

COMMON COUNCIL REPORT

M&C No.	2021-132
Report Date	June 08, 2021
Meeting Date	June 14, 2021
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Proposed Public Hearing Date – 85-87 and 91 King Street and 7 Sherwood Drive

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
<i>Jennifer Kirchner</i>	<i>Jacqueline Hamilton</i>	<i>John Collin</i>

RECOMMENDATION

RESOLVED That Common Council schedule the public hearing for the Zoning By-law amendment application submitted by Malcolm Boyd on behalf of W/L Holdings Inc. for the property located at 85-87 King Street (PID 00037093) and 91 King Street (PID 00039982) and a rezoning application submitted by Jordan Perry for the property located at 7 Sherwood Drive (PID 00324012), for Monday, August 23, 2021 at 6:30 p.m. at the Council Chamber, City Hall 2nd floor, 15 Market Square, Saint John, NB with a virtual participation option.

EXECUTIVE SUMMARY

The purpose of this report is to advise Common Council of the Zoning By-law amendment application and the rezoning application received and to recommend an appropriate public hearing date. The next available public hearing date is Monday, August 23, 2021.

PREVIOUS RESOLUTION

At its meeting of August 3, 2004, Common Council resolved that:

1. *the Commissioner of Planning and Development receive all applications for amendments to the Zoning By-law and Section 39 [now referred as section 59] resolutions/agreements and proceed to prepare the required advertisements; and*
2. *when applications are received a report will be prepared recommending the appropriate resolution setting the time and place for public hearings and be referred to the Planning Advisory Committee as required by the Community Planning Act.*

REPORT

In response to the motion above, this report indicates the applications received and recommends an appropriate public hearing date. Details of the applications are available in the Common Clerk’s office and will form part of the documentation at the public hearing.

The following application has been received:

Name of Applicant	Location	Existing Zone	Proposed Amendment	Reason
Malcolm Boyd on behalf of W/L Holdings Inc.	85-87 King Street (PID 00037093) and 91 King Street (PID 00039982)	Uptown Commercial (CU)	Amendment to Schedule G (Central Peninsula Maximum Building Height Map) of the Zoning By-law to increase the building height from 28 metres and 42 metres to approximately 55 metres.	To construct a building containing commercial and residential uses.
Name of Applicant	Location	Existing Zone	Proposed Zone	Reason
Jordan Perry	7 Sherwood Drive (PID 00324012)	Local Commercial (CL)	Mid-Rise Residential (RM) zone	To remove a commercial use and to legalize 3 existing residential units.

STRATEGIC ALIGNMENT

While the holding of public hearings for proposed Zoning By-law amendments and rezoning are a legislative requirement of the *Community Planning Act*, it is also a key component of a clear and consistent land development processes envisioned in the One Stop Development Shop Program. These processes provide transparency and predictability for the development community and City residents.

On a broader note, the development approval process works towards fulfilling key Council priorities including:

- ensuring Saint John has a competitive business environment for investment,
- supporting business retention and attraction; and
- driving development in accordance with PlanSJ which creates the density required for efficient infrastructure, services, and economic growth.

SERVICE AND FINANCIAL OUTCOMES

The scheduling of the public hearing and referral to the Planning Advisory Committee satisfies the legislative and service requirements as mandated by the Community Planning Act.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

N/A

ATTACHMENTS

None