



The City of Saint John

Date: May 14, 2021

To: Planning Advisory Committee

From: Growth & Community Services

Meeting: May 18, 2021

SUBJECT

Applicant: Hughes Surveys and Consultants on behalf of Sea Street Manor Ltd.

Landowner: Sea Street Manor Ltd., City of Saint John

Location: 489 Sea Street, 0 Woodville Road

PID: 00385781, 00471557, 00394973

Plan Designation: Stable Residential

Existing Zoning: Neighbourhood Community Facility (CFN), Two-Unit Residential (R2)

Proposed Zoning: Neighbourhood Community Facility (CFN), Low-Rise Residential (RL)

Application Type: Rezoning, Subdivision and Variances

Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law. Common Council will consider the Committee's recommendation at a public hearing on **Monday June 28, 2021** or **Monday, July 12, 2021** dependant on the Common Council orientation.

The *Community Planning Act* authorizes the Planning Advisory Committee to advise Common Council concerning the vesting of a public street and the acceptance of money in-lieu of Land for Public Purposes dedications.

The Subdivision By-law authorizes the Planning Advisory Committee to grant approval to the names of Public Streets within a subdivision.

EXECUTIVE SUMMARY

The applicant has applied to rezone the site to facilitate the development of an additional special care home in the western portion of the site and a 33-unit townhouse development in the eastern portion of the site. Approval of the rezoning is recommended as the proposed density and building forms integrate well with the surrounding neighbourhood and conform to the policies established in the Municipal Plan. The special care home will have 18 residents with an anticipated 45 to 100 residents in the townhouse development.

The required assents and authorizations related to the proposed residential subdivision are also recommended. These relate to money-in-lieu of Lands for Public Purposes, assent to a new Public Street, and authorization of a City-Developer Subdivision Agreement.

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 **Neighbourhood Community Facility (CFN)** 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.
 - 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 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.
7. 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)).
8. That Common Council authorize the preparation and execution of a City/Developer Subdivision Agreement to ensure provision of the required work and facilities.
9. That the Planning Advisory Committee approve the street name "McCode Drive".

DECISION HISTORY

A portion of the site (PID 00385781) was rezoned on September 13, 2010 from "I-I" Light Industrial to "IL-I" Neighbourhood Institutional. The rezoning was subject to the condition that a detailed landscaping plan be prepared by the applicant and be subject to the approval of the Development Officer.

In association with their consideration of the 2010 rezoning application at their meeting of August 24, 2010, the Planning Advisory Committee granted variances to:

- a. Reduce the minimum landscaped area from the required 3 metres from the proposed building in the rear yard of the subject site to zero in the parking area

- abutting the proposed building in the rear yard, as indicated on the attached site plan; and
- b. Reduce the landscaping requirement from "all areas not developed for buildings, and parking areas", to the areas of the subject property impacted by the proposed development.

Two Development Officer variances were also granted for the parcel of land at 489 Sea Street (PID 00385781):

- On July 10, 2012, the Development Officer granted a variance to increase the maximum permitted lot occupancy from 20% to approximately 23.6% for the property.
- On August 2, 2010, the Development Officer granted a variance to reduce the side yard setback from the northern property line to 6 metres, whereas the Zoning Bylaw required a minimum of 7.5 metres.

ANALYSIS

Proposal

The landowner of the site operates the existing special care home located at 489 Sea Street and is proposing the construction of an additional special care home in the western portion of the site. The proposed special care home will provide level 2 care. This involves clients who may require some assistance or supervision with mobility and require more individualized assistance or supervision on a 24-hour basis with personal care and their activities of daily living.

The applicant is also proposing a residential development in the eastern portion of the site involving a subdivision consisting of ten buildings containing a total of 33 townhouses served by a public street.

Site and Neighbourhood

The subject site is located between Sea Street and Woodville Road, south of Beaconsfield Avenue. The proposed development site has a special care home in the western portion of the site with the eastern portion of the site being vacant. The subject property has an area of approximately 2.65 hectares, with approximately 50 metres frontage on Sea Street and 60 metres frontage on Woodville Road. The site is relatively flat with a gradual slope to the southwest of the property.

This area of the West Side of Saint John is an older neighbourhood with a large portion of the housing stock constructed before WWII, most of which are single-family dwellings. The neighbourhood surrounding the subject site is predominantly zoned Two Unit Dwelling (R2). The last major developments that were the subject of a public approval process in the area were the existing special care home which was rezoned in 2010 and a residential subdivision which was approved at the end of Sea Street in the early-2000's.

Municipal Plan and Rezoning

Municipal Plan

The site is designated as Stable Residential in the Municipal Plan. An analysis of the proposal with respect to the relevant policies of the Municipal Plan is provided in Attachment 2. Key findings indicate that the built form and density is compatible with the surrounding neighbourhood and aligns with the policy direction provided in the Municipal Plan. Staff also note that the proposed development would be considered the infill development of a vacant parcel of land utilizing existing municipal services, which is a key direction established in the Municipal Plan.

Staff note the area is estimated as Stable Residential in the Municipal Plan. While a density target is not provided for Stable Residential areas in the Plan, staff note the two special care homes represent a density of 25 persons per hectare for the portion of the site proposed to have CFN zoning and 22 units per hectare for the proposed townhouse development. The surrounding neighbourhood has a density of between 10 and 25 units per net hectare. As a basis for comparison, the Municipal Plan sets a density target of between 20 units per net hectare and 45 units per net hectare for Low Density Intensification Areas. Given this, Staff are of the opinion the proposed density is acceptable for the surrounding neighbourhood and conforms to the overall intent of the Municipal Plan.

Staff note the project will not present any major impacts to traffic or infrastructure and that the site is within 350 metres of a transit route. The area is also served by the new Seaside Park Elementary School.

The Municipal Plan seeks to develop more complete communities that incorporate community facility uses such as the proposed special care home into neighbourhoods and provide a range of housing forms within the community. The proposal accomplishes that goal through the additional building for the special care home and the provision of townhouses. These allow for residents of the area to age in place within the neighbourhood and provide additional housing options within the neighbourhood.

From the above summary and the analysis of conformance with the Municipal Plan Policies (Attachment 2), Staff are of the opinion that the proposed development achieves the intent of the Municipal Plan based on the density, the proposed uses, and the building forms in the proposed development.

Rezoning

The site contains 3 parcels of land currently zoned as follows:

- PID 00385781, a 0.47-hectare parcel fronting on Sea Street and zoned Neighbourhood Community Facility (CFN). This parcel contains the existing special care home.
- PID 00471557, a 1.95-hectare parcel of land zoned Two-Unit Dwelling (R2) with frontage on both Sea Street and Woodville Road.

- PID 00394973, a 0.22-hectare of parcel of land in the northern portion of the development site that is zoned Two-Unit Dwelling (R2). This parcel is City-owned and is subject to a purchase and sale agreement between the Developer and City.

To provide for the proposed new building for the special care home, a 0.38-hectare portion of PID 00471557 requires rezoning from Two-Unit Dwelling (R2) to Neighbourhood Community Facility (CFN). The site of the existing and proposed special care home facilities will generally conform to the standards of the CFN zone, however three variances, which will be processed by the Development Officer should the rezoning be approved, are required to:

- Increase the maximum front yard for the new special care home building from 22 metres to between 76 metres and 80 metres. Staff note the existing special care has a front yard of between 8 metres and 15 metres which complies with the by-law requirements. The placement of the new special care home to the rear of the existing building, and associated front yard variance, is reasonable as it minimizes the massing associated with the placement of the new special care home on the adjacent residential dwellings along Sea Street.
- The CFN zone requires a minimum building height of 2 stories. The single storey height of the new special care home requires a variance from this standard. Staff note the variance to reduce the required height is reasonable given the existing adjacent special care home is a one-story building and the surrounding neighbourhood context that has a mix of single and two storey dwellings. Given the building will operate as a special care facility, the single storey design supports the needs of the facility residents that may have mobility issues, as a single storey design ensures easier access for residents between their individual living spaces and the service areas and common spaces within the building.
- The Zoning By-law requires that parking not be located within the required side yard setback. The proposed design has the parking lot located within approximately 3.62 metres of the side lot line along the northern part of the site, as opposed to the 7.5 metres required by the Zoning By-law. Staff note the existing special care home has a 3.62 metre setback from the northern property line. Given this, and the requirement that a landscaping plan be prepared for the special care home development as in accordance with the existing and proposed Section 59 condition on the original rezoning, Staff is of the opinion that the variance is reasonable and note the parking area will also require a fence or treed berm between the parking lot and lot to the north of the site.

The parcel containing the existing special care home is subject to a Section 59 condition that was imposed at the time of the original rezoning, which requires the preparation of a landscaping plan for the portion of the site zoned CFN. Staff are recommending the retention of this condition and that it be applied to the total area that will have CFN zoning.

The proposed townhouse development requires a rezoning of a 0.14-hectare portion of PID 00385781 (the existing special care home parcel) from Neighbourhood Community Facility (CFN) to Low Rise Residential (RL). It also requires the rezoning of a 1.57-hectare portion of PID 00471557 from Two-Unit Dwelling (R2) to Low Rise Residential (RL) and a rezoning of PID 00394973, a 0.22-hectare parcel from Two-Unit Dwelling (R2) to Low Rise Residential (RL).

The proposed townhouse subdivision meets the standards of the RL zone, however two variances from the standards of the Zoning By-law will be required from the Development Officer to:

- Reduce the lot depth for a portion of the site from 30 metres to 15 metres. This area, located along the boundary of Block D and Block E, is a function of the geometry of the overall site and the variance is considered reasonable by the Development Officer.
- Increase the maximum front yard from 9 metres to approximately 12.79 metres (Part Lot 3 Block C) and to between 12.6 metres and 15 metres (Block B). These variances are a function of the configuration of the boundaries and dimensions of the development site and are considered reasonable by the Development Officer.

Subdivision

The development will require a boundary adjustment of the lot containing the special care homes and the creation of lots and part lots for the proposed townhouse development. Apart from a required variance for the length of the proposed cul-de-sac the proposal meets the standards of the Subdivision By-law.

Street and Infrastructure Construction

Consistent with the requirements of the Subdivision By-law, the developer is required to construct the proposed street and associated infrastructure including concrete curbing, sidewalk, underground public utilities, street lighting, and full municipal services (sanitary sewer, storm sewer and water mains) required for the townhouse development. This work will be completed at the developer's cost. The developer is also responsible for costs related to any offsite infrastructure improvements required to service this proposal. No servicing capacity constraints have been identified to date, and the proponent's engineering consultant will have to provide demand requirements to the City for review and approval by the City as part of the detailed infrastructure design process for the proposed development.

Stormwater management for the development will be in accordance with the City's Storm Drainage Design Criteria Manual and the City's Drainage By-law, which require the proponent's engineering consultant to provide an engineered storm drainage submission (plan and design report) indicating how stormwater collection and disposal will be managed.

Any municipal infrastructure improvements, including system extensions, will be the applicant/owner's full responsibility and cost to complete.

The proposed public street serves 33 units on a single entrance. This is below the threshold of 100 dwelling units on a single entrance that would require a Traffic Impact Study in accordance with the Subdivision By-law.

Construction of the proposed Public Street, at a minimum, would be to the local street cross section as outlined in the City's General Specifications.

The developer and their consultant and contractor will be required to complete the design and construction of the required municipal infrastructure for the Public Street serving the townhouse development to City Standards. The Applicant/Owner will also be responsible for obtaining all necessary municipal permits.

Following Council's assent to the proposed Subdivision, the City's Legal Department will prepare the necessary Subdivision Development Agreement. This authorization is provided in the proposed recommendation.

The proposed cul-de-sac has a length of approximately 162 metres, greater than the 120 metres permitted by the Subdivision By-law. This will require a Developer Officer variance with respect to the increased length of the cul-de-sac. Staff have reviewed this request with Infrastructure Development and the Saint John Fire Department, and no comments were raised with respect to the increased length. The review did note that the configuration of the cul-de-sac bulb will have to be changed to reorient most of the cul-de-sac bulb to the north side of the roadway terminus.

Land for Public Purposes

The Subdivision By-law requires ten percent of the area of a proposed subdivision to be vested to the City as Land for Public Purposes (LPP). Such land dedications must be assented to by Common Council. However, at the discretion of Council, a money in-lieu of LPP dedication may be accepted.

The Subdivision By-law encourages the assent of proposed LPP dedications that involve a pedestrian walkway between streets or land required to support the City's Trails and Bikeways Strategic Plan. Otherwise, the Subdivision By-law encourages the acceptance of money in-lieu of LPP dedications for subdivisions that do not offer these benefits. This approach is supported by The City of Saint John Parks and Recreation Strategic Plan (PlaySJ) and the Parks and Recreation service area.

Since the proposed subdivision does not meet the land dedication requirements of the Subdivision By-law, staff is recommending the acceptance of money in-lieu of a LPP dedication.

The *Community Planning Act* requires that money in-lieu of LPP dedications represent eight percent, as required by the Subdivision By-law, of the market value of the unimproved land at the time of subdivision. In the case where both lots have already been developed, this amount will be determined based on the estimated unimproved land value of the proposed new lot.

The Act also requires that money in-lieu dedications be deposited into a special account and that Council expend the money for “acquiring or developing land for public purposes¹ and for no other purpose.”

In this case, money-in-lieu of LPP will be taken for the proposed townhouse subdivision.

Railway Right-of-Way

Portions of the proposed development are adjacent to lands currently utilized as a rail yard. Consistent with Section 35 of the Subdivision By-law, a chain link fence, completely covered by filter strips woven into its mesh, will be required along the boundary of the site with the rail yard.

Street Name

The proposed street name McCode Drive has been reviewed by the City’s GIS service area and has been deemed acceptable and reserved for the development. This street name is recommended for approval by the Committee.

In 2022, the City will be reviewing the process by which street and facility names are reviewed and this may result in changes to the current process where the Developer provides possible street names to the City for review.

Conclusion

The proposed development conforms to the policy direction in the Municipal Plan and meets the standards provided in the Zoning and Subdivision By-laws. The proposed density and building forms fit within the context of the surrounding neighbourhood. Approval of the rezoning is recommended subject to standard Section 59 conditions and an amended Section 59 condition relating to a landscaping plan for the land to be zoned Neighbourhood Community Facility.

The proposed subdivision is supported by Staff and the required Council authorizations and assents are provided in the recommendation.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives were assessed in the preparation of the report.

ENGAGEMENT

Proponent

The proponent provided a flyer to neighbouring residents informing them of the project.

¹ Land for public purposes means land, other than streets, for the recreational or other use or enjoyment of the general public (*Community Planning Act*, 2018).

Public

In accordance with the Committee’s Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on May 4, 2021. Notification of the Public Hearing will be provided on the City of Saint John website as required by the *Community Planning Act*.

APPROVALS AND CONTACT

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Application: 21-0047

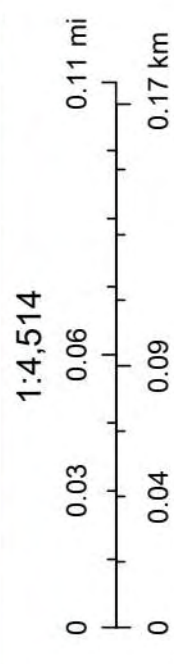
APPENDIX

- Map 1: **Aerial Photography**
- Map 2: **Future Land Use**
- Map 3: **Zoning**
- Attachment 1: **Site Photography**
- Attachment 2: **Municipal Plan Policy Review**
- Submission 1: **Site Plans**
- Submission 2: **Building Elevations**
- Submission 3: **Floor Plan (Special Care Home)**

Air Photo - 489 Sea Street and 0 Woodville Road



2021-05-03



Future Land Use - 489 Sea Street and 0 Woodville Road



2021-05-12

Property Parcels

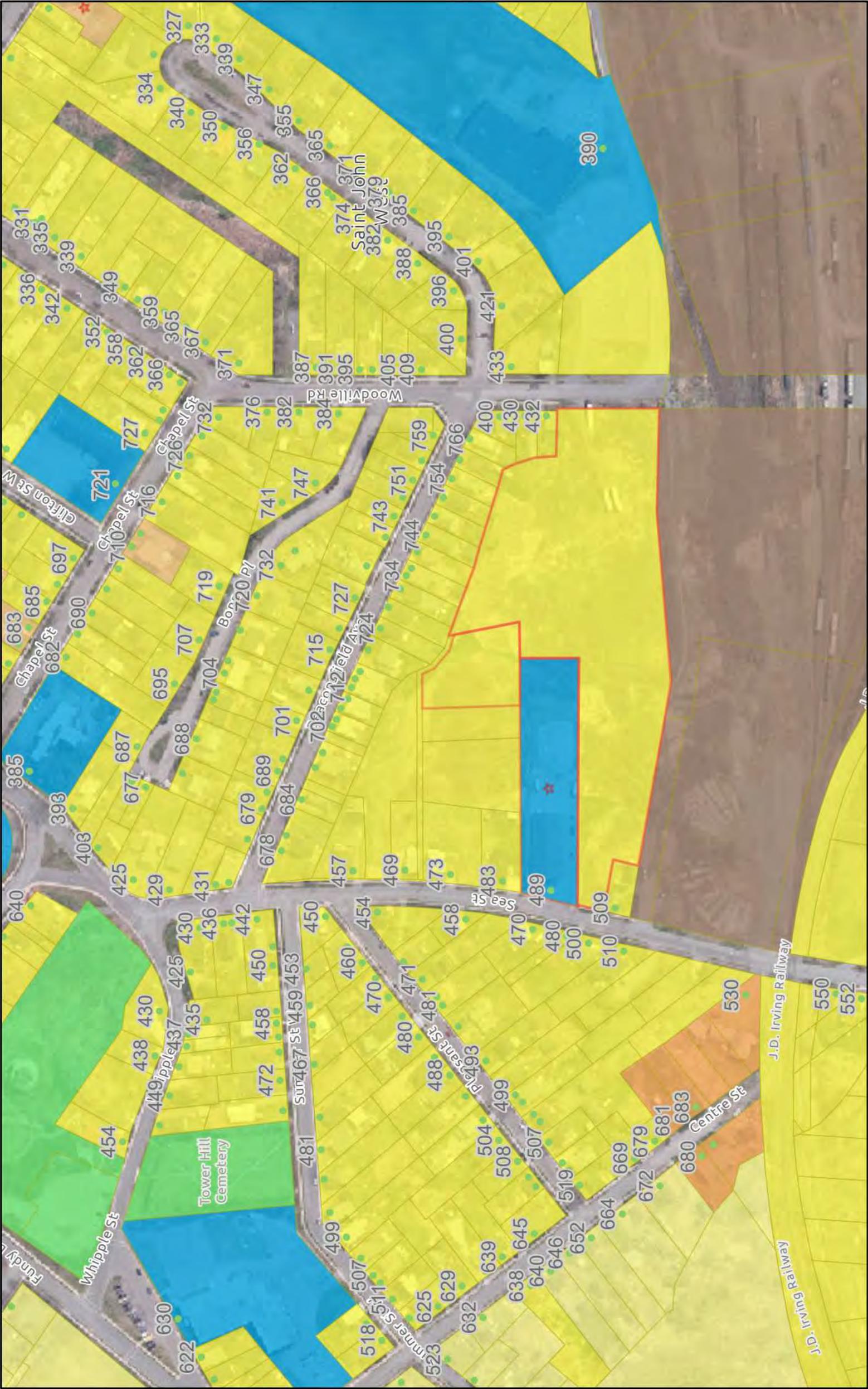
Primary Development Area

Future Land Use

Heavy Industrial

Stable Residential

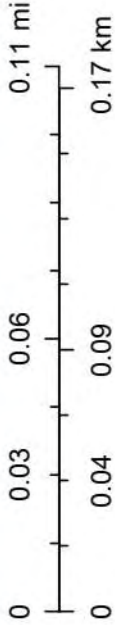
Zoning - 489 Sea Street and 0 Woodville Road



2021-05-12

- Civic Addresses
- ★ Conditional Zoning
- Subject Property
- Property Parcels
- T
- RL
- R2
- R1
- RM
- CFN
- P

1:4,514





View of existing special care home.



View of area adjacent to existing special care home.



View of proposed townhouse area from Woodville Road.



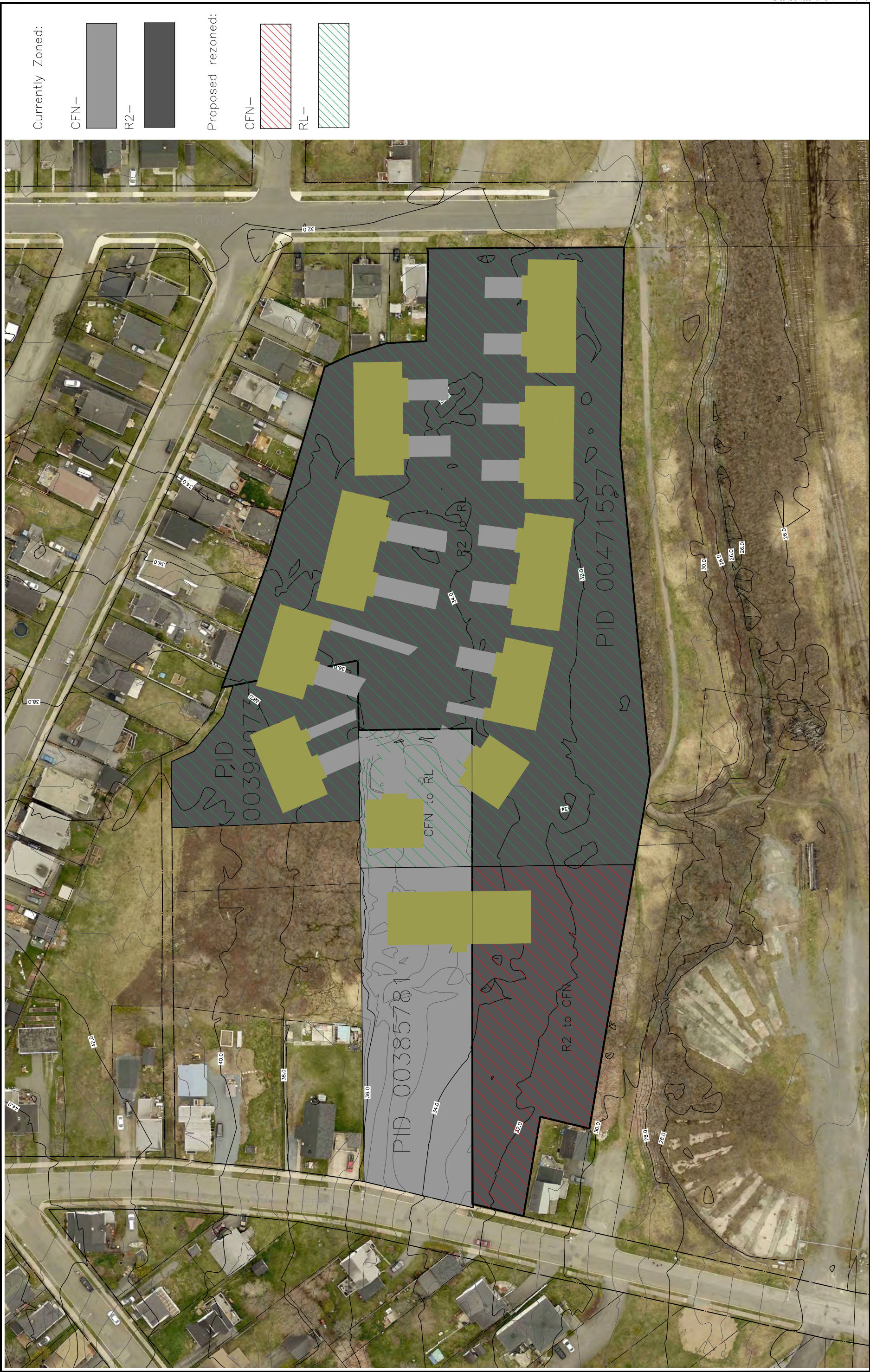
View of proposed townhouse area from Woodville Road.

Municipal Plan Policy		Assessment
Policy LU-86 Create the Stable Residential designation on the Future Land Use map (Schedule B). Within the Stable Residential designation, housing of almost every form and density may be found and both the existing neighbourhood context and compatibility with the Municipal Plan goals will determine suitability of new proposals. Other compatible uses that may be found in the Stable Residential designation include convenience stores, home occupations, parks, and community facilities which are permitted in the designation without amendment to the Municipal Plan.	<p>The proposed special care home is a community facility, and the proposed townhouses are a low-rise housing form which responds to the surrounding neighbourhood and meet the intent of the policy.</p> <p>With respect to density, the special care home would contain 18 residents in addition to the 18 residents in the existing special care home, providing for a density of 25 persons per hectare for the 0.71-hectare site that will be zoned Neighborhood Community Facility. Equating 1 resident as one dwelling unit would lead to an equivalent net density of 25 units per hectare. The proposed townhouse development has a net density of approximately 22 units per hectare. The surrounding neighbourhood has a density of between 10 and 25 units per net hectare.</p> <p>As a basis for comparison, the Municipal Plan sets a density target of between 20 units per net hectare and 45 units per net hectare for Low Density Intensification Areas.</p>	
Policy LU-87 Intend that the areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.	<p>The proposed development represents intensification of an appropriate scale and form as it is of a comparable density to that found in the surrounding neighbourhood.</p>	
Policy LU-88 Ensure that significant new development and redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where compliance is demonstrated with the following requirements: <div><div>a. The proposed land use is desirable and contributes positively to the neighbourhood;</div><div>b. The proposal is compatible with surrounding land uses;</div><div>c. The development is in a location where all necessary water and wastewater services, parks and recreation services,</div></div>	<div><div>a. The special care home provides an opportunity for seniors to “age in place” within the neighbourhood and broader community. The proposed townhouse component is a residential land use which conforms to the built form and density of the surrounding neighbourhood and provides for an additional housing form in the area.</div><div>b. See above.</div><div>c. Municipal water and sewer infrastructure exists to serve the development and the site is approximately one kilometre from a school and between 250 metres and 340 metres from a transit route.</div></div>	

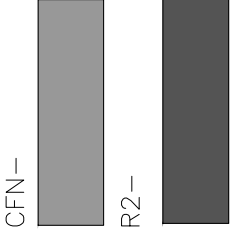
<p>schools, public transit and other community facilities and protective services can readily and adequately be provided;</p> <p>d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated;</p> <p>e. A high-quality exterior building design is provided that is consistent with the Urban Design Principles in the Municipal Plan; and</p> <p>f. The proposal is on a property identified as a Corridor on the City Structure map (Schedule A) or does not detract from the City’s intention to direct the majority of new residential development to the Primary Centres, Local Centres, and Intensification Areas.</p>	<p>d. An existing Section 59 condition requires a detailed landscaping plan for the development. This requirement will be retained. The proposed development is also subject to the City’s Drainage By-law requirements.</p> <p>e. The proposed exterior building design is of a residential nature and consistent with that found in the neighbourhood.</p> <p>f. Given the small scope of the project, the proposed building forms and uses (townhouses and a special care home) and the recent focus on multiple unit residential projects in the Primary Centres and Intensification Areas, Staff are of the opinion the project will not detract from the focus of the Municipal Plan in directing development to the Primary Centres and Intensification Areas.</p>
<p>Policy HS-17</p> <p>Encourage the provision of housing for people with special needs, including senior citizens, group homes and shelters, to integrate into appropriate residential areas of the City, in close proximity to major transit routes, community facilities and needed services.</p>	<p>The existing and proposed special care homes conform to this policy as it is proximate to transit routes and the scale and density of the proposed facility are of a similar scale to the surrounding neighbourhood context.</p>
<p>Policy HS-18</p> <p>Facilitate the integration of housing for people with special needs into all residential areas, subject to compliance with provisions in the Zoning Bylaw to:</p> <p>a. Maintain an adequate separation distance between supportive housing developments;</p> <p>b. Maintain compatibility and character with the host residential neighbourhood; and</p> <p>c. Ensure the adequate provision of on-site parking and landscaping.</p>	<p>The proposal meets the standards of the Zoning By-law except for a variance for the setback of the new special care home building and a setback variance for parking located in the required side yard. Although it requires a variance, is located to the rear of the existing special care home which mitigates the massing of the building in relation to the existing residential context along Sea Street.</p>
<p>Policy I-2</p> <p>In considering amendments to the Zoning Bylaw or the imposition of terms and conditions, in addition to all other criteria set out in the various policies of the Municipal Plan, have regard for the following:</p>	<p>These are addressed through proposed Section 59 conditions and conformance with the requirements of the Zoning and Subdivision By-laws.</p>

<ul style="list-style-type: none"> a. The proposal is in conformity with the goals, policies and intent of the Municipal Plan and the requirements of all City bylaws; b. The proposal is not premature or inappropriate by reason of: <ul style="list-style-type: none"> i. Financial inability of the City to absorb costs related to development and ensure efficient delivery of services, as determined through Policy I-7 and I-8; ii. The adequacy of central wastewater or water services and storm drainage measures; iii. Adequacy or proximity of school, recreation, or other community facilities; iv. Adequacy of road networks leading to or adjacent to the development; and v. Potential for negative impacts to designated heritage buildings or areas. c. Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of: <ul style="list-style-type: none"> i. Type of use; ii. Height, bulk or appearance and lot coverage of any proposed building; iii. Traffic generation, vehicular, pedestrian, bicycle or transit access to and from the site; iv. Parking; v. Open storage; vi. Signs; and vii. Any other relevant matter of urban planning. d. The proposed site is suitable in terms of steepness of grade, soil and geological conditions, locations of watercourses, wetlands, and susceptibility of flooding as well as any other relevant environmental considerations; e. The proposal satisfies the terms and conditions of Policy I-5 related to timeframes and phasing of development; and 	

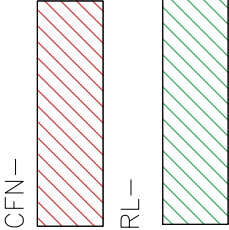
f. The proposal meets all necessary public health and safety considerations.	
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Currently Zoned:



Proposed rezoned:



NOTES

CONTOURS ARE DERIVED FROM 2009 LIDAR DATA AND ARE AT 0.5m INTERVALS.
PROPERTY LINES ARE DERIVED FROM SUB DIGITAL PROPERTY MAPPING AND SHOULD BE CONSIDERED APPROXIMATE ONLY.

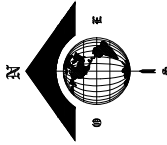
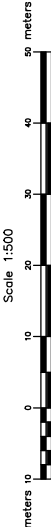
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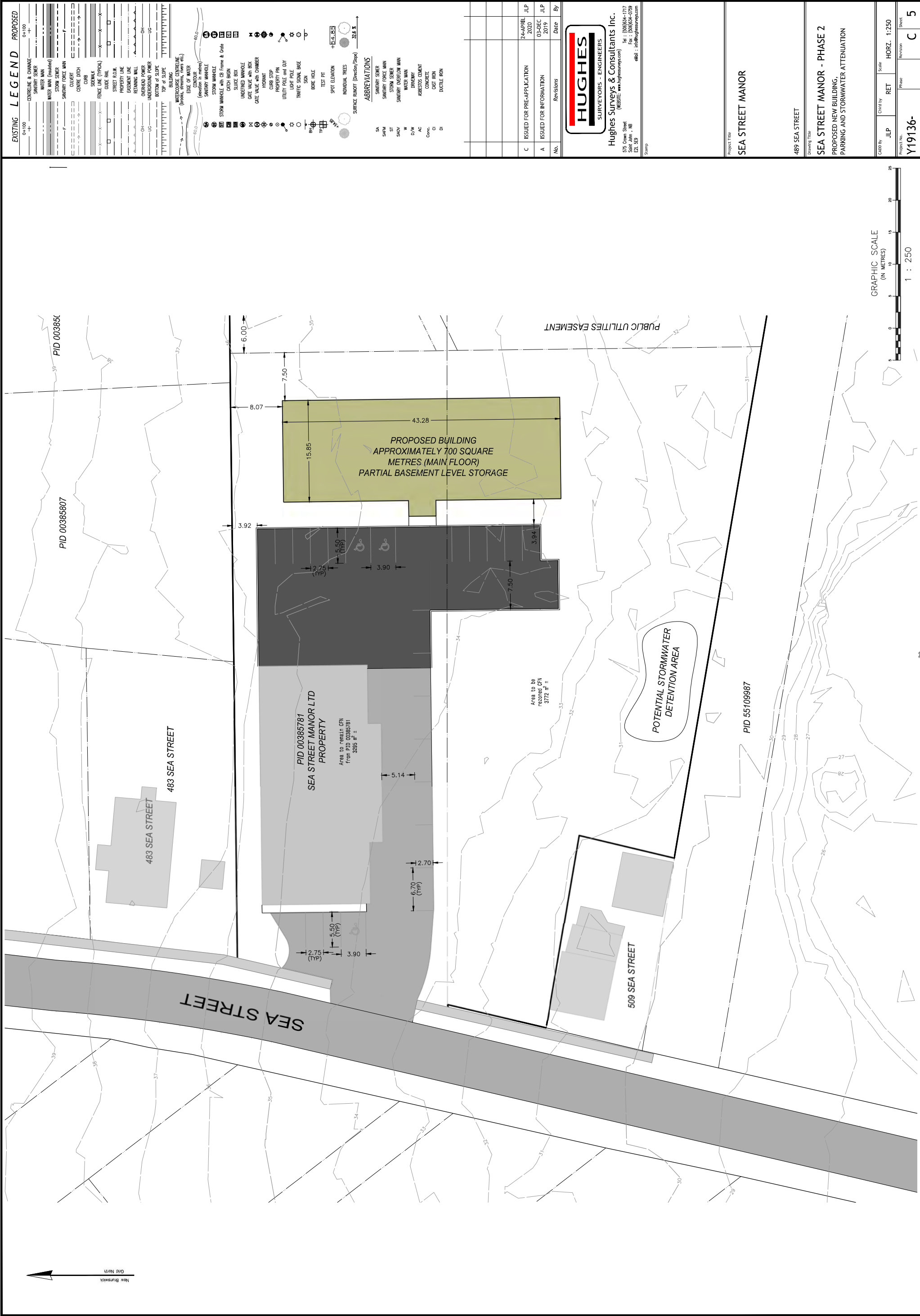


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SEA STREET MANOR LTD. PROPERTIES

PID 00385781, 00471557, 003949673 (City Property)
SEA STREET & WOODVILLE ROAD, SAINT JOHN, NB





EXISTING LEGEND PROPOSED

0+100	CENTRELINE & CHAINAGE	0+100
1+100	WATER MAN	1+100
2+100	WATER MAN	2+100
3+100	WATER MAN	3+100
4+100	WATER MAN	4+100
5+100	WATER MAN	5+100
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7+100	WATER MAN	7+100
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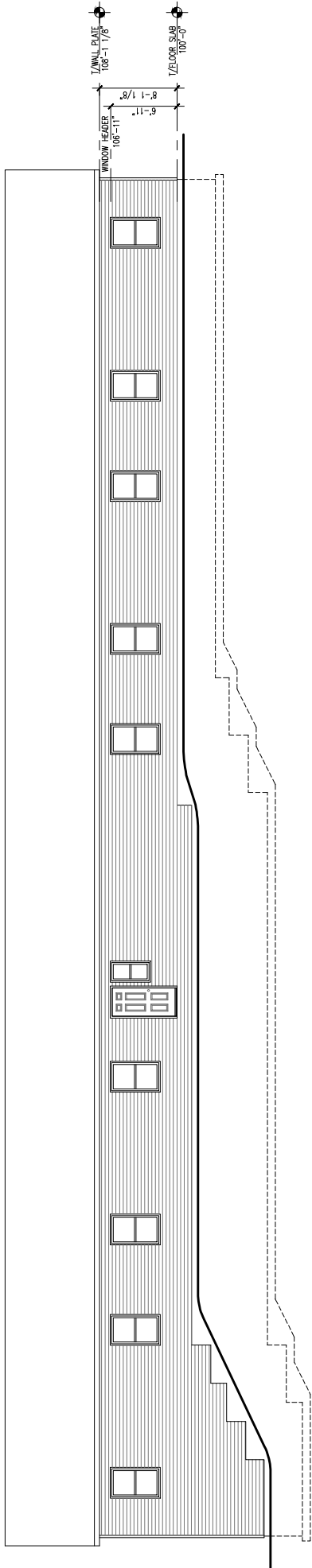
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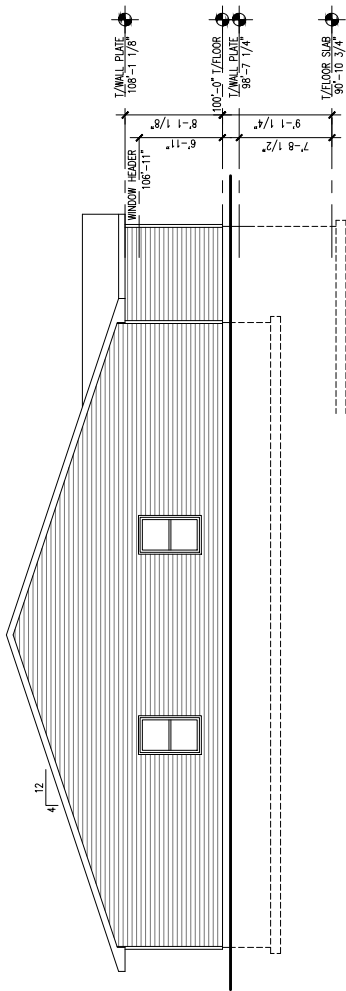
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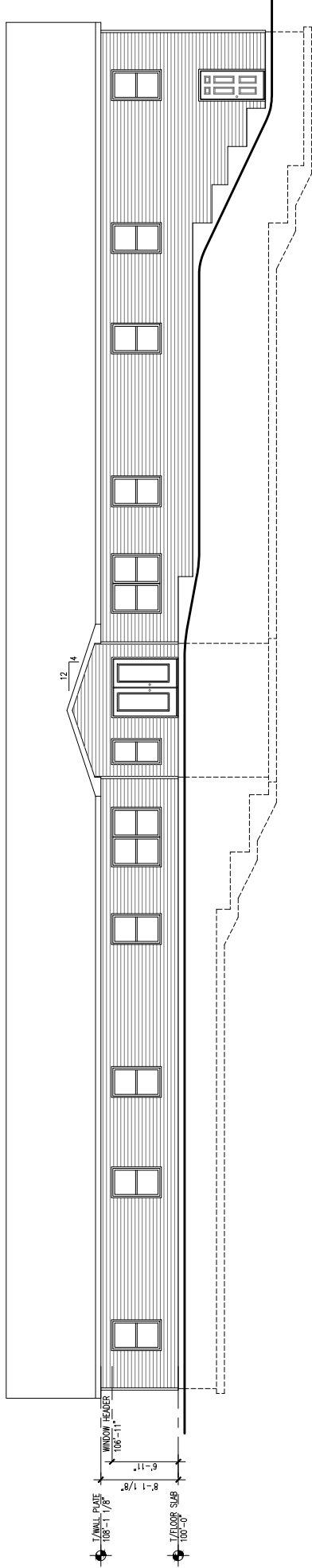




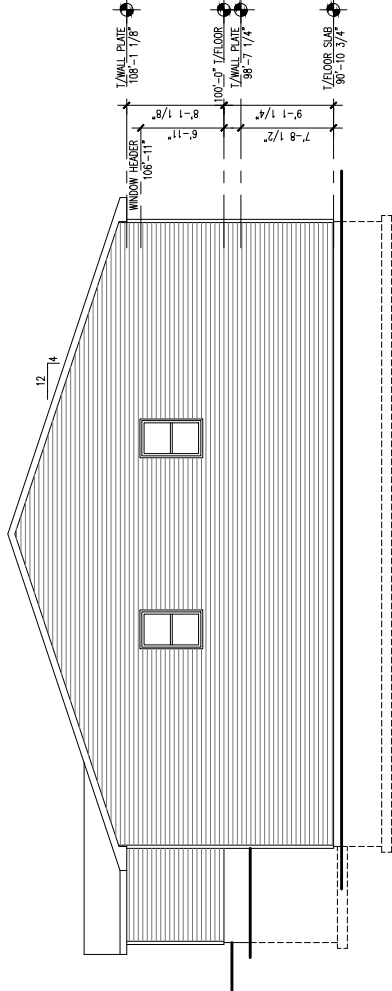
4 BACK ELEVATION SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION SCALE: 1/8" = 1'-0"

General Notes:

1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PERFORM PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEMED AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
2. PERFORM ALL WORK TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA.

POLYLINE — DESIGNS
POLYLINE DESIGNS
RESIDENTIAL / COMMERCIAL BUILDING DESIGN
ARCHITECTURAL SUPPORT TECHNOLOGY
DRAFTING and GRAPHIC SERVICES

437 PICCOLLY ROAD - PICCOLLY, NEW BRUNSWICK - E4E 5J7
TEL: 506-634-1157 FAX: 506-633-5496 EMAIL: ke@polylinedesigns.ca

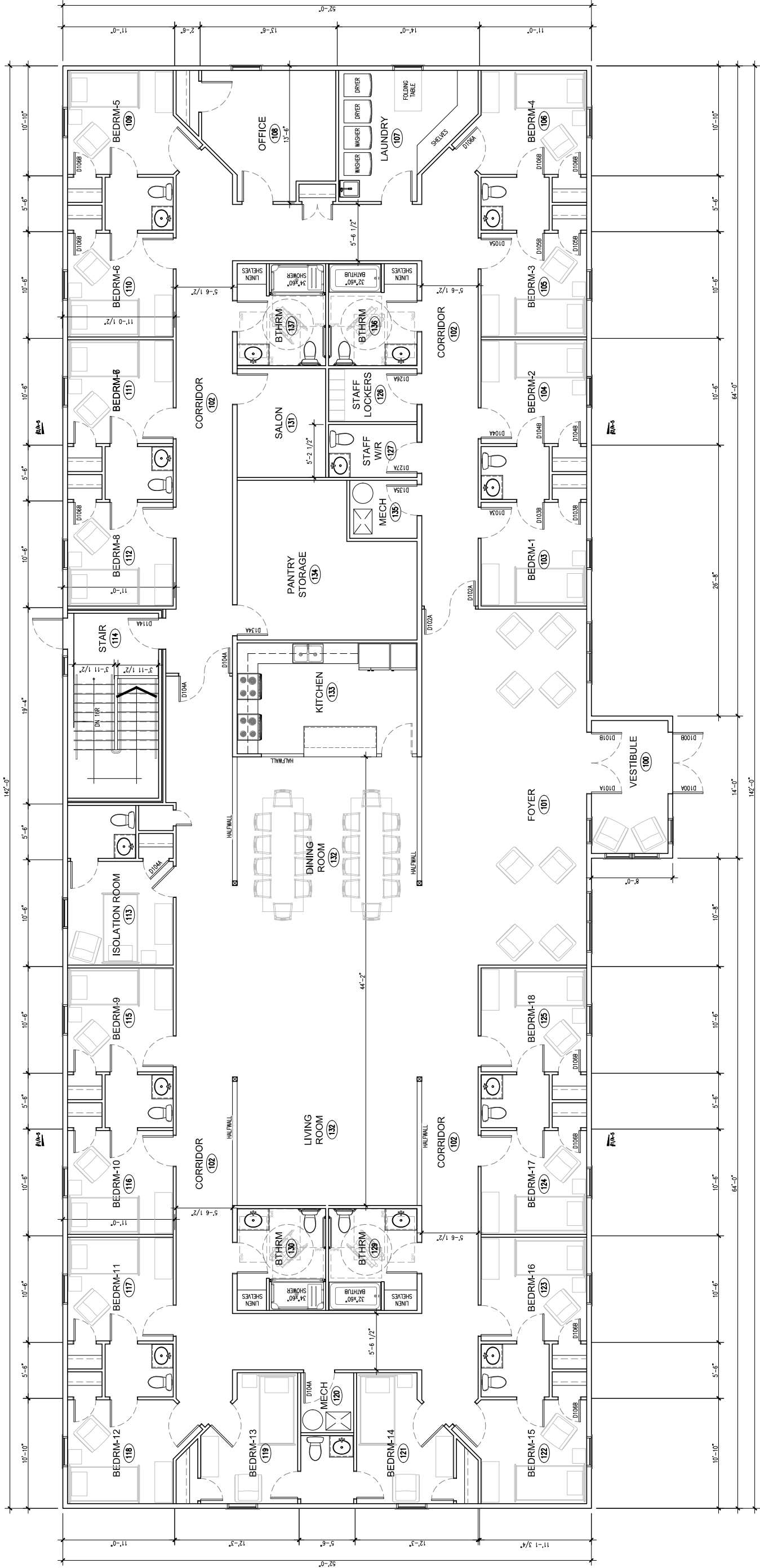
Stamp:
**PRELIMINARY
CLIENT REVIEW**
JUNE 9, 2020

SEA STREET MANOR
18 BED SPECIAL CARE HOME
SAINT JOHN, NEW BRUNSWICK

Drawing Title: ELEVATIONS

Project No: 9D19-614	Drawn By: KAP / GRM
Date: JANUARY 2020	Scale: AS SHOWN

PA-3
OF X



1 FIRST FLOOR PLAN SCALE: 3/16" = 1'-0"

General Notes:

1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK. INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE WORK IS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
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POLYLINE — DESIGNS
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ARCHITECTURAL SUPPORT TECHNOLOGY
DRAFTING AND GRAPHIC SERVICES
437 PICADILLY ROAD — PICADILLY, NEW BRUNSWICK — E4E 5J7
TEL: 506-634-1157 FAX: 506-633-5496 EMAIL: keay@polylinedesigns.ca

Stamp:
PRELIMINARY
CLIENT REVIEW
JUNE 9, 2020

SEA STREET MANOR
18 BED SPECIAL CARE HOME
SAINT JOHN, NEW BRUNSWICK

Drawing Title: **FIRST FLOOR PLAN**
Project No: 9D19-614
Date: JANUARY 2020
Drawn By: KAP / GRM
Scale: AS SHOWN

PA-1
OF X

Comment Card
Sea Street Manor & Woodville Estates Inc.
Sea Street & Woodville Road Development Proposal

I am opposed to the re-zoning and development of both the addition to Sea Side manor and the new cul de sac of townhouses. Currently this area is used as part of the hiking trail & off-lease for dogs. Taking away Greenspace is counter productive to encouraging health promotion. The proposal would see an increase in traffic which in turn would increase noise at all hours of the day and also increased safety concerns for children in the area.

Thank you for your comments and suggestions

Should you have any questions with respect to the proposal please contact Matt Blain at Hughes Surveys & Consultants Inc. Phone: 506-634-1717, Email: matt.blain@hughessurveys.com

Completed Comment Cards can be sent directly to the City of Saint John for consideration of the Planning Advisory Committee (PAC) at **Growth & Community Development Services, City Hall, 15 Market Square, Saint John, N.B. E2L 1E8** or onestop@saintjohn.ca

Otherwise, arrangements can be made by phone with David Arseneau – 506-640-3861 to ensure comment cards are picked up and included in the package to PAC.

Description of Application for
Sea Street Manor Special Care Home Extension
& Woodville Estates Inc. Development

The proposed development consists of two parts. The first part is the proposed construction of a second building to be used in conjunction with Sea Street Manor Special Care Home (*Image 2*). Boundary adjustments (Subdivision) and Rezoning are required to accommodate the proposed building.

The second part of the proposal deals with the vacant land on the Woodville Road side of the property. It is proposed to be the site of a townhouse development (*Image 3*). The lots/blocks will be divided to allow each townhouse unit to be sold separately. The proposed development will require the construction of a new public street (Cul-de-sac) which is planned to be located off Woodville Road. Rezoning is required to accommodate the proposed development.

We would be pleased if you would fill in the Comment Card on the reverse side to provide your views so they can be forwarded to the City Planning Advisory Committee for their consideration. Your support or concerns are appreciated.

From: [Anthony Forest](#)
To: [OneStop](#)
Subject: Sea Street & Woodville Road Development Proposal
Date: May 11, 2021 10:26:02 PM

[External Email Alert] **Please note that this message is from an external sender. If it appears to be sent from a Saint John employee, please forward the email to spamsample@saintjohn.ca or contact IT Service Desk at 649-6047.**

To Whom It May Concern:

My wife and I live at 728 Beaconsfield Ave. We're addressing our concerns with the development proposal as we've already received paperwork in the mail.

We currently have a few concerns:

- **Our view of the Bay of Fundy**
- **A beautiful walking trail**
- **Seeing wildlife like birds or deer walking through while grazing.**

Whether we're enjoying a large cup of coffee and bagel or having a bbq on our back deck, what makes our time in our backyard a lot more pleasurable is our fantastic view of the Bay of Fundy. **We're concerned that our amazing view would be obstructed by the town houses and their roofs.**

Enjoying the beautiful walking trail and watching other neighbors do the same with their pets. Being able to see wildlife like birds and deer from a distance makes it all worth it.

We appreciate the opportunity to address our concerns.

Thank you,

Anthony & Rebecca Forest

Cara Cole
473 Sea Street
Saint John NB E2M 2N9
(506) 654-2681

May 11, 2021

Planning Advisory Committee
City of Saint John
Growth and Community Services
PO Box 1971
Saint John NB E2L 4L1

Dear Members,

**RE: Rezoning, Subdivision, and Variance Application
489 Sea Street and 0 Woodville Road**

I am writing to express both support for the proposed development, and as well to express two concerns that I have for it in its current form.

My first concern is with regards to a community access trail that runs North-South along the Western end of the land in question (PID 003949673; 00471557; and the East End of PID 00385781). It is clearly visible in both satellite imagery and in the “Air Photo- 489 Sea Street and 0 Woodville Road” provided as an attachment in Mark Read’s letter from the City, dated May 4, 2021.

This trail has been built and maintained by neighbours to the land as a way of accessing trails that run along the Irving railway properties. It has been used for generations. These trails are key community assets that are used year-round by walkers of all ages and demographics. We know that community wellness and quality of life are greatly impacted by time outside in nature: fresh air and exercise. Policy UD-36 in PlanSJ states that development should “maintain and enhance public walkways and bike paths”. I understand that this trail is on previously undeveloped private land, but I think that it should be considered in the development of the area.

Unfortunately, the proposed developments show, at the far (Western) end of the cul-du-sac, several homes built directly on top of this trail. I believe that the trail system is a notable community asset that should be either protected or integrated into any development plans in this area: for existing and future residents alike. We can all appreciate a lush green pathway over one which has been stripped of its

native vegetation, thereby removing the elements which are the most important elements of a community footpath: privacy and natural solace.

Considering that the developer has requested a variance to the cul-de-sac By-Law to extend the maximum length of 120 metres to 162 metres, and that it is within the bounds of this extension that the footpath exists, I would ask the PAC to find a middle ground. This type of highly concentrated urban development does not match the surrounding neighbourhood (Plan SJ Policy UD-10) and it overtakes land that could be used for public purposes. In my opinion, the only people who would benefit from this concentration of housing are the developers: existing neighbours, future residents, and the environment all lose.

Which leads into my second concern: the indigenous trees on the land. The existing tree culture includes Birch, Black Willow, Serviceberry, Poplar, Apple and Rowan (Mountain Ash). Lower bushes include Alder, Meadowsweet, Raspberry, Blackberry, Blueberry, and Hawthorne. Wildflowers include: Aster, Fireweed, Violet, Bluet, Goldenrod, Bluegrass, and Strawberry. This is a partial list. These trees provide food and nesting zones for many migratory and local birds as well as a small herd of white-tailed deer. For those of you familiar with this area of the city, another subdivision, Sea View Estates, located at the bottom of Sea Street removed a large parcel of such habitat within recent years. Much of the remaining coastline at Bayshore is an Industrial Zone.

In addition to providing habitat and feeding grounds for migratory and localized animal populations, the trees are important when we consider the water that flows through the land. I can see that there are potential “Stormwater Detention Areas” in the drawings: I would recommend to the committee that these trees that are local to this parcel of land be planted (and preserved) in these zones: in particular, black willow, because of the amount of water it will consume.

We need to be leaders and consider natural flora and fauna as essential elements of sustainable and livable neighbourhoods. Who would argue that green space and mature trees are not beneficial for our mental health? Studies, time and again, prove otherwise. Aesthetics have long been recognized for their impact on human health and spirit: think of our cathedrals and the architecture from centuries past: open spaces, natural light, beautiful carvings, frescos, cut glass windows and plaster embellishments. PlanSJ states the City should, “Ensure all development proposals generally conform to the following General Urban Design Principles [...] Incorporating innovations in built form, aesthetics and building

function to encourage high quality contemporary design that will form the next generation of heritage” (UD 9-e, p. 113).

Shaving every blade of grass and tree off a natural parcel of land in trade for buildings with taupe plastic siding and asphalt yards are not good for any of us: animals and people alike. Therefore, I ask the Committee to consider asking the developer to incorporate a natural green space into the special care home yard: not perfectly mowed grass and imported bushes from the hardware store, but instead, a greenspace that will serve to nourish both the animals and the minds and souls of the residents. Our Plan clearly guides us to be: “Designing sites to incorporate existing natural features and topography; Designing sites to protect, create and/or enhance important view corridors to the water or landmark sites or buildings” (UD 9-c-d, p. 112). As well, we are specifically guided to use native tree species in landscaping: “Enhance biodiversity throughout the City by: a. Encouraging the use of native species of vegetation for landscaping in private and public development, where appropriate; and b. Preserving representative vegetation, species and ecosystems in major open spaces and City parks” (NE- 24, p. 155).

I believe that this development will welcome new neighbours into our area, which for me, means more people to care about this places that I care about: Bayshore Beach and Seaside Park. But we need to balance this development plan so that it respects PlanSJ: specifically, how it pertains to Land for Public Purposes and preserving ecosystems. I support this development and would love to see it done in a way that benefits the people who live here and respects the land that we love so much.

Thank you for considering my concerns. Please do not hesitate to contact me about them!

Sincerely,

Cara Cole

From: [bigwolf](#)
To: [OneStop](#)
Subject: Rezoning,Subdivision,and Variance Application 489 Sea Street and 0 Woodville Road
Date: May 14, 2021 2:10:47 PM

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To City of Saint John
Planning Advisory Committee
Growth & Community Services
Mark Reade

My name Is Christopher Nice ,my wife and I have lived at 760 Beaconsfield Ave for 27 years now in what we assumed would be our first and only house and home .We raised our daughter Alyson at this address and with the wonderful neighbours past and present this has been a fantastic place to live.I dont believe any of us are opposed in any way to the Sea Street Manor Special Care Home Extension.However,the Woodville Estates Inc Development poses to be detrimental in many ways to the people in my area.

Item one..Spring runoff..every year at spring thaw the waters rise in our yards and in some basements .Our backyard has had the rains bring the water up to within one inch of flowing in the downstairs windows on multiple occasions.When we first moved in our first year we had water come up thru the basement floor and I personally had to dig up the front yard to redo drain tile etc.Without a doubt these new townhouses to be built so close to my house and to my immediate neighbours will displace any runoff water and I fear rightly so I will become a victim of spring flood waters.

Second Item...Privacy..as it stands now our only privacy is the alders and noone directly out the back of our house.we also have one spot on our deck where we can view the bay and incoming /outgoing vessels..this will also be a thing of the past with these new townhouses.

Third Item...previous try at development off to the lower part of Sea Street has failed miserably.The number of house that were meant to go there that had an even less restrictive view failed for multiple reasons .Why would we have our backyards changed dramatically for yet another high priced venture.

My fourth and final Item....over these years I have had my property taxes continually rise but still I preached how Saint John was such a great place to live.There is no doubt that if these 2 story townhouses no doubt sold at crazy high prices do manage to get sold this in turn will penalize me for contining to live in ths neighbourhood.Its no great mystery why people keep leaving the city.I am recently retired and my new young neighbours just bought the tiny house next to mine..Im sure they as well as myself am not looking to be gouged in property taxes as my level of pride and comfort in owning this house will definitely take a sharp drop if this development is allowed to happen.

Thank you for your time and hopefully respect towards this lifetime Saint John Resident.
Christopher Nice

Comment Card
Sea Street Manor & Woodville Estates Inc.
Sea Street & Woodville Road Development Proposal

I have no issues in regards to either development.

We do welcome growth & development here in West Saint John!

Good Luck !!

Sorna Secord
500 Sea St.

Thank you for your comments and suggestions

Should you have any questions with respect to the proposal please contact Matt Blain at Hughes Surveys & Consultants Inc. Phone: 506-634-1717, Email: matt.blain@hughessurveys.com

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Description of Application for Sea Street Manor Special Care Home Extension & Woodville Estates Inc. Development

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We would be pleased if you would fill in the Comment Card on the reverse side to provide your views so they can be forwarded to the City Planning Advisory Committee for their consideration. Your support or concerns are appreciated.



11 Gifford Road
Saint John, NB
E2M 4X8

May 13, 2021

Planning Advisory Committee
C/O City of Saint John
P O Box 1971
Saint John, NB
E2L 4L1
Onestop@saintjohn.ca

Subject: Rezoning, Subdivision, and Variance Application – 489 Sea Street and 0 Woodville Road

Dear Planning Advisory Committee:

Thank-you for the opportunity to comment on this application. We would like to point out that this property immediately borders our New Brunswick Southern Railway Bayshore terminal property line. This is an active Railway operation that sees trains and switching on a regular basis and it is important that the City and the Developer take this into consideration if the project were to proceed. This is a 7/24 Railway operation, and we want to make sure that everyone is aware of that before making an investment in a special care home and a residential subdivision.

With the Port of Saint John modernization project and increased container ship traffic, this NB Southern Railway Bayshore location will have track expansion and increased activity as intermodal volume grows in the city. In fact, some additional track expansion has already been done this spring.

It should also be noted that there is a public railway crossing less than 150 meters away at the lower end of Sea Street where our trains are Regulated to blow their whistles each time we cross the intersection. This is a regulation that must be followed by the Railway and is a noise that the Developer and potential residents need to be aware of. Attached is a drawing of our Bayshore railyard and the location of the Public crossing.

There are recommended guidelines set out in a 2013 report prepared for The Federation of Canadian Municipalities and the Railway Association of Canada that offers suggestions to Municipalities and Developers to consider and implement if building new subdivisions near current Railway operations. Attached is the link to this report.

http://proximityissue.wpengine.com/wp-content/uploads/2017/09/2013_05_29_Guidelines_NewDevelopment_E.pdf

It is incumbent upon the developer to address potential rail noise issues, as part of the development of this property in house design, sound walls, setbacks and other criteria as outlined in the “Guidelines for Developments in Proximity to Rail Operations”.

We work very closely with our customers, citizens and communities and would like to make sure that all parties involved are aware of the activities that take place with this busy Rail operation to avoid any

concerns from citizens after the investments were made. As stated in the report, the guiding philosophy of the document is that, by building better today, we can avoid conflicts in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Simpson', with a stylized flourish at the end.

Ian Simpson
General Manager
New Brunswick Southern Railway

CC: Mark Reade P.Eng., MCIP, RPP
Senior Planner/City of Saint John
mark.reamde@saintjohn.ca

Wayne T. Power
Group Vice President
JD Irving Transportation and Logistics Division

Chris MacDonald
Vice President, Government Relations
J.D. Irving, Limited



Alan and Colleen Gallant
679 Beaconsfield Ave.
Saint John, NB E2M 2K6
506-636-0424

May 14, 2021

Planning Advisory Committee
City of Saint John
Growth and Community Services
PO Box 1971
Saint John, NB E2L 4L1

Dear Members,

**Subject: Rezoning, Subdivision, and Variance Application
489 Sea Street and 0 Woodville Road**

As lifelong residents of Beaconsfield Avenue we do welcome the opportunity to grow our neighbourhood, however we do have concerns with the developer's proposal as it was presented to us two weeks ago.

1. Beaconsfield Ave. in particular already experiences issues with vehicles speeding up and down the street. Since Beaconsfield Avenue would be the natural direct route for the proposed development to access schools, churches, and nearby shopping centres, we ask that traffic mitigation be considered by the City in consultation with residents.
2. The requested variance to increase the length of the proposed cul-de-sac from 120 metres to 162 metres would mean the loss of a well known and well used neighbourhood trail. This trail was developed well before the current owner took possession of the land, and has never been challenged as trespassing on private property, even though it was understood to be so.

To lose this trail would be a devastating loss to the neighbourhood residents who have always maintained it, as well as to the migratory songbirds who use this natural area as a nesting ground, and as well as to the herd of white tail deer who rest here in the evenings.

We believe that access to this type of trail that lies directly in our backyards as well as in the backyards of any future residents of the proposed development would enhance the economic value of our homes and neighbourhoods, and more importantly maintain peace of mind for all involved.

Therefore we would ask that a discussion be opened with the developer to seek a compromise.

3. We do like and agree with the proposed new homes to be one level living, thereby keeping site-lines open to the water. Given that this land has always been vacant the introduction of lighting into this space will be challenging for some nearby homes.

For this reason we would ask the developer to consider that power and communications be fed underground, and for the City to consider low level street lighting on low, decorative poles.

4. It is a well known fact that Saint John needs more homes that care for our elderly residents, and we welcome the idea of another one to be built directly in our neighbourhood. Given that the developer's existing Special Care Home seems that it may have been built in haste due to the lack of any imaginative landscaping, we would ask that the new home be developed with more aesthetically pleasing views from the street rather than views of an entire lot of asphalt.

It is also well known that aesthetics promotes stability, neighbourhood involvement, and investment in both physical and social characteristics of a neighbourhood, and thus yields individual and neighbourhood level benefits.

As private citizens sitting on the Planning Advisory Committee we know that in accordance with Plan SJ you want to see our City grow. You have the power and responsibility to show that new development can be exciting and inspirational for all residents. Your decisions today will have lasting affects on the generations to come.

Thank you for considering our concerns.

Sincerely

Alan and Colleen Gallant

From: [Reade, Mark](#)
To: [OneStop](#)
Subject: FW: Letter to PAC RE: 489 Sea Street and 0 Woodville Road
Date: May 17, 2021 3:11:27 PM
Attachments: [RE 489 Sea Street Cara Cole Attachment 1.pdf](#)
[Cara Cole RE 489 Sea Street and 0 Woodville Road .docx](#)

Aimee, I have confirmed the attachments with Cara

From: Cole, Cara (ASD-S) <cara.cole@nbed.nb.ca>
Sent: May 17, 2021 2:51 PM
To: Reade, Mark <mark.reade@saintjohn.ca>
Cc: Norton, Greg <greg.norton@saintjohn.ca>; OneStop <onestop@saintjohn.ca>
Subject: RE: Letter to PAC RE: 489 Sea Street and 0 Woodville Road

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Hello Mark, Aimee and Greg,

Please find my original letter to the PAC attached, along with two attachments. The first attachment is a list of native plants that my mother, Jane Harrity, put together for me last week. They grow between Seaside Park and the Breakwater. It illustrates the biodiversity of the area that needs to be protected.

The second attachment is an image of the view of Sea Street from the sidewalk. I think that a visual should accompany my written concern regarding the landscaping on the future property, especially when considered next to the list of native plants.

Thank you so much.

Sincerely,
Cara Cole

Cara Cole BAA, BEd., Teacher
Pronouns: she/her/hers or they/them/theirs
Dr. Christine Davies Education Centre
First Steps Housing Inc.
120 Coburg Street
Saint John NB

(506)693-2228

Territorial Acknowledgment: I recognize and respectfully acknowledge that I live as a guest on the unsundered and unceded traditional lands of Wolastoqiyik (Maliseet). This territory is covered by the Treaties of Peace and Friendship which the Wolastoqiyik (Maliseet), Mi'kmaq and Passamaquoddy peoples first signed with the British Crown in 1725. The treaties did not deal with surrender of lands and resources but in fact recognized Wolastoqey (Maliseet), Mi'kmaq and Passamaquoddy title and established the rules for what was to be an ongoing relationship between nations.

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Cara Cole
473 Sea Street
Saint John NB E2M 2N9
(506) 654-2681

May 11, 2021

Planning Advisory Committee
City of Saint John
Growth and Community Services
PO Box 1971
Saint John NB E2L 4L1

Dear Members,

**RE: Rezoning, Subdivision, and Variance Application
489 Sea Street and 0 Woodville Road**

I am writing to express both support for the proposed development, and as well to express two concerns that I have for it in its current form.

My first concern is with regards to a community access trail that runs North-South along the Western end of the land in question (PID 003949673; 00471557; and the East End of PID 00385781). It is clearly visible in both satellite imagery and in the "Air Photo- 489 Sea Street and 0 Woodville Road" provided as an attachment in Mark Read's letter from the City, dated May 4, 2021.

This trail has been built and maintained by neighbours to the land as a way of accessing trails that run along the Irving railway properties. It has been used for generations. These trails are key community assets that are used year-round by walkers of all ages and demographics. We know that community wellness and quality of life are greatly impacted by time outside in nature: fresh air and exercise. Policy UD-36 in PlanSJ states that development should "maintain and enhance public walkways and bike paths". I understand that this trail is on previously undeveloped private land, but I think that it should be considered in the development of the area.

Unfortunately, the proposed developments show, at the far (Western) end of the cul-du-sac, several homes built directly on top of this trail. I believe that the trail system is a notable community asset that should be either protected or integrated into any development plans in this area: for existing and future residents alike. We can all appreciate a lush green pathway over one which has been stripped of its

native vegetation, thereby removing the elements which are the most important elements of a community footpath: privacy and natural solace.

Considering that the developer has requested a variance to the cul-de-sac By-Law to extend the maximum length of 120 metres to 162 metres, and that it is within the bounds of this extension that the footpath exists, I would ask the PAC to find a middle ground. This type of highly concentrated urban development does not match the surrounding neighbourhood (Plan SJ Policy UD-10) and it overtakes land that could be used for public purposes. In my opinion, the only people who would benefit from this concentration of housing are the developers: existing neighbours, future residents, and the environment all lose.

Which leads into my second concern: the indigenous trees on the land. The existing tree culture includes Birch, Black Willow, Serviceberry, Poplar, Apple and Rowan (Mountain Ash). Lower bushes include Alder, Meadowsweet, Raspberry, Blackberry, Blueberry, and Hawthorne. Wildflowers include: Aster, Fireweed, Violet, Bluet, Goldenrod, Bluegrass, and Strawberry. This is a partial list. These trees provide food and nesting zones for many migratory and local birds as well as a small herd of white-tailed deer. For those of you familiar with this area of the city, another subdivision, Sea View Estates, located at the bottom of Sea Street removed a large parcel of such habitat within recent years. Much of the remaining coastline at Bayshore is an Industrial Zone.

In addition to providing habitat and feeding grounds for migratory and localized animal populations, the trees are important when we consider the water that flows through the land. I can see that there are potential “Stormwater Detention Areas” in the drawings: I would recommend to the committee that these trees that are local to this parcel of land be planted (and preserved) in these zones: in particular, black willow, because of the amount of water it will consume.

We need to be leaders and consider natural flora and fauna as essential elements of sustainable and livable neighbourhoods. Who would argue that green space and mature trees are not beneficial for our mental health? Studies, time and again, prove otherwise. Aesthetics have long been recognized for their impact on human health and spirit: think of our cathedrals and the architecture from centuries past: open spaces, natural light, beautiful carvings, frescos, cut glass windows and plaster embellishments. PlanSJ states the City should, “Ensure all development proposals generally conform to the following General Urban Design Principles [...] Incorporating innovations in built form, aesthetics and building

function to encourage high quality contemporary design that will form the next generation of heritage” (UD 9-e, p. 113).

Shaving every blade of grass and tree off a natural parcel of land in trade for buildings with taupe plastic siding and asphalt yards are not good for any of us: animals and people alike. Therefore, I ask the Committee to consider asking the developer to incorporate a natural green space into the special care home yard: not perfectly mowed grass and imported bushes from the hardware store, but instead, a greenspace that will serve to nourish both the animals and the minds and souls of the residents. Our Plan clearly guides us to be: “Designing sites to incorporate existing natural features and topography; Designing sites to protect, create and/or enhance important view corridors to the water or landmark sites or buildings” (UD 9-c-d, p. 112). As well, we are specifically guided to use native tree species in landscaping: “Enhance biodiversity throughout the City by: a. Encouraging the use of native species of vegetation for landscaping in private and public development, where appropriate; and b. Preserving representative vegetation, species and ecosystems in major open spaces and City parks” (NE- 24, p. 155).

I believe that this development will welcome new neighbours into our area, which for me, means more people to care about this places that I care about: Bayshore Beach and Seaside Park. But we need to balance this development plan so that it respects PlanSJ: specifically, how it pertains to Land for Public Purposes and preserving ecosystems. I support this development and would love to see it done in a way that benefits the people who live here and respects the land that we love so much.

Thank you for considering my concerns. Please do not hesitate to contact me about them!

Sincerely,

Cara Cole



Sea Street Manor
Senior Care Home
696-0857

189

Shrubs

	Dogwood	Sorrel
O+Y	Bush honeysuckle	
Y	Birds foot Trefoil	
	Golden Alexanders	
	Black Mustard	Blue berry
		A Cranberry
	Sweet white violet	P Rhodora
		Pointed Blue eyed . Grass
Brown	Leafy 3 Square	Blueets
	Hawkweed orange/yellow	Dog Violet
	Touch me not	Asters
	white + dk pink	Blue flag
	pink	Vipers Bugloss
	Day lily orange	Lupin
	Canada lily	forget me not
	Pussy willow	Heal all
A	Curly Dock	ground IVY
P	Sheep Laurel	(gill above the
P	Hedge Bindweed	ground
P	Railroad Vine	Sea Lavender
P	Red clover	Evening primrose
P	Rabbit foot clover	P Daisy fleabane
P	Common speedwell	P Spotted Knapweed
P	Ladys thumb	P Common Burdock
P	Steeple bush	P Eyebright
P	Fireweed	P Birch pea
P	Live forever	

(Nightshade)

Y Golden rods
Y Common mullein
Y Butter + eggs - snapdragon
Colts foot

Dandelion

Yellow sweet clover

Hop clover

Pale touch me not

Yellow hawkweed

Oyster plant

Tansy

Buttercup

Pink alexander

White

Japanese bamboo

Meadow sweet

Hobble bush

Pearly everlasting

Pussy toes

Queen Anne's lace

Yarrow

Early meadow rue

White sweet clover

Quince head

Indian pipe

Aster

Common fleabane

White

Multi floral

Rose

Cow Parsnip

Thyme-leaved
speedwell

w Bladder campion

w Sweet white violet

G Timothy

Plantain

Nettle

Lambs quarters

From: [Reade, Mark](#)
To: [GCS Admin](#)
Subject: FW: 489 Sea Street & 0 Woodville Rd Application
Date: May 17, 2021 8:52:35 AM

FYI regarding Sea Street

Mark Reade, P.Eng., MCIP, RPP

Senior Planner / Urbaniste Principal
Growth and Community Planning Services
Service de la croissance et de l'urbanisme communautaire
City of Saint John / Ville de Saint John
506 721 0736

From: Jim Rogers <sinbad.rogers@gmail.com>
Sent: May 16, 2021 9:35 PM
To: Reade, Mark <mark.reade@saintjohn.ca>
Subject: 489 Sea Street & 0 Woodville Rd Application

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I am writing on behalf of myself and my wife re: the 2 proposed new developments next to Sea Street, Woodville Rd & Beaconsfield Ave . I have lived at 696 698 Beaconsfield Ave for the last 72 years

A few concerns on the Woodville Estates are

- 1 the extension of the lane
- 2 the off loading of propane from the rail cars so close to these homes We worry and we are on Beaconsfield Ave and there is no information from the rail company as to what else is unloaded there as well.
- 3 Access to the walking trails.
- 4 my property value
- 5 street lights light pollution
- 6 loss of greenspace
- 7 keeping homes to single story

Jim Rogers

From: [Reade, Mark](#)
To: [GCS Admin](#)
Subject: FW: 489 Sea Street & 0 Woodville Rd Application
Date: May 17, 2021 11:44:55 AM

Another letter for Sea Street.

Mark

From: Kevin Carson <kmc702@hotmail.com>
Sent: May 15, 2021 5:22 PM
To: Reade, Mark <mark.reade@saintjohn.ca>
Subject: 489 Sea Street & 0 Woodville Rd Application

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To: Mark Reade & Planning Advisory Committee

Good day. I am writing on behalf of my wife, mother-in-law & myself re: the 2 proposed new developments next to Sea Street, Woodville Rd & Beaconsfield Ave.

We have heard of the upcoming expansion of the Sea Street Manor Special Care Home. The info we received has provided valuable insight. The proposed location & details of the Special Care Home is not a concern for us. The single level construction will not overly hinder our beautiful view of the Bay. It appears that current trees/vegetation will provide a visual buffer to (at least) the Beaconsfield Ave residents. We believe this buffer is important & the landscaping plans should include some trees to conceal the new building from surrounding homes + provide a nice view to future special care residents.

The second proposal: Woodville Estates was a SHOCK!

We have enjoyed a wonderful green space & desirable view for 12 years. Several of my neighbours have many more years living in the area, including my direct neighbour who grew up in the same house, that he is now a senior inhabiting.

My immediate concerns have no quick or positive answers:

- How the increased traffic will affect area
- How long will the construction phase of extra noise, heavy equipment, increased garbage (bldg. materials, Tim Horton's cups blowing about) last
- How my property value will decrease with a backyard housing development vs vibrant green space

- How the new development/less greenery will affect my renting my 2nd unit
- How the wildlife (mainly birds, deer) will be affected by losing their habitat
- How the many seniors will replace this perfect dog walking area

I recognize our Common Council will see an increase of new tax dollars with the development and are always looking to add revenue. Unfortunately, the current residents (primarily Beaconsfield Ave residents) will suffer.

Although I'd expect the proposal to meet City regulations, my guess is, even single level condos will not meet local resident favour. Hopefully, the landscaping portion of this development will provide a visual/noise buffer (trees, quality fencing) between new & old. Even with such components, my serene night view of a full moon reflecting on the Bay, crisp stars in a black sky & oil tankers lighting up the evening horizon....will all be greatly diminished by the Woodville Estates streetlights light pollution.

Thanks for the opportunity to express our thoughts!

Kevin Carson

702/704 Beaconsfield Ave

Sent from [Mail](#) for Windows 10

From: [Noel Rogers](#)
To: [Noel Rogers](#); mark.reade@sainthohn.ca; matt.blain@hughessurveys.com; [OneStop](#)
Subject: Resident Response - 489 Sea Street & 0 Woodville Rd Application
Date: May 17, 2021 12:08:51 PM

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Hello,

My Name is Noel Rogers. Multiple generations of my family have lived in the same house on Beaconsfield Avenue since around 1950.

I appreciate the chance to voice concerns over the proposed Sea St. Manor and Woodville developments.

I am not opposed to either development, as long as the developers respect the existing community they would like to become a part of and take steps to integrate the new construction as unobtrusively and respectfully as possible for current home owners.

Areas of concern for me would be :

1) Traffic - I would like to see something done to slow down the numerous cars that speed up and down Beaconsfield Ave. This was a constant problem when the Belyea arena was open in the winter for hockey. There is a day care on the street, several kids in other house holds, and lots of family pets. I have personally witnessed animals killed by traffic on the street over the years. I am not sure if more signage on the street telling people to slow down, or advising of a Day Care and children in the area would help, but it would be a start. Maybe one of those mobile speed signs could be placed on the street for a bit.

I understand that with the closure of the Belyea Arena there will be less traffic in the area this Winter and the new development would even out traffic from the rink so not much of a change in number of cars. The issue with vehicles speeding on this street has been an issue long before this new development was proposed. It would be great to see the issue addressed now that the number of cars will be restored to pre rink closing numbers and before it becomes a big problem again.

2) Light pollution - My grandfather was a harbour pilot/ longshoreman. Part of the reason why he bought our family home was so he could keep an eye on the ships and tankers in the Bay. We have enjoyed an amazing view since. My issue with the light pollution would be from the street lights and exterior lights of the new Sea View Manor.

Currently there is one exterior orange colour light in the back of the existing seniors home. It surprisingly does a lot to effect our view at night time of the Bay and night sky and seems like it could be easily and cheaply fixed.

I would like to see any exterior lighting in the new seniors housing take this into account and maybe switch to a less obtrusive LED lighting or preferably have some kind of directional shade attached so the light is just aimed down and over the property, as opposed to how it is now and allowed to wash out the night sky.

For the street lights that will be going up for the proposed townhomes I would like to see directional shades installed that point the light down into the neighbourhood. That would make a huge difference for light pollution washing out existing views and keeping the good will of the neighbourhood.

3) Timely development and construction of the townhouses. One of the last new big developments I remember seeing going up on the West Side was along Lancaster Avenue. A developer started to build on the land of the old veterans hospital. I am not sure why the developer stopped (I don't remember the exact time frame) but I would say the units sat half finished for approximately 10 years. They were not even fully sided and sat as an urban eyesore for the better part of a decade. I know the housing market in the city is much different now with homes selling fast. No

one wants to see a development that takes years and years to complete and sits half finished because the houses are not selling. I worry with the location being so close to the expanding train yard and everything that goes on there that if all of the units are not sold or the development slows down all of us in the neighbourhood will be left with gigantic unfinished eyesore for years to come.

I may have missed it in the developers proposal but I would have issues with development starting and no real timeline for completion made public. No one is going to want to listen to years of building in there backyards only to have property tax go up.

4) Another concern of mine would be construction times throughout the day. I have lived in areas before where the contractors are just trying to get the job finished and onto the next one and don't care what time they are running heavy equipment and loud power tools at all hours of the day and night. I would like the new development to strictly follow the urban construction times set out by the city bylaws.

5) I would also like it to be taken into consideration the current state of the green space surrounding the current seniors centre on Sea st. Walking by, there doesn't seem to be any. If you look in the back of the complex all you see is a broken down bus and other decrepit looking machinery (Dump Truck, loader etc) Maybe this old equipment works just fine, but it certainly is an eye sore for neighbours and the neighbourhood in general. I could be wrong, but I thought the city had a by-law protecting neighbouring home owners from such eyesores in a city setting. A concern I have over the new development is that it will become a dumping ground for heavy equipment, like the back area of the seniors home currently looks like now (and has for a long time). This does not offer a great perspective on how things will look with the new development when the last one comes across as disheveled already.

6) I do have issues with the extension and do oppose the development going from 120 meters to 162 meters. I understand that this is a business and the more homes that are built the more money the developers will make, and more tax revenue the city will generate from the extra homes. I think it is important when developing an area to leave some green space for residents and not just build as much as you can. It is important for people's quality of life to have places to spend time outside.

7) I am assuming that everyone's property taxes will be going up after this development is built. Way of the world I guess. What would be great is to see some of that money reinvested back into the community. I am 40 years old and some of my best friends in life to this day are kids I met in elementary school playing hockey at the Belyea and soccer up at Beaconsfield school. It is very upsetting to walk around the neighbourhood and see all of the recreational facilities that don't exist anymore. The soccer field at Beaconsfield has had the nets removed, the tennis court there has a 10' tree growing right up through the middle of it. The basketball nets there are all rusted and very old with no meshes. You go around the corner to the Assumption Church, those tennis nets are gone. That used to be a great court to play. Sea Side Park play set has recently been removed and the basketball nets there have been terrible since I was a kid. Same now. One nice net across the street but it's only half court. The Belyea arena is closing for Winter Sports. I understand the city needs money to keep all of this stuff going. If and when new developments are allowed into an area it would be great to see some of the new tax revenue generated invested directly back into those communities.

8) Community Green Space - A lot of people use the trails on the proposed development land. I understand that this is private property and we have all been fortunate to use it for so long. What I would like to see happen as a gesture of good will to the community in which the developer would like to build is invest some money into re-establishing the trails that run along the track bed to Sea Side Park look out (where the observation platform used to be with the stairs going down to the beach). These trails could start very close to the seniors centre and I think would be a great selling point to get people to move there. Yes, you can just walk down the hill to the beach, but those were once beautiful trails that ran all through that area. It would be amazing to see them even partially re-developed, especially after losing the green space to the new development that we all have enjoyed for so long. I would be the first person to volunteer my time to help build new trails if funding was in place for the materials. Sea Side Manor and Sea Side Park are within sight of each other. If you want to build up and profit from a long established community it would be great to see some money put back into the community and to not see this beautiful part of the city treated like just another business venture, especially since all existing home owners will be losing money in property tax increases while the developers walk away with a nice profit.

9) I have seen it happen before where a single story development or building is approved and then once the land is cleared and construction is about to start variances are granted and approved to expand the building size or height from the original plans. I am ok with single story homes but anything higher than that I would be very strongly opposed to.

10) I see that the developers will be building a fence to block the view of the train yard. It would be great if a nice fence was constructed around the entire perimeter of the property protecting existing home owners privacy and not subjecting us to look at a multi year construction project. Please don't just put up a standard see through steel fence to protect the construction area.

I am all for new development as long as the communities in which they are being built are benefitting as well as the developers and current home owners issues are seriously taken into consideration.

Thank you for your time and the opportunity to voice my concerns.

Noel Rogers

Sent from my iPhone