>Information provided by the City of Saint John does not relieve recipients of the requirement and responsibility to verify, review, and confirm information prior to proceeding with engineering designs and/or construction.</p> <ol style="list-style-type: none"> <li>1. The plans/files/data and all underlying data provided were developed for use by the City of Saint John for its internal purposes only, and were not designed or intended for general use by members of the public.</li> <li>2. The City of Saint John makes no representations or warranty as to the accuracy, completeness, or adequacy of the information contained and provided in any plans/files/data.</li> <li>3. The City of Saint John makes no representations or warranty of fitness for use for a particular purpose, expressed or implied, with respect to any plans/files/data or their underlying data.</li> <li>4. The recipient of any plans/files/data accepts them as is, with all faults and assumes all responsibility for the use thereof, and further covenants and agrees to indemnify and hold the City of Saint John harmless from and against any and all damages, loss or liability arising from any use of any plans/files/data or their underlying data.</li> <li>5. The recipient of any plans/files/data provided further covenants and agrees that it is his/her responsibility to obtain an independent verification of all data contained therein.</li> <li>6. The recipient covenants and agrees that the City of Saint John shall not be held responsible for problems arising from files which have been converted for use in non-native applications.</li> <li>7. The recipient covenants and agrees that any plans/files/data provided shall be used only in conjunction with the work requested by the recipient.</li> </ol>

**Applicant Declaration**

I do hereby declare:

- I am the owner and/or authorized agent and am authorized to request information as described above;
- Information requested is for the purposes as described above; and
- I have read and understood the Information for Applicant - City of Saint John Disclaimer provided.

Applicant's Signature Melanie Dowd-Martell

 Digitally signed by Melanie Dowd-Martell  
Date: 2021.04.20 09:45:42 -03'00'

Date April 23, 2021

**General Collection Statement**

This information is being collected in order for the City of Saint John to deliver an existing program/service; the collection is limited to that which is necessary to deliver the program/service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent. The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer: City Hall Building, 8th Floor - 15 Market Square, Saint John, NB E2L 1E8, [commonclerk@saintjohn.ca](mailto:commonclerk@saintjohn.ca) (506) 658-2862.