

REZONING APPLICATION

4 Second Street

Planning Advisory Committee Meeting - November 19, 2018

**Growth and Community
Development Services**

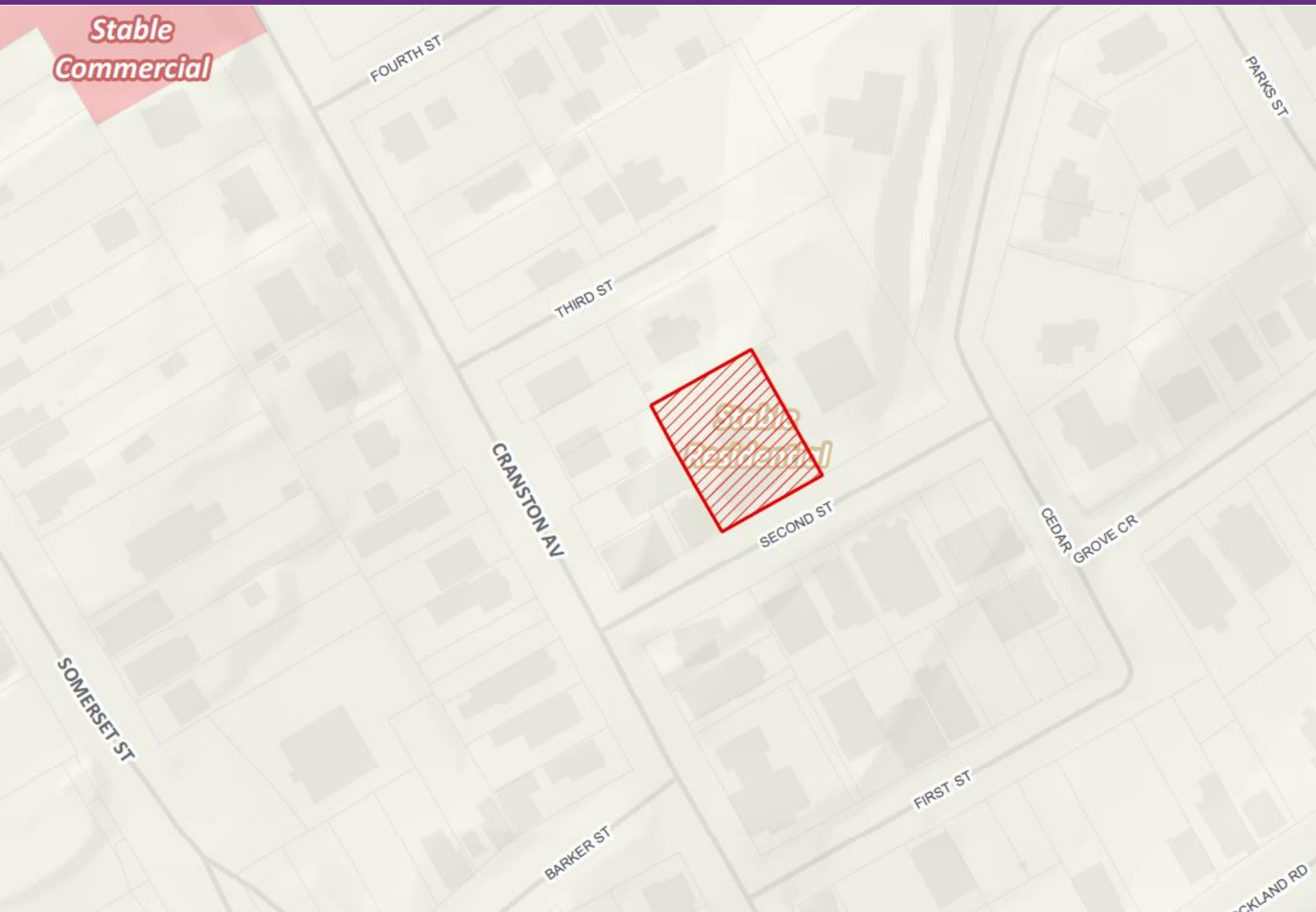


SAINT JOHN

Site Location



Municipal Plan



**Stable
Commercial**

Municipal Plan Policy LU - 88

Redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where compliance is demonstrated with several criteria focused around neighbourhood compatibility and high quality design

- The proposal agrees with the intent of the policy
- No changes are proposed to the site or design of the building so absolute agreement to urban design principles will not be achieved
- The adaptive re-use of an existing structure allows for some relaxing of the criteria around design

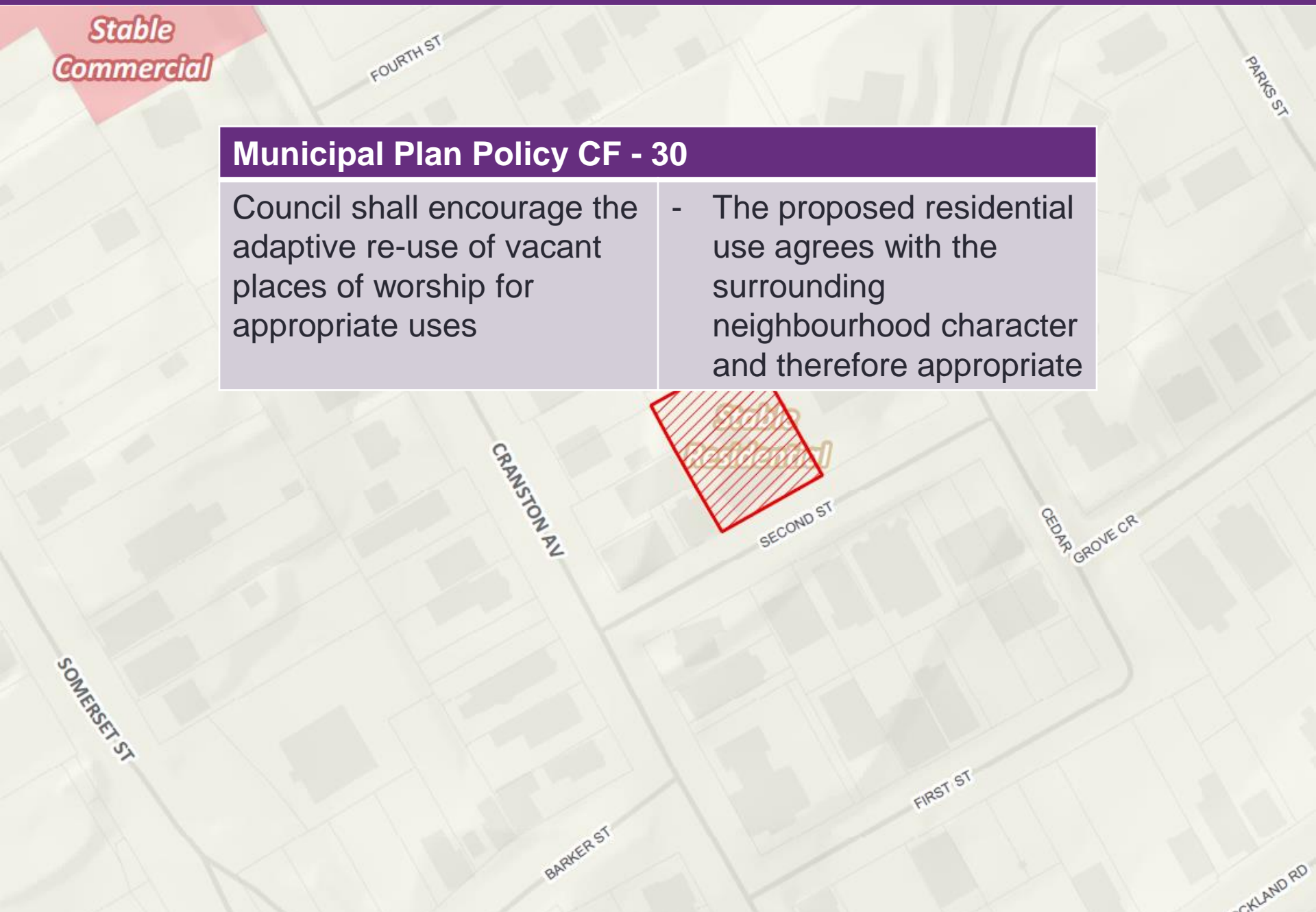
Municipal Plan

*Stable
Commercial*

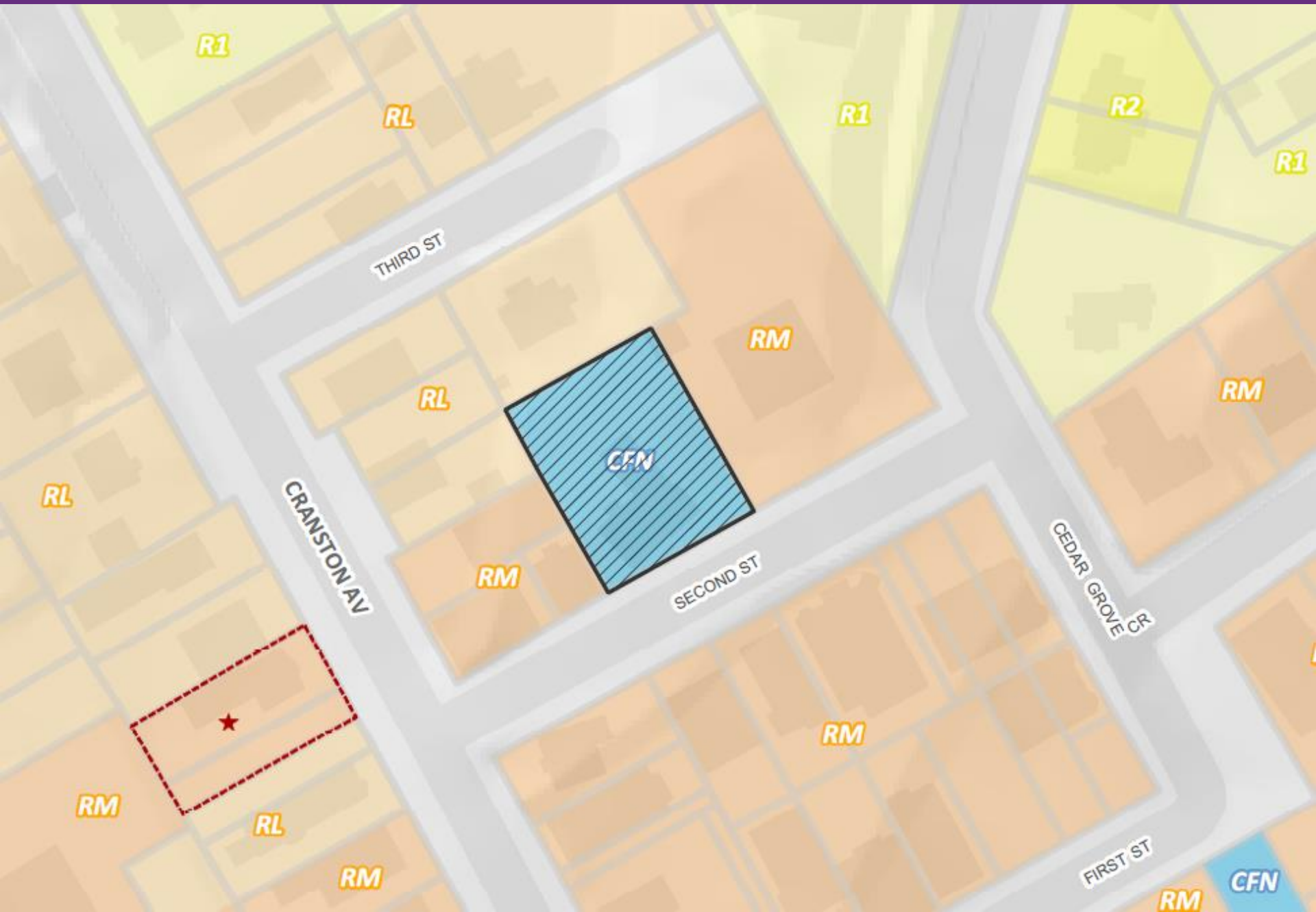
Municipal Plan Policy CF - 30

Council shall encourage the adaptive re-use of vacant places of worship for appropriate uses

- The proposed residential use agrees with the surrounding neighbourhood character and therefore appropriate

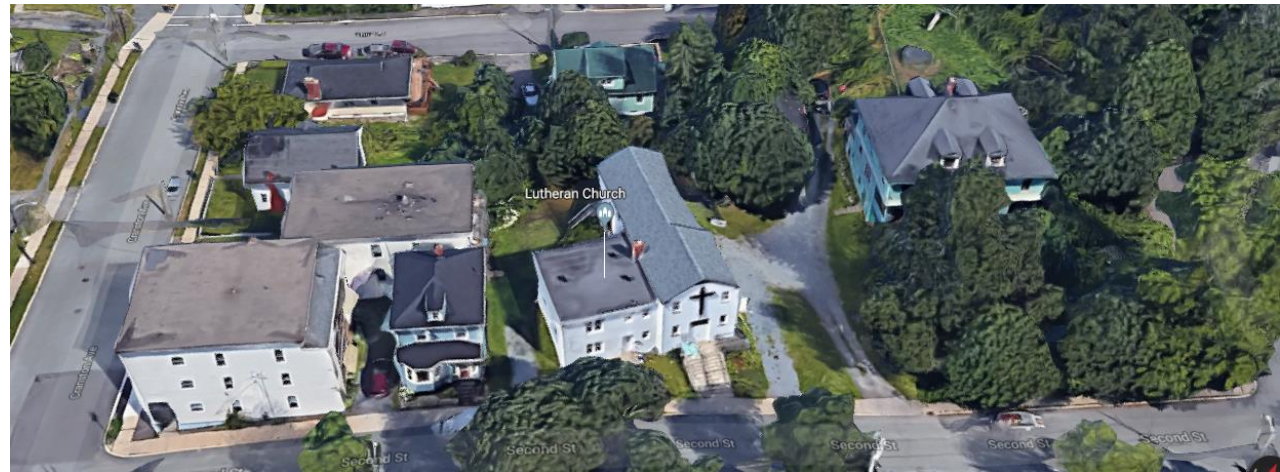


Zoning



Rezoning: CFN to RL

- CFN consistent with buildings of religious association
- RL consistent with neighbourhood. Will allow flexibility for future changes. Permits up to 6 residential units



Site Photography



Site Photography



Site Photography



- Website advertisement November 8, 2018
- Letters to area neighbours November 9, 2018
- No correspondence received
- No members of the public in attendance at PAC

PLANNING ADVISORY COMMITTEE RECOMMENDATION

RECOMMENDATION



1. Approve the rezoning from CFN to RL

2. Section 59 Conditions:

- a. That all signage related to the previous operation of a church be removed previous to the issuance of an occupancy certificate

STAFF RECOMMENDATION

RECOMMENDATION

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Approve the rezoning from CFN to RL