



# 310 Retail Drive

Planning Advisory Committee Presentation

2021 October 19

Growth & Community Services



SAINT JOHN

# Proposal

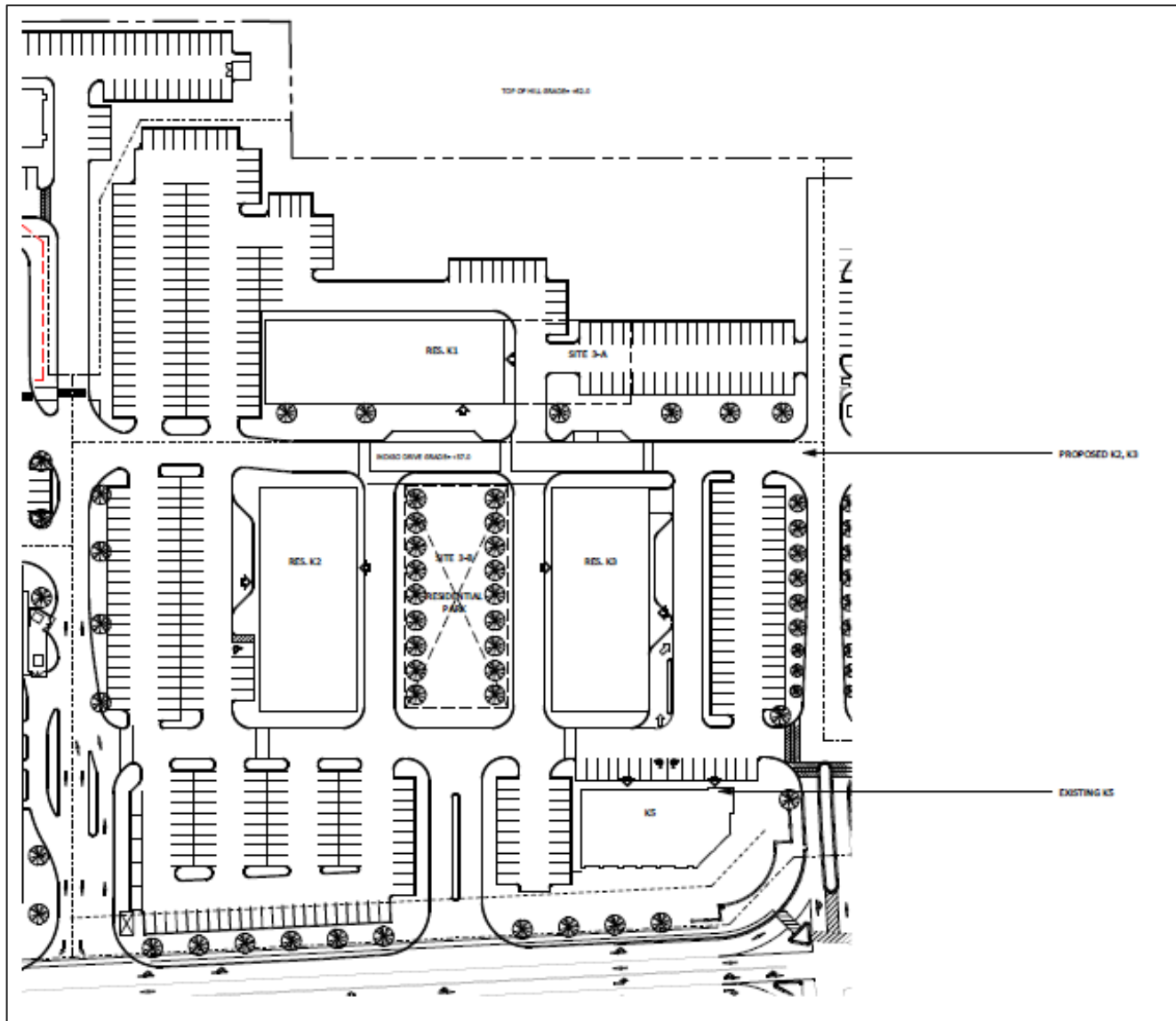
Increase building height from 24 metres

K2 and K3      28 metres (8 stories)

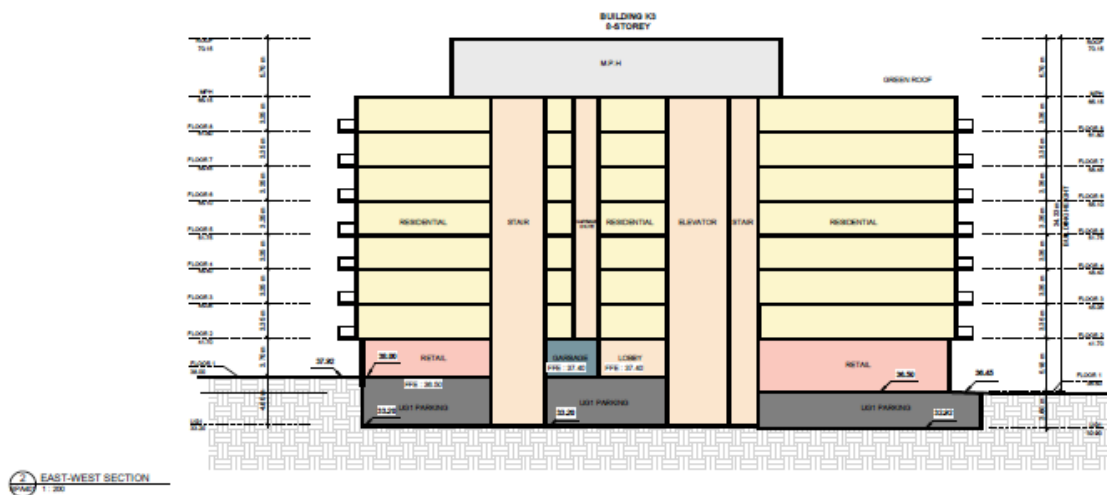
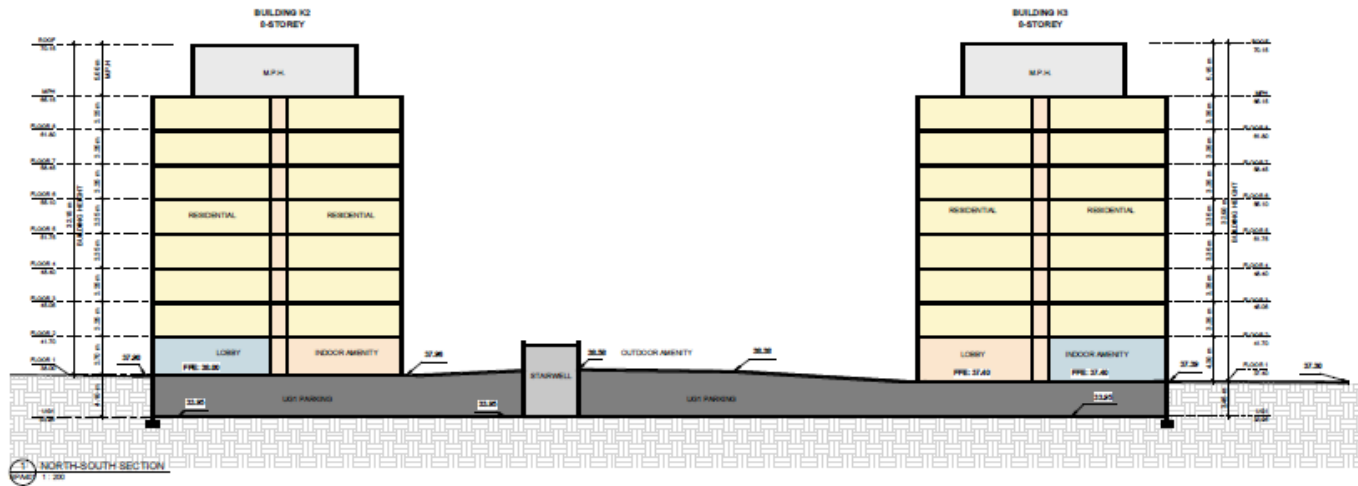
K3                57 metres (14 stories)

Potential dwelling units on ground floor

# Proposal



# Proposal





# Proposal





# Site & Neighbourhood





# Site & Neighbourhood





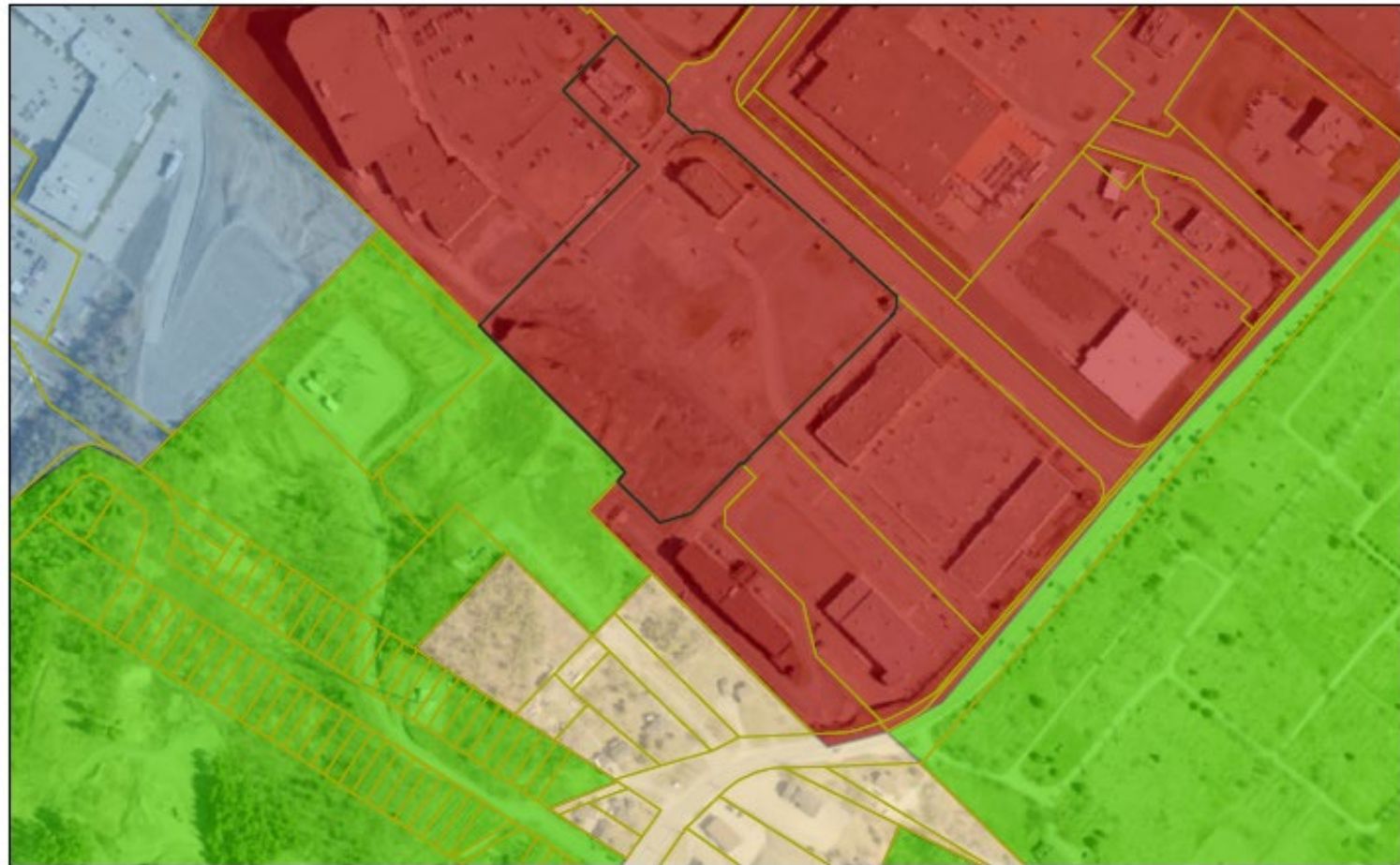
# Site & Neighbourhood





# Municipal Plan

## 310 Retail Drive - Future Land Use



2021-10-04

Subject Site

Property Parcels

Primary Development Area

Future Land Use

Regional Retail Centre

Commercial Corridor

Park and Natural Area

Stable Residential

1:5,000

0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.19 km

Govt of New Brunswick, Miramichi

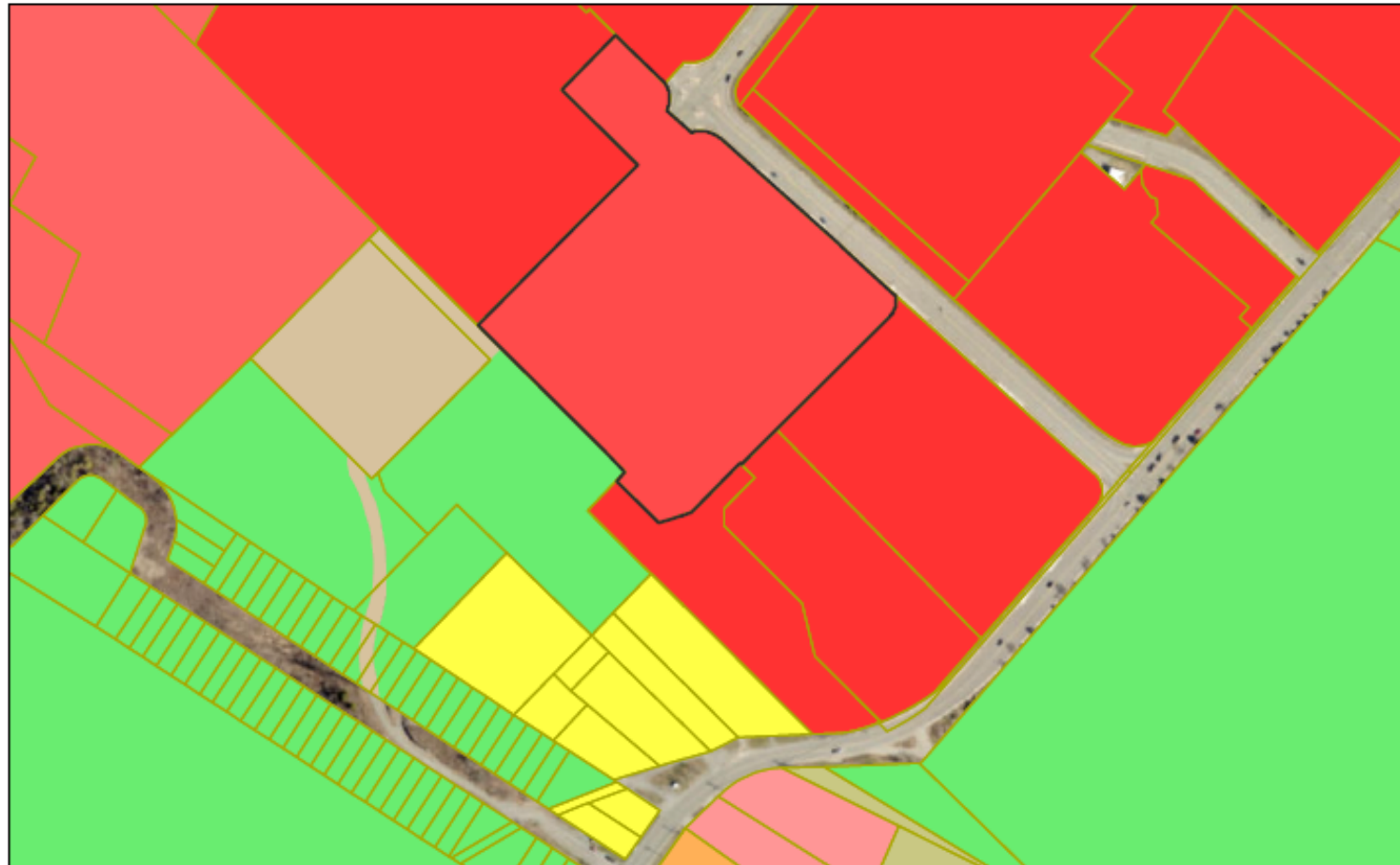
# Municipal Plan

- Limited context to provide reference for building height
- Impact on adjacent area negligible
  - Stable Residential – 160 metre separation
  - Park and Natural Area
  - Utility uses



# Zoning

## 310 Retail Drive - Zoning



2021-10-04

Subject Site  
Property Parcels

Zoning	CR	CG	
	RM	CR-R	US
	R2	CC	P

1:5,000

0 0.03 0.06 0.12 mi  
0 0.06 0.1 0.19 km

Govt of New Brunswick, Moncton

# Variances

## Height Variance

- Limited impact on adjacent areas
- Limited context for height in area
- Topography of site

## Ground Floor Residential Variance

- Flexibility for developer
- Higher storey height for ground floor – commercial design
- Orientation to internal amenity space



# Engagement



Letters were mailed to all property owners within 100 metres of the subject property on October 8.

As of October 14, 0 emails have been received from the public about this application.



# Staff Recommendation



Approve variances

Condition that ground floor storey height be a minimum of 3.7 metres

