



573 Woodward Avenue

Planning Advisory Committee Presentation

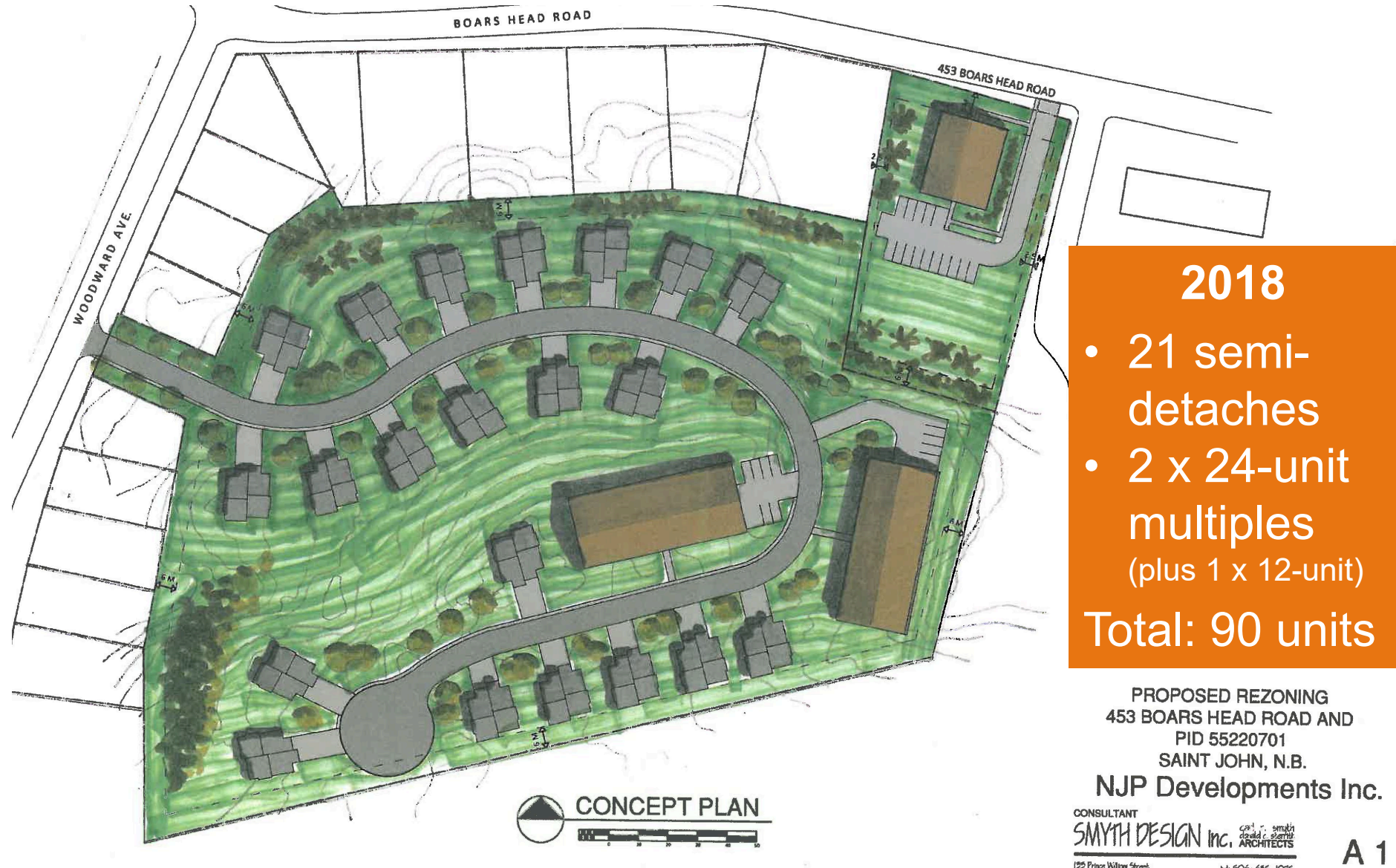
October 19, 2021

Growth & Community Services



SAINT JOHN

Previous Approved Proposal



Revised Proposal



2021

- 3 multiples
- Total: 225 units

Revised Proposal



Site & Neighbourhood



Site & Neighbourhood



Future Street Towards Subject Property



Woodward Avenue Towards Cedarwood Drive

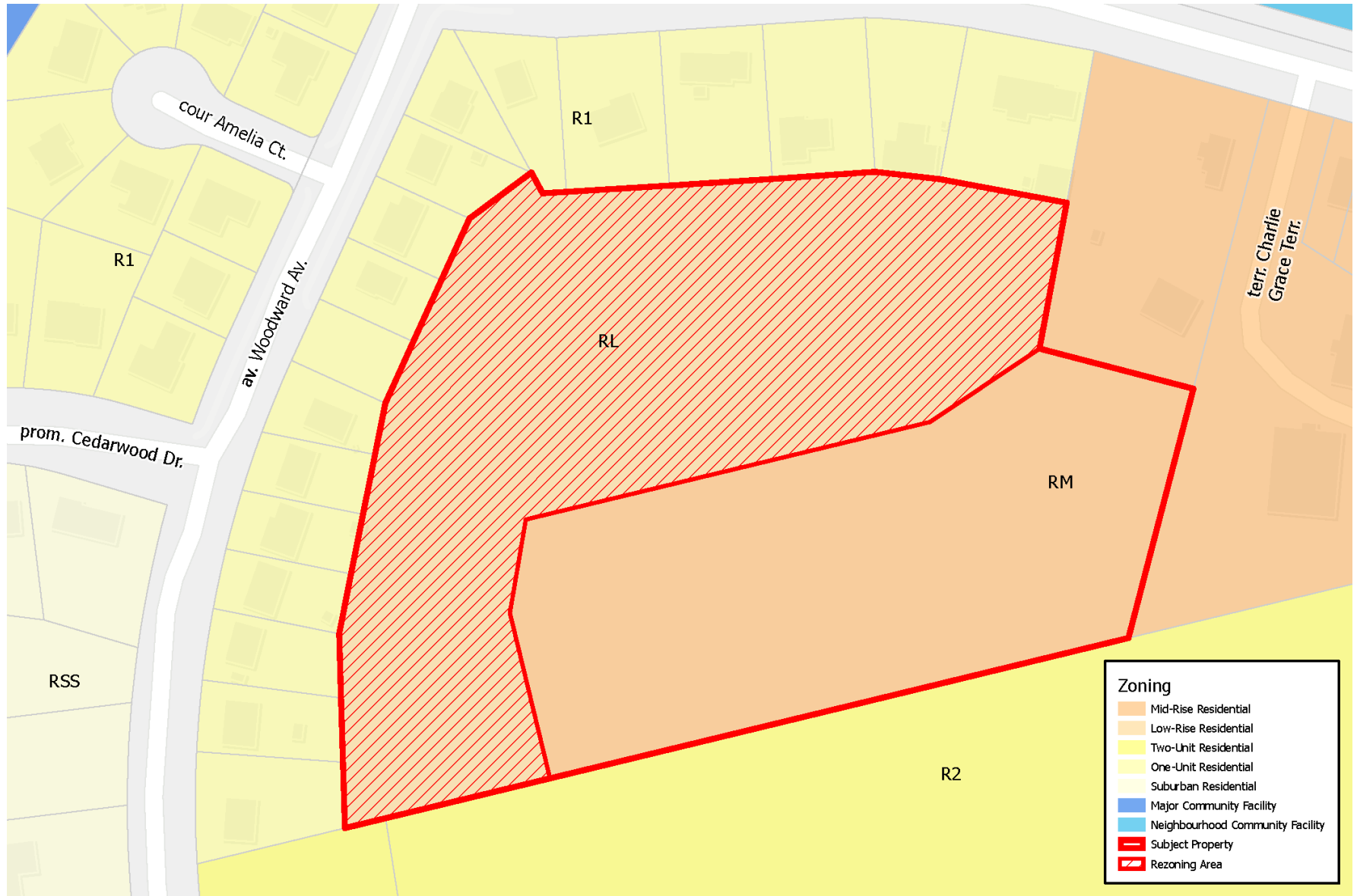


Woodward Avenue Towards Boars Head Road

Municipal Plan



Zoning



Rezoning



Engagement



Letters mailed on October 8

Public Notice posted on October 7

No Public Correspondence received
(as of October 14)



Staff Recommendation

That the PAC recommend the application to Common Council with the following Section 59 conditions:

- a) Limited to a maximum of 225 dwelling units
- b) No building located closer than 45 metres
- c) No building higher than 14 metres
- d) Continuous vegetative buffer 12 metres wide
- e) Development subject to site & landscaping plans



Staff Recommendation

- f) Plans attached to permits and work completed within one year
- g) Buildings subject to elevation plans
- h) Development subject to storm water drainage plan and design report
- i) Development subject to a traffic impact statement
- j) All work, utilities, and other facilities the sole responsibility of the proponent



