



54 Broad Street

Planning Advisory Committee Presentation

October 19, 2021

Growth & Community Services



Proposal

- Rezone 3 properties from Neighbourhood Community Facility (CFN) to Urban Centre Residential (RC).
- The rezoning will facilitate the conversion of the former Church Rectory into a multi-unit residential building.



Proposal – Site Plan

OPTION A

- Up to 4 spots on west side of Rectory.
- New plant material north of parking.

OPTION B

- Up to 4 spots on south side of existing garage.



Location



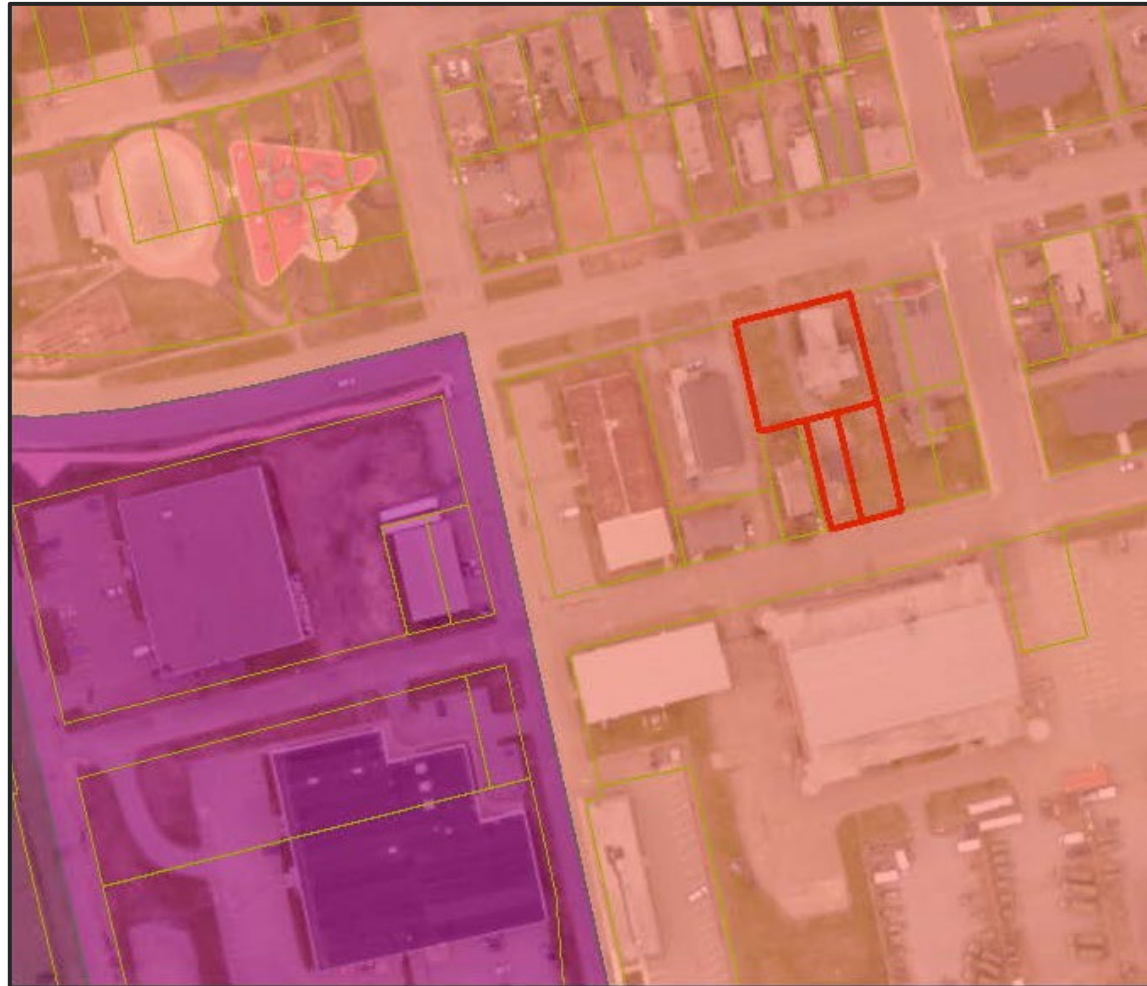
Neighbourhood: Broad Street



Neighbourhood: Broadview Avenue



Municipal Plan



2021-10-04

- | | |
|--------------------------|------------------------------------|
| Subject Site | Future Land Use |
| Property Parcels | Medium to High Density Residential |
| Primary Development Area | Primary Centre |

**Medium to High
Density Residential**



SAINT JOHN

Central Peninsula Secondary Plan (CPSP)

South End Neighbourhood:

As a stable, historic neighbourhood, the South End will retain its primarily residential use. Infill developments along key sites will add appropriately-scaled, urban density. The neighbourhood will be anchored by a new Central Peninsula school, attracting and retaining families in the neighbourhood. Key green spaces, such as Rainbow Park and Queen's Square will be host to formal and informal activities and be framed by new, residential development. Public realm improvements, such as new street trees and renewed sidewalks will promote private investment in existing buildings. **The South End will once again boast the highest density in the City.**

Zoning



SAINT JOHN

Rezoning

PlanSJ Alignment:

- Creation of new housing units.
- Sustainability by Design through the adaptive reuse of the existing building.

CPSP Alignment:

- Proposal aligns with the goals for the South End, including:
 - Providing new residential units.
 - Maintaining the existing streetscape infrastructure (sidewalks, curbs and street trees).
 - Maintaining the established development patterns.
 - Low to mid-rise buildings
 - Minimal setbacks

Engagement

Letters sent to all property owners within
100 metres of the subject property on
October 7, 2021

0 letters was received from the public.

Public Notice was placed on the City's
website on October 8, 2021.



Staff Recommendation

1. That Common Council approve the rezoning from CFN to RC for 3 properties.
2. That Common Council adopt a Section 59 Condition:
 - a. That the future development of the site be in accordance with a detailed site plan subject to the approval of the Development Officer.

