
PLANNING ADVISORY COMMITTEE



The City of Saint John

May 26, 2021

Her Worship Mayor Donna Reardon and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Proposed Rezoning and Section 59 Amendment
489 Sea Street and 0 Woodville Road**

On April 19, 2021, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its May 18, 2021 meeting.

Mr. Matt Blain, of Hughes Surveys and Consultants, representing the proponent, appeared before the Committee and noted the proponent was in agreement with the Staff recommendation. Mr. Blain noted the community consultation that was undertaken for the project and that the applicant would be constructing a fence along the southern boundary of the site, adjacent to the rail yard, as required by the Subdivision By-law.

Ms. Cara Cole and her daughter, both area residents, appeared before the Committee referencing concerns related to the proposed development as outlined in their letter sent to the Committee. Ms. Colleen Gallant, of Beaconsfield Avenue, appeared before the Committee and noted concerns with lighting from the existing special care home and proposed development.

Mr. Blain and David Arseneau, the proponent, responded to questions from Committee members and issues raised by area residents related to the presence of walking trails on the site, traffic generated by the development, and heavy equipment owned by the developer which is currently parked on the development site. Mr. Arseneau noted the lighting was installed because of trespassing on the site and the heavy equipment on the site would be moved following the completion of the proposed development. Both Mr. Blain and Mr. Arseneau were in agreement of providing money-in-lieu of Land for Public Purposes in

conjunction with the proposed subdivision, noting concerns with trespassing on the land related to the informal trail network.

In response to questions from the Committee, Mark Reade, Senior Planner, noted the City's Trails and Bikeways Master Plan did not identify development of an off-street trail within the area of the development, instead proposing an on-street active transportation network that included Beaconsfield Avenue and Woodville Road. Mr. Reade also noted money-in-lieu of Land for Public Purposes is paid into an account that is used to develop parkland in the City and that monies are also available to community groups who are seeking to improve City parks. Mr. Reade noted areas for improved landscaping within the development were along the periphery of the special care home site and the provision of an amenity area for the special care home residents.

No other persons appeared before the Committee and ten letters were received regarding the application. Following consideration of the presentations, letters, and Staff report, the Committee unanimously adopted an amended Staff Recommendation. The amended Staff Recommendation incorporated an additional Section 59 condition with respect to a phasing plan, a request that Staff review the provision of trail infrastructure in the area and a typographical correction to item 3 of the Staff recommendation.

The Committee also approved the name "McCode Drive" for the proposed Public Street serving the townhouse development.

RECOMMENDATION:

1. That Common Council rezone a parcel of land having an area of approximately 0.38 hectares, located adjacent to 489 Sea Street also identified as a portion of PID Number 00471557, from Two-Unit Residential (R2) to Neighbourhood Community Facility (CFN).
2. That Common Council rezone a parcel of land having an area of approximately 0.14 hectares, located at 489 Sea Street also identified as a portion of PID Number 00385781, from Neighbourhood Community Facility (CFN) to Low Rise Residential (RL).
3. That Common Council rezone a parcel of land having an area of approximately 1.79 hectares, located at 0 Woodville Road also identified as PID Number 00394973 and a portion of PID Number 00471557, from Two-Unit Residential (R2) to Low Rise Residential (RL).

4. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, rescind the conditions imposed on September 13, 2010, rezoning of the parcel of land having an area of approximately 0.47 hectares, located at 489 Sea Street, also identified as PID Number 00385781.
5. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 0.71 hectares, located at 489 Sea Street, also identified as a portion of PID Number 00385781 and a portion of PID number 00471557:
 - a) That a detailed landscaping plan be prepared for the development by the proponent and submitted for the approval of the Development Officer. This plan is to detail landscaping within the following areas:
 - along the Sea Street Right of way
 - along boundaries with existing residential areas
 - along the boundary with the proposed town house development
 - b) The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, garbage enclosures, outdoor storage, driveway accesses, vehicle, and bicycle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features; and
 - c) The above landscaping, elevation and site plans be attached to the permit application for the development of the parcel of land.
6. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 0.71 hectares, located at 489 Sea Street, also identified as a portion of PID Number 00385781 and a portion of PID number 00471557:
 - a) That a phasing plan for the proposed townhouse development be developed by the proponent for the approval of the Development Officer showing the area for the storage of materials and heavy equipment parking over the course of the construction of the proposed townhouse development.

7. That Common Council assent to the submitted subdivision plan, in general accordance with the submitted Sea Street Manor - Phase 3 - Proposed New Public Street Townhouse Development tentative plan, including any required Local Government Services Easements.
8. That Common Council accept money in-lieu of Land for Public Purposes dedication, for the LPP requirement, for the proposed Sea Street Manor - Phase 3-Proposed New Public Street Townhouse Development at 0 Woodville Road (PID 00394073 and 00471557 (portion)).
9. That Common Council authorize the preparation and execution of a City/ Developer Subdivision Agreement to ensure provision of the required work and facilities.
10. That the City Manager direct Staff to review the following:
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 - a) the recommendations of the Trails and Bikeways Master Plan for the area with respect to the implementation timeline of the proposed Neighbourhood Connector in the area of the development site;
 - b) the potential for development of off-street trails in the area of the development, and
 - c) the potential to designate the money in lieu of lands for Public Purposes from the proposed development to be spent in the general area of the site.

Respectfully submitted,

Alex Weaver Crawford
Chair



Attachments