



# 40,85-89 and 310 Retail Drive

Presentation to Common Council

2019 June 3



**Growth & Community Planning Team**  
Growth & Community Development Services



SAINT JOHN

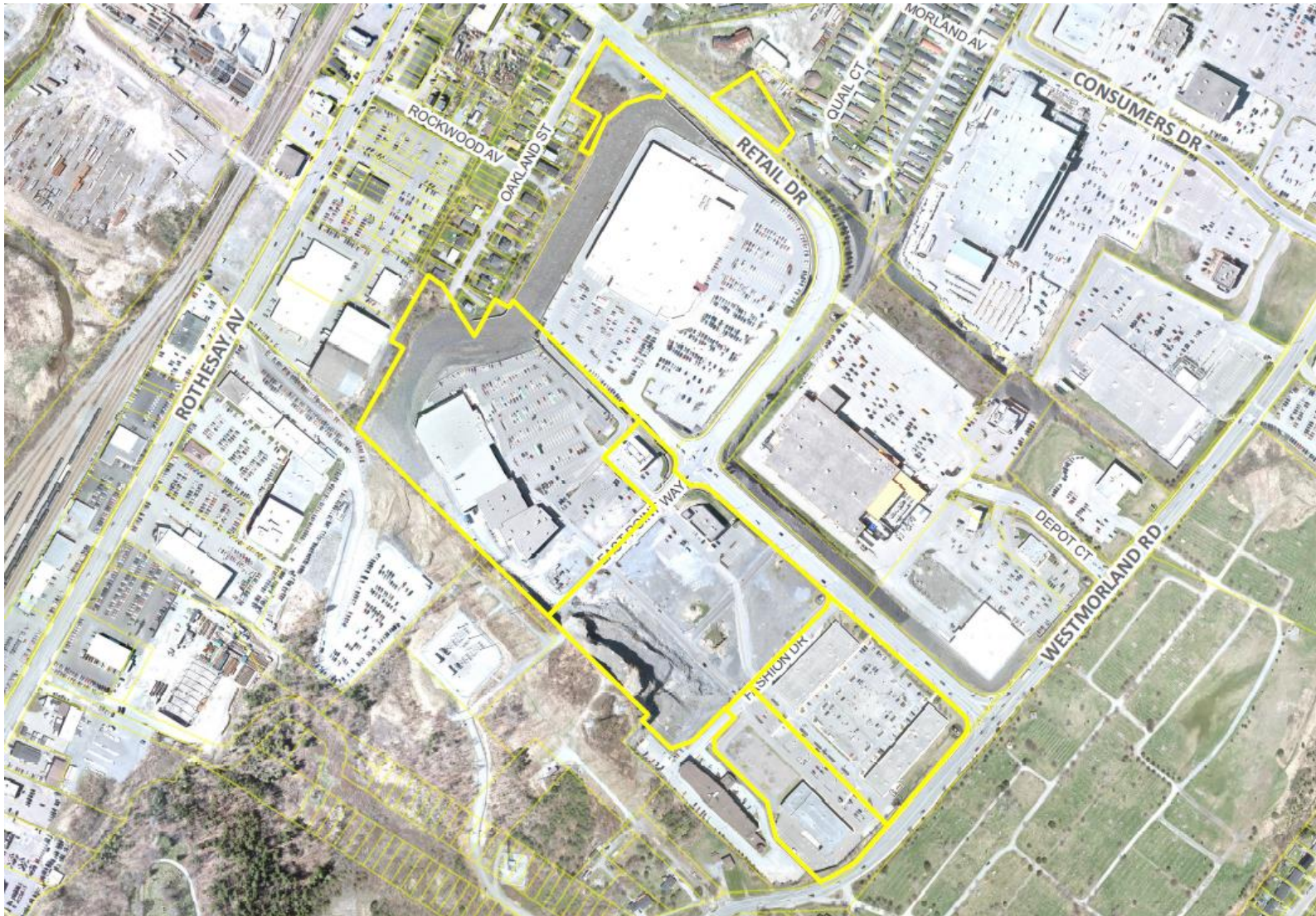
# Proposal

- Provide multiple unit residential development on the East Point site in addition to commercial uses
  - Municipal Plan Amendment
    - Regional Retail Centre policies
  - Rezoning and Text Amendment
    - New Zone
    - Rezone 3 parcels
  - Amend Section 59 Conditions



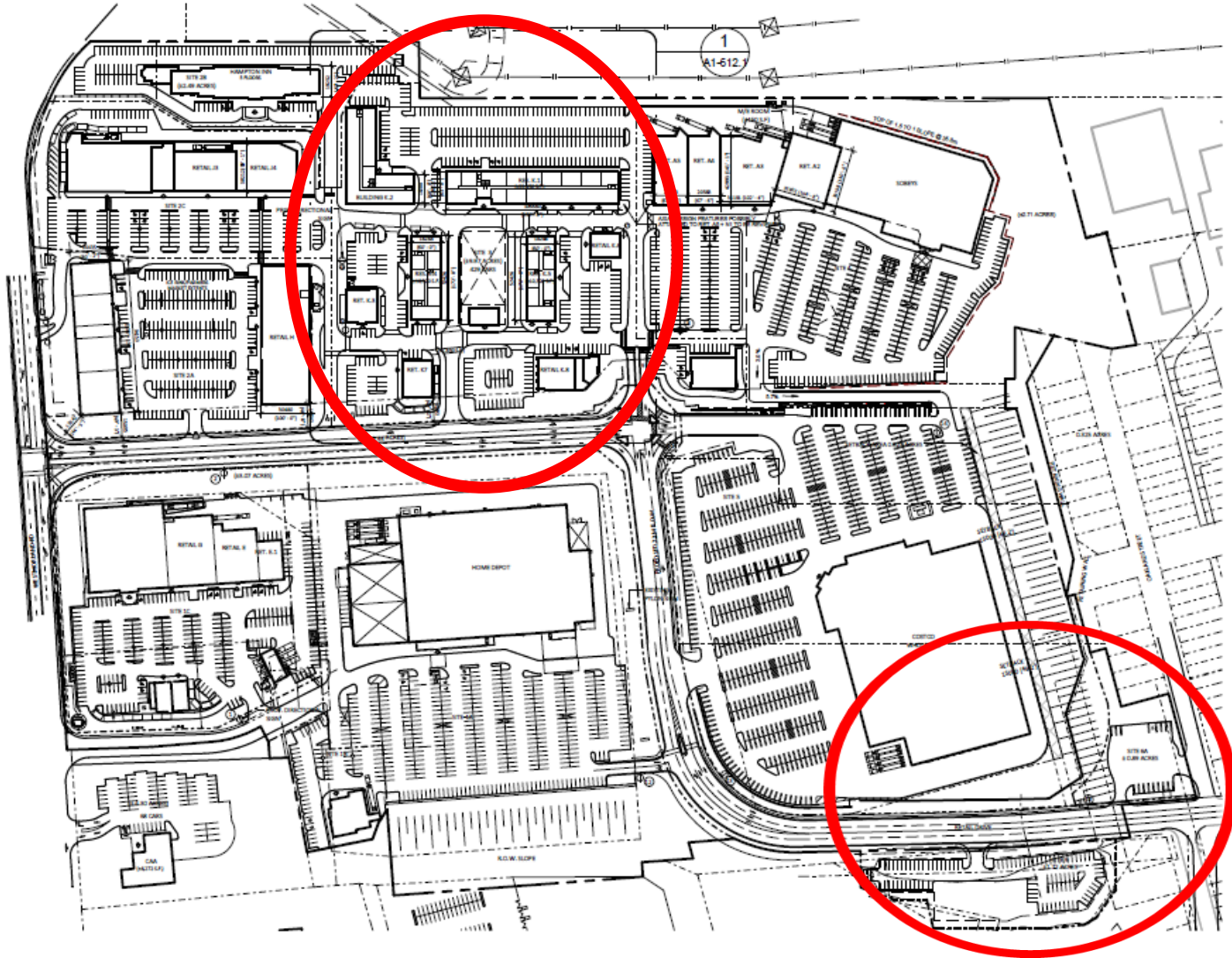


# Site Location

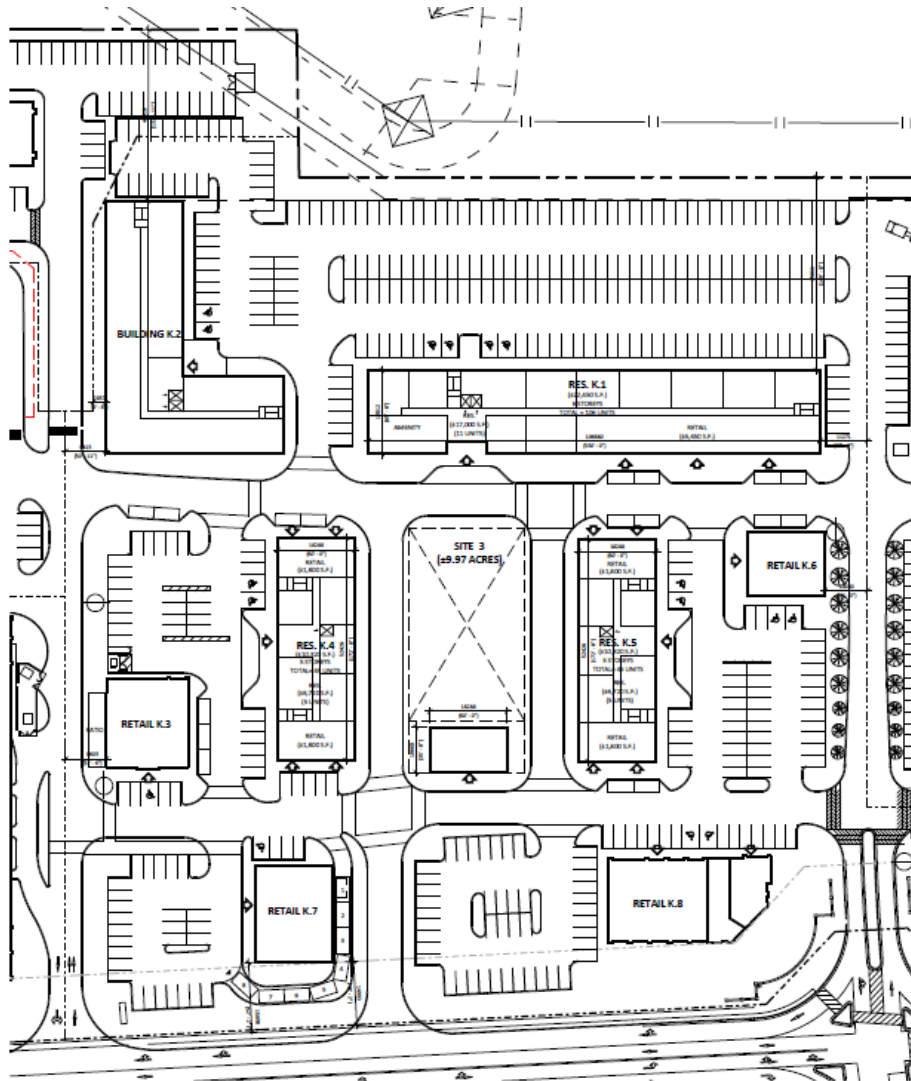




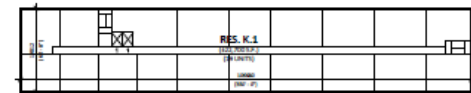
# Site Plan



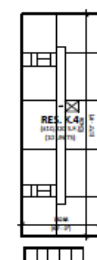
# Site / Building Plans



1 SITE 3 ENLARGED PLAN  
A1-812 1 : 1000



2 RES. K.1 2ND-6TH TYP. PLAN  
A1-812 1 : 1000



3 RES. K.4-5 2ND-5TH TYP. PLAN  
A1-812 1 : 1000

# Site Photos





# Site Photos

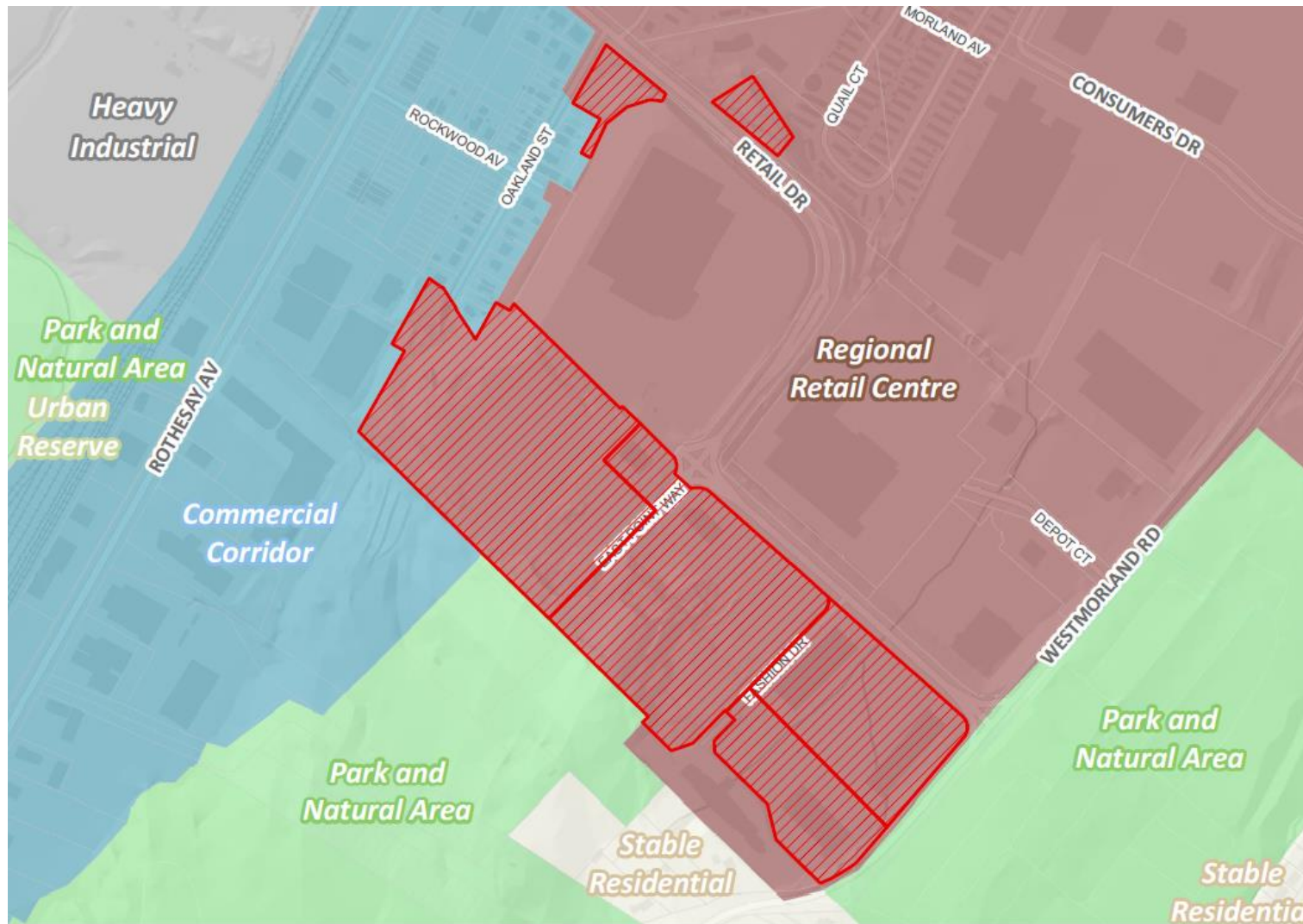


# Site Photos





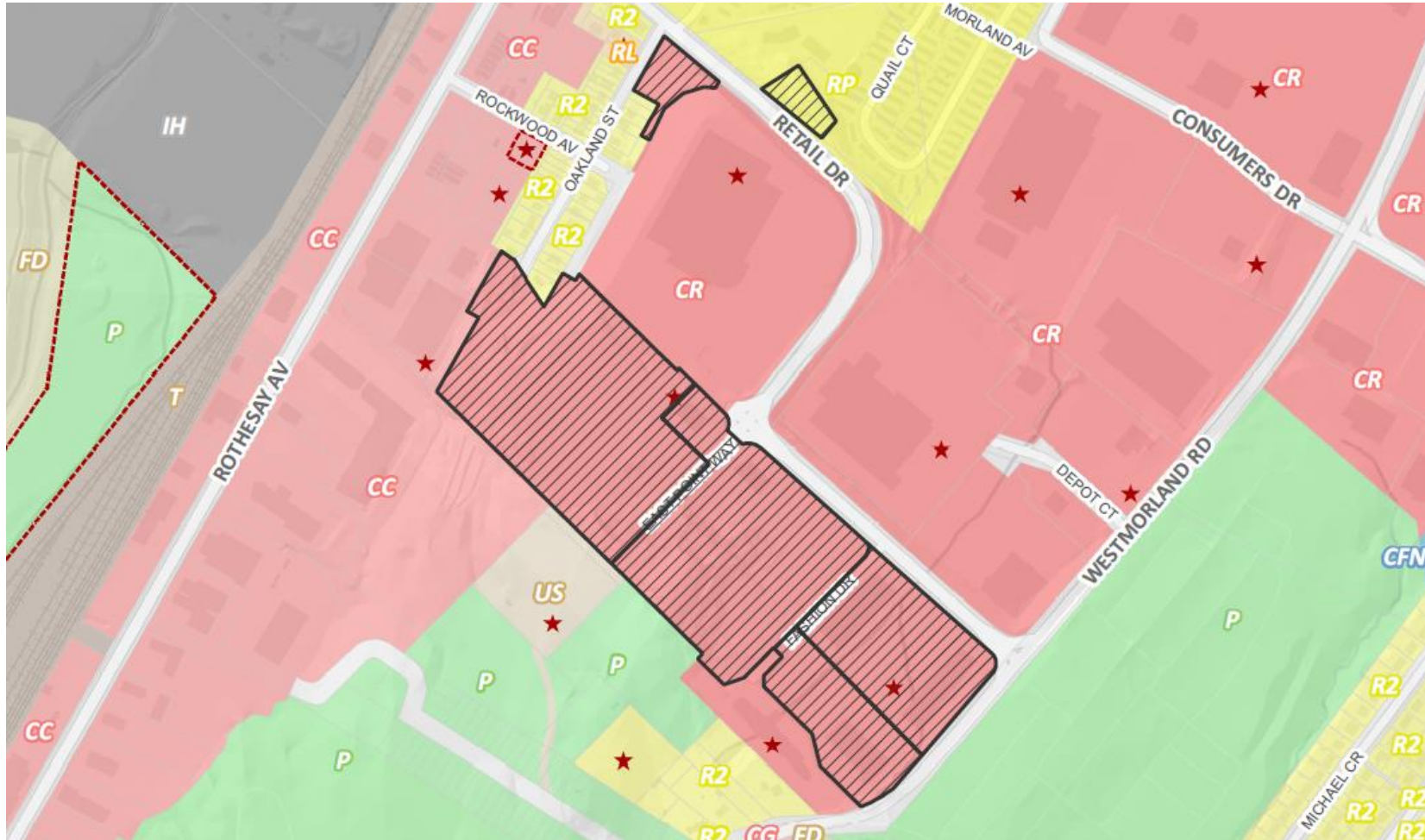
# Future Land Use



- Regional Retail Centre – residential development not permitted
- Retail landscape is changing
  - Less “Bricks and Mortar”
  - Redevelopment of shopping centres with new uses – mixed use development
  - National and regional precedents
- Mixed-Use Development - meets Municipal Plan goals
- New policy – Permit residential in Regional Retail Centres via rezoning



# Zoning



- New Zone Regional Commercial Residential (CR-R)
  - Regional Commercial land uses plus Multiple Unit Dwellings
  - Dwelling units above first story of building
  - Lot area and setbacks - Regional Commercial zone
  - Apply to 3 parcels
  - Opportunity for other landowners through rezoning



# Servicing / Traffic Considerations

- Servicing and Traffic Reports provided by applicant
- Sanitary Sewer
  - Sanitary sewer impacts reviewed by City
  - Theoretical Model indicates capacity constraint on Retail Drive
  - Further review by developer before improvements



# Traffic Impact Study

- Rothesay Avenue / Ashburn Lake Road & Retail Drive / Rothesay Avenue
  - Existing Operational Deficiencies – worsen with background growth and currently approved development
  - Improvements required to realign intersection
- Left Turn from Retail Drive
  - 112% of capacity today (Weekday PM)
  - 130% of capacity 2028 - no development (Weekday PM)
  - 139% of capacity 2028 - with development (400 units) (Weekday PM)
- Left Turn from Ashburn Lake Road
  - 114% of capacity today (Weekday PM)
  - 132% of capacity 2028 - no development (Weekday PM)
  - 139% of capacity 2028 - with development (400 units) (Weekday PM)





# Traffic Impact Study

- Rothesay Avenue / Ashburn Lake Road & Retail Drive / Rothesay Avenue
  - Limit to 200 dwelling units and commercial
  - 124% of capacity - with development Left turn from Ashburn Lake Road
  - 120% of capacity - with development Left turn from Retail Drive
- Retail Drive / Westmorland Road & Retail Drive / East Point Way – less significant impacts



# Section 59 Conditions

- Amend existing Section 59 conditions
  - Allow for residential use
  - Limit to 200 residential units
  - Increase floor area cap
    - 600,000 sq.ft. to 820,000 sq.ft. (entire site)
    - 625,000 sq.ft. (East Point Parcels)
  - Sewer capacity review
  - Driveway reconfiguration – traffic study



# Public Engagement

- Website advertisement
  - Public Presentation Municipal Plan Amendment
    - February 15, 2019
  - Public Hearing Municipal Plan Amendment and Rezoning
    - May 10, 2019
- Letter to area landowners - May 9, 2019
- No letters received to date
- Applicant attended PAC Meeting - agreement with Staff Recommendation
- Question from area landowner - adjacent roadway





# Staff Recommendation

- Amend Municipal Plan
  - Policy amendment to provide for residential development in Regional Retail Centres
- Amend Zoning By-law
  - Add New Zone - Regional Commercial Residential (CR-R)
  - Rezone 3 PIDs to CR-R
- Amend Section 59 agreement
  - Floor Area
  - Traffic
  - Sanitary Sewer

# PAC Recommendation

- PAC adopted an amended recommendation – outlined in letter from PAC Chair
  - Increased floor area cap for site
    - 607,500 sq.ft. to 625,000 sq.ft.

