



# 204 Pitt Street

Planning Advisory Committee Presentation

2021 October 19

Growth & Community Services



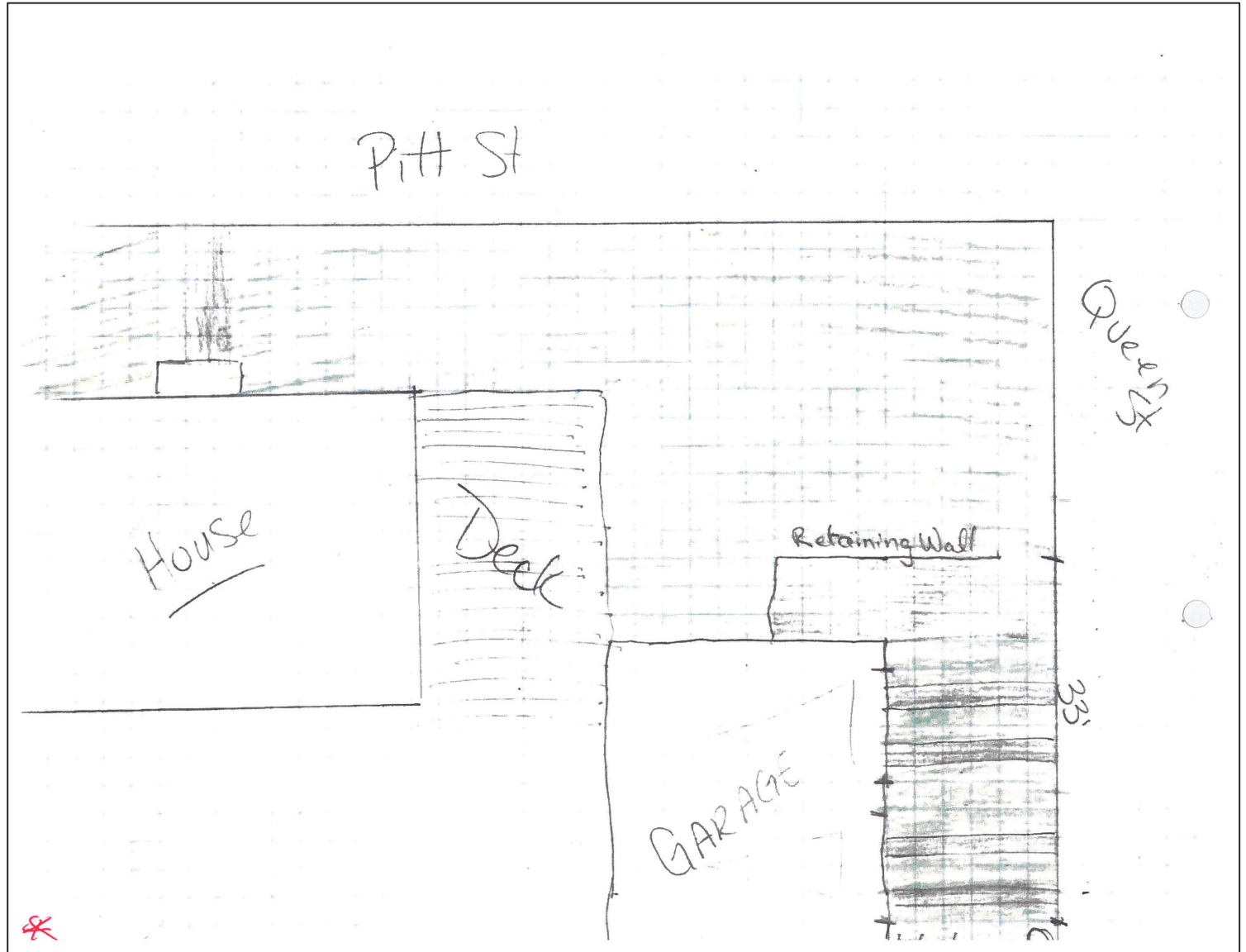
SAINT JOHN

# Proposal

Increase driveway width from 5.4 metres to 10.06 metres

- 5.4 metres granted through Development Officer Variance
- Urban Centre Residential (RC) zone 4.5 metre maximum width

# Proposal





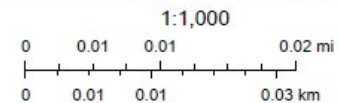
# Site & Neighbourhood

204 Pitt Street - Airphoto



2021-09-23

- Subject Site
- Primary Development Area
- Property Parcels



Govt of New Brunswick, Maxar



# Site & Neighbourhood





# Site & Neighbourhood





# Site & Neighbourhood







# Municipal Plan

204 Pitt Street - Future Land Use




2021-10-04

 Subject Site

 Property Parcels

 Primary Development Area

Future Land Use

 Medium to High Density Residential

1:1,000

0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.03 km

Govt of New Brunswick, Mayor

# Variances

- Increase curb cut width from 5.4 metres to 10.06 metres
- Neighbourhood context
  - Most driveways range from 2.5 metres to 6.3 metres

# Staff Recommendation

- Deny variance
- Approve alternate variance
  - 6 metre curb cut width
  - Design consistent to that previously approved by the Development Officer
    - mix of landscaped ground cover and concrete pavers.







Tip: **Insert the same plan or illustration of the proposal** used on slide 2 with no caption.