
PLANNING ADVISORY COMMITTEE



The City of Saint John

September 18, 2024

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Proposed Rezoning and Section 59 Amendment
461, 471, 473-475 Millidge Avenue**

On August 19, 2024, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its September 17, 2024 meeting.

Yeva Mattson, Planner with Growth and Community Services, appeared before the Committee and provided an overview of the proposed amendment. Staff clarified for the committee that the site plan proposed was the proposed layout of the buildings and did contain underground parking.

John Fifield, the proponent, appeared to speak in favour of the application and agreed with staff recommendation. When asked by the committee he clarified that there would be no ground floor commercial in the new buildings.

No other members of the public appeared to speak in favour or opposition and no letters were received regarding the application.

RECOMMENDATION:

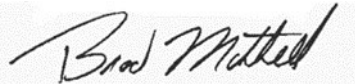
1. That Common Council rezone a parcel of land having an area of approximately 5,827 square metres, located at 471 Millidge Avenue and 473-475 Millidge Avenue, also identified as PID Numbers 00041525 and 55147797 from **One-Unit Residential (R1)** and **General Commercial (CG)** to **Mid-Rise Residential (RM)**.
2. That Common Council, rescind the conditions imposed on the December 13, 2021, rezoning of the property located at 461 Millidge Avenue, also identified as PID Number 00041517.

3. That Common Council, rescind the conditions imposed on the September 7, 1999, rezoning of the property located at 473-475 Millidge Avenue, also identified as PID Number 55147797.

4. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 5,374.89 square metres, located at 473 and 475 Millidge Avenue, also identified as PID Number 55147797:

The continued use of the commercial sites be permitted under the General Commercial (CG) zone standards until the proposed residential development is complete

Respectfully submitted,



Brad Mitchell
Chair

Attachments



The City of Saint John

Date: September 12, 2024
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: September 17, 2024

SUBJECT

Applicant: Don-More Surveying
Landowner: John Fifield

Location and Proposed Change:

Civic Address	PID	Existing Zoning	Proposed Zoning
461 Millidge Avenue	00041517	Mid-Rise Residential (RM)	No change
471 Millidge Avenue	00041525	One-Unit Residential (R1)	Mid-Rise Residential (RM)
473-475 Millidge Avenue	55147797	General Commercial (CG)	Mid-Rise Residential (RM)

Plan Designation: Low to Medium Density Residential
Application Type: Rezoning and Section 59 Amendment
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law and amendments to Section 59 conditions of the subject properties. Common Council will consider the Committee’s recommendation at a public hearing on **Tuesday, October 1, 2024**.

EXECUTIVE SUMMARY

This is an application to rezone 471-475 Millidge Avenue from One-Unit Residential (R1) and General Commercial (CG) to Mid-Rise Residential (RM) to allow for the development of two multi-unit buildings. This application also includes rescinding Section 59 conditions on 461 and 473-475 Millidge Avenue that are no longer relevant to support the redevelopment of the sites.

Staff are recommending approval of the proposed rezoning and the rescinding of Section 59 Conditions to allow for the development of two multi-unit buildings.

RECOMMENDATION

1. That Common Council rezone a parcel of land having an area of approximately 5,827 square metres, located at 471 Millidge Avenue and 473-475 Millidge Avenue, also identified as PID Numbers 00041525 and 55147797 from **One-Unit Residential (R1)** and **General Commercial (CG)** to **Mid-Rise Residential (RM)**.
2. That Common Council, rescind the conditions imposed on the December 13, 2021, rezoning of the property located at 461 Millidge Avenue, also identified as PID Number 00041517.
3. That Common Council, rescind the conditions imposed on the September 7, 1999, rezoning of the property, as amended on November 20, 2000, located at 473-475 Millidge Avenue, also identified as PID Number 55147797.
4. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 5,374.89 square metres, located at 473 and 475 Millidge Avenue, also identified as PID Number 55147797:
 - a. The continued use of the commercial sites be permitted under the General Commercial (CG) zone standards until the proposed residential development is complete.

DECISION HISTORY

By-Law Number C.P. 111-125 was enacted on December 13th, 2021 to rezone the site at 461 Millidge Avenue from Two-Unit Residential (R2) to Mid-Rise Residential (RM) with attached conditions to allow for the development of a multi-unit residential building.

By-Law Number C.P. 100-511 was enacted on September 7th, 1999 to rezone the site at 473-475 Millidge Avenue from "R-1B" One Family Residential to "B-2" General Business to allow for commercial uses, with attached conditions. On November 20, 2000 these conditions were amended to permit a car/truck wash, with additional conditions imposed.

Attachment 3 contains all the existing Section 59 Conditions.

ANALYSIS

Proposal

The applicant is proposing to rezone 471 and 473-475 Millidge Avenue from One-Unit Residential (R1) and General Commercial (CG) to Mid-Rise Residential (RM) to allow for the redevelopment of the site as residential. The proposed rezoning would enable the development of a 50-unit building and a 34-unit building. This would be a phased development beginning with the development of the 34-unit building.

Site and Neighbourhood

The subject site is located in Millidgeville, just south of Boars Head Road. This area is predominantly residential with some general commercial. The subject sites contain a mix of uses:

- 473-475 Millidge Avenue is a commercial development.
- 471 Millidge Avenue is a one-unit dwelling.
- 461 Millidge is a 30-unit apartment building.

The broader area is characterized by having a mixture of land uses. In the immediate area and to the west and south-west, lands are zoned Two-Unit Residential (R2) and Mid-Rise Residential (RM) and contain single-unit and multiple dwellings. To the north and east of the site are lands zoned General Commercial (CG), Utility Service (US), and Local Commercial (CL) and contain a mix of commercial uses including dental and veterinary clinics.

The subject site is accessible by a variety of transportation options. The area is served by Saint John Transit Route 3 and 9 with transit stops within 50 metres. These Routes provide connections to the University/Hospital, the Uptown, and the McAllister shopping area. Pedestrian movement is facilitated by sidewalks on the west side of the street. Both sides of the street also contain bike lanes that connect from the North End to the University/Hospital.

Municipal Plan and Rezoning

Municipal Plan

The site is designated as Low to Medium Density in the Municipal Plan. An analysis of the proposal with respect to the relevant policies of the Municipal Plan is provided in Attachment 2. The proposal conforms to the policies established within the Municipal Plan, which supports the diversification of housing typologies within established neighbourhoods.

Policy LU-51 specifically directs higher density residential development to be developed along arterial streets and close to transit. In this case, Millidge Avenue is recognized as an arterial street with Transit Route 3 and 9 directly adjacent to the site.

“Policy LU-51 Notwithstanding Policy LU-50, recognize that new housing development of higher density may be appropriate in the Low to Medium Density designation, such as apartment and condominium dwellings, and shall be permitted subject to a rezoning process, where such development demonstrates compliance with the following requirements:

- a) Subject lands are adjacent to or in close proximity to collector or arterial streets and transit routes”*

From the analysis of the proposed development, the proposed development conforms to the policies established within the Municipal Plan, which supports higher density residential uses.

Zoning

The Mid-Rise Residential (RM) Zone accommodates a range of medium-density residential uses ranging from a single-detached dwellings to multi-unit buildings. The RM zone is

compatible with the surrounding development pattern, which includes multi-unit building typologies. The proposed development aligns with the regulations established for the RM zone within the City's Zoning By-Law with minimal Development Officer variances being required for setbacks. This includes the provision of onsite parking, amenity space, and landscaping.

The proposed rezoning of the sites to RM can be viewed as compatible with the surrounding development pattern.

Infrastructure and Protective Services

The City's Infrastructure Development, Building and Fire, and Emergency Management Service Areas also reviewed the proposal. No concerns were raised by the City's Service Areas.

Section 59 Conditions

While the applicant has proposed to rezone to Mid-Rise Residential to accommodate approximately 84 dwelling units, this proposal will happen through two phases. The first phase would include the 34-unit building with the 50-unit building completed later. Due to the phasing, staff are recommending the incorporation of a Section 59 Condition to enable the continued use of the existing commercial spaces while the residential buildings are being constructed.

Conclusion

The proposed rezoning and Section 59 amendments to redevelop the existing sites into multi-unit residential, aligns with the policies established in the City's Municipal Plan and conforms to the City's Zoning By-Law.

Staff are recommending approval of the rezoning and the Section 59 amendment.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives were considered.

ENGAGEMENT

In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on September 3, 2024. The public hearing notice was posted on the City of Saint John website on September 9, 2024.

APPROVALS AND CONTACT

Manager	Director	Commissioner
Jennifer Kirchner , RPP, MCIP	Pankaj Nalavde , RPP, MCIP	Amy Poffenroth , P.Eng., MBA

Contact: Yeva Mattson
Telephone: (506) 721-8453
Email: yeva.mattson@saintjohn.ca
Application: 24-0208

APPENDIX

Map 1: **Aerial Photography**

Map 2: **Future Land Use**

Map 3: **Zoning**

Attachment 1: **Site Photography**

Attachment 2: **Municipal Plan Policy Review**

Attachment 3: **Existing Section 59 Conditions**

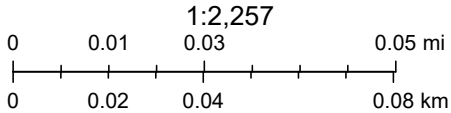
Submission 1: **Site Plan**

Aerial photograph - 461, 471, 473, 475 Millidge Avenue



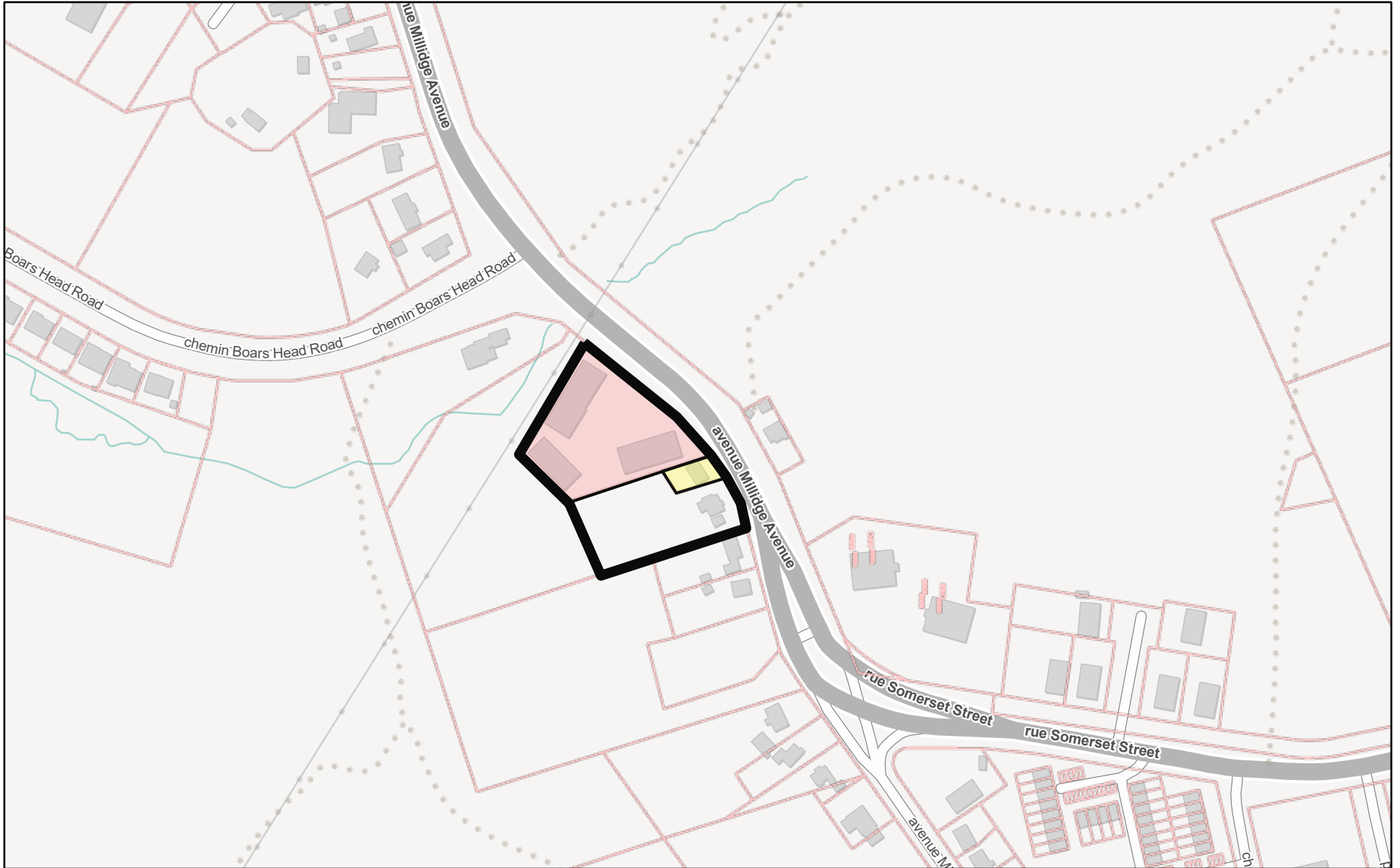
9/9/2024

- Property Parcels
- 461 Millidge
- Removal of Section 59 Conditions
- 471 Millidge Ave
- Rezoning from R1 to RM
- 473-475 Millidge Ave
- Rezoning from CG to RM and removal of Section 59 Conditions



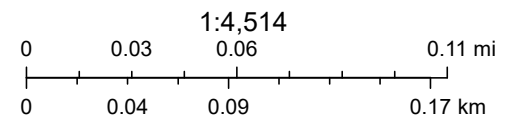
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Site Location - 461, 471, 473, 475 Millidge Avenue

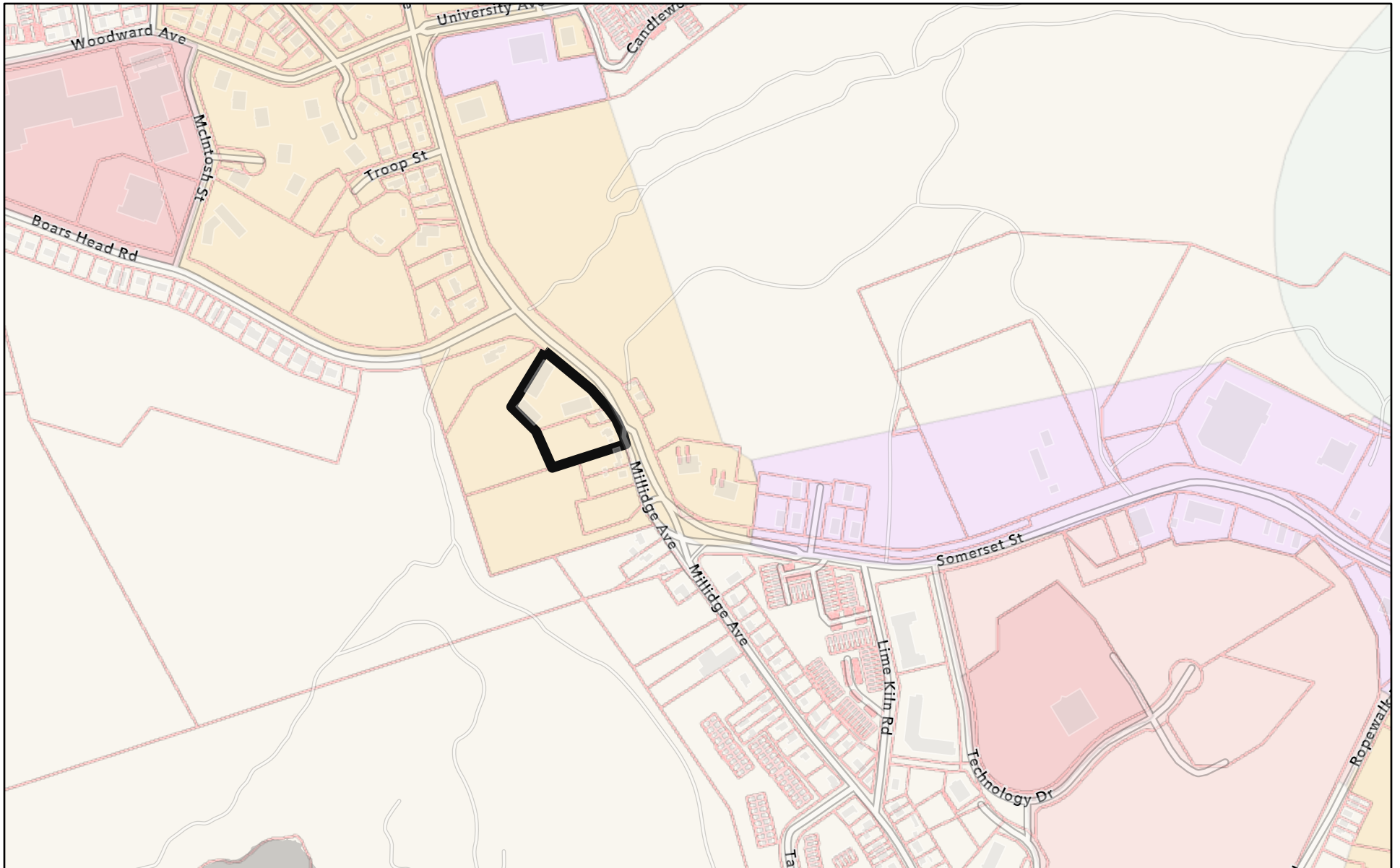


9/9/2024AM

-  Property Parcels
-  461 Millidge
- Removal of Section 59 Conditions
-  471 Millidge Ave
- Rezoning from R1 to RM
-  473-475 Millidge
- Rezoning from CG to RM and removal of Section 59 Conditions











Future land Use - 461,471,473,475 Millidge Ave

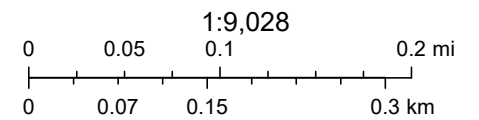


8/27/2024

Future Land Use

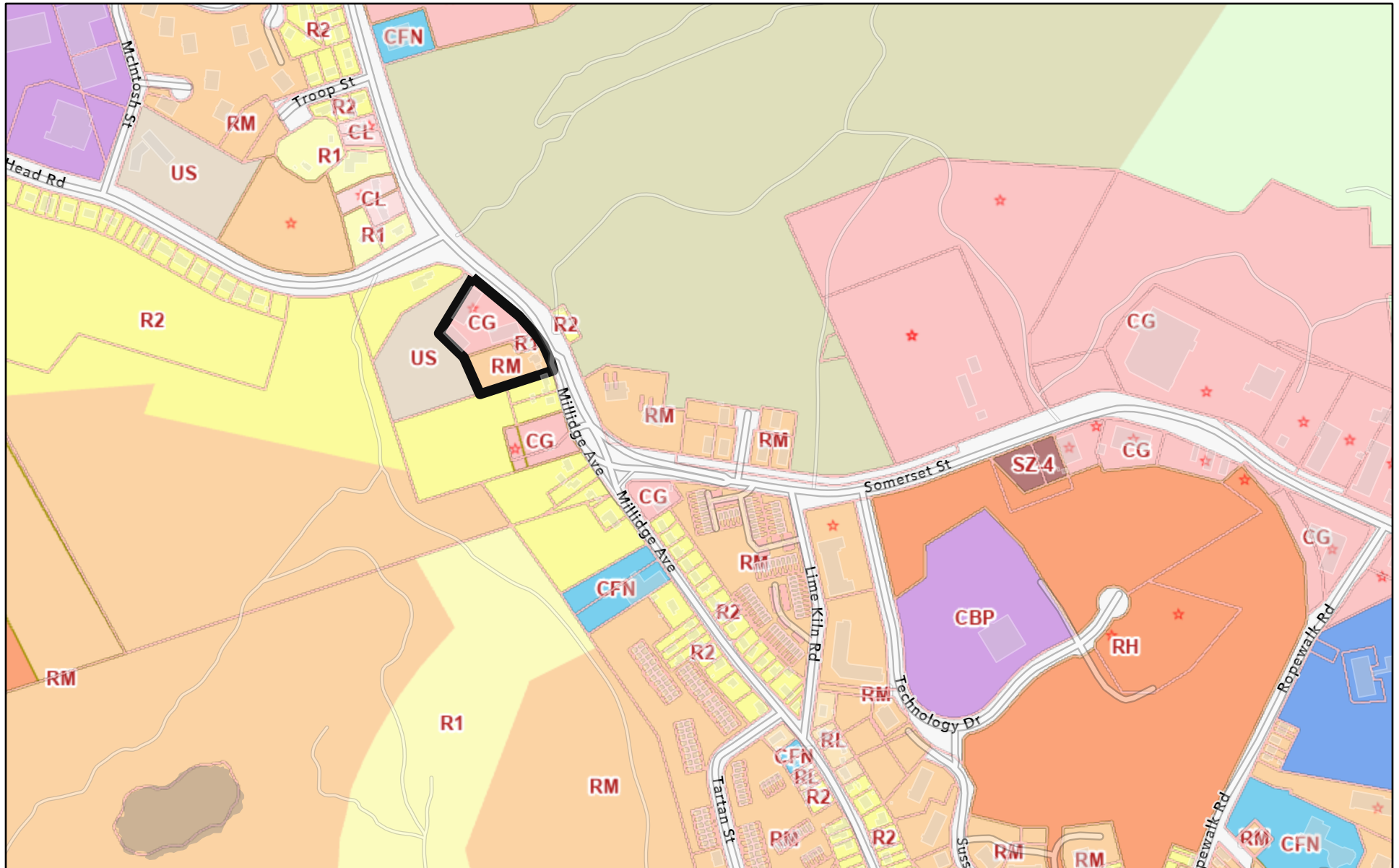
-  Subject Sites
-  Property Parcels

- | | |
|--|---|
|  Low to Medium Density Residential |  Business Centre |
|  Medium to High Density Residential |  Stable Commercial |
|  Local Centre |  Rural Resource |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning - 461, 471, 473, 475 Millidge Avenue

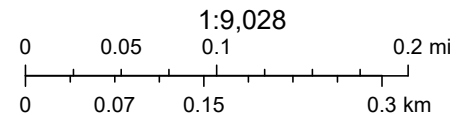


8/27/2024

Zoning

- Subject Sites
- Property Parcels
- ★ Conditional Zoning

- | | |
|--|--|
| High-Rise Residential (RH) | General Commercial (CG) |
| Mid-Rise Residential (RM) | Local Commercial (CL) |
| Low-Rise Residential (RL) | Business Park Commercial (CBP) |
| Two-Unit Residential (R2) | Utility (US) |
| One-Unit Residential (R1) | Neighbourhood Community Facility (CFN) |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ATTACHMENT 1: SITE PHOTOGRAPHY



Subject Sites viewed from Millidge Avenue – 1st phase would include new building where commercial space at the back of the image is, 2nd phase would see new building at front of the image replacing commercial



Subject Sites viewed from 473-475 Millidge – access and parking for two new buildings would be in the center of the image



473-475 Millidge viewed from Milledge Avenue – Access and visible commercial would be replaced in 2nd phase with new residential building



461 Millidge – the two new buildings would mirror this building in design (which would include balconies that are not yet complete)

Attachment 2: Municipal Plan Policy Review - 461,471, 473,475 Millidge Avenue

Municipal Plan Policy	461-475 Millidge Avenue
<p>Policy LU-50 Within the Low to Medium Density designation, a range of housing types is permitted with an emphasis on the provision of lower density forms of housing including townhouses, semi-detached, duplex and single detached dwellings. Other compatible uses may be permitted in the Low to Medium Density designation without amendment to the Municipal Plan including but not limited to convenience stores, home occupations, parks, and community facilities.</p>	<p>Rezoning the site from General Commercial (CG) and One-Unit Residential (R1) to Mid-Rise Residential (RM) to allow for multi-unit buildings is an appropriate use of the site and complies with the Zoning By-Law. It will not negatively affect the character of the site or the surrounding neighbourhood as it conforms to the development pattern.</p>
<p>Policy LU-51 Notwithstanding Policy LU-50, recognize that new housing development of higher density may be appropriate in the Low to Medium Density designation, such as apartment and condominium dwellings, and shall be permitted subject to a rezoning process, where such development demonstrates compliance with the following requirements:</p> <ul style="list-style-type: none"> a) Subject lands are adjacent to or in close proximity to collector or arterial streets and transit routes; b) Subject lands are located at the periphery of low density residential neighbourhoods; c) Subject lands are appropriately designed for the area in which it is located and is encouraged in suitable sites for in-fill development; d) Subject lands are compatible with surrounding land uses; e) Sufficient on-site parking and green space is provided; f) Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated; and g) An exterior building design of high quality is provided that is consistent with the Urban Design Principles of the Municipal Plan. 	<ul style="list-style-type: none"> a. The proposed development is along Millidge Avenue which is an arterial street and in proximity to transit routes. b/d. The existing development conforms to development patterns in the immediate and wider neighbourhood. c. The site is suitable for the proposed development. e. The proposed parking would conform to the zoning standards and the green space provided would see improved landscaping. f/g. The redevelopment of the site would see improved landscaping and higher quality site design.
<p>Policy LU-52 Achieve a minimum gross residential density per hectare in lands designated Low to Medium Density of 35 units per net hectare and not more than 90 units per net hectare. Density shall not be calculated on a property by property basis but shall be calculated in the Intensification Area as a whole.</p>	<p>With density calculated per intensification area and not on a property-by-property basis, this proposal would conform to the intent of the policy by adding density to the area.</p>

Policy I-2

In considering amendments to the Zoning Bylaw or the imposition of terms and conditions, in addition to all other criteria set out in the various policies of the Municipal Plan, have regard for the following:

- a. The proposal is in conformity with the goals, policies and intent of the Municipal Plan and the requirements of all City bylaws;
- b. The proposal is not premature or inappropriate by reason of:
 - i. Financial inability of the City to absorb costs related to development and ensure efficient delivery of services, as determined through Policy I-7 and I-8;
 - ii. The adequacy of central wastewater or water services and storm drainage measures;
 - iii. Adequacy or proximity of school, recreation, or other community facilities;
 - iv. Adequacy of road networks leading to or adjacent to the development; and
 - v. Potential for negative impacts to designated heritage buildings or areas.
- c. Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of:
 - i. Type of use;
 - ii. Height, bulk or appearance and lot coverage of any proposed building;
 - iii. Traffic generation, vehicular, pedestrian, bicycle or transit access to and from the site;
 - iv. Parking;
 - v. Open storage;
 - vi. Signs; and
 - vii. Any other relevant matter of urban planning.
- d. The proposed site is suitable in terms of steepness of grade, soil and geological conditions, locations of watercourses, wetlands, and susceptibility of flooding as well as any other relevant environmental consideration;

- a. This proposal aligns with the residential land use policies as established in the City's Municipal Plan, and conforms to all relevant zoning standards.
- b. The proposal is located on existing lots in an established neighbourhood with one site already zoned for Mid-Rise Residential. The development will utilize existing infrastructure and will not have a negative impact on service provision.
- c. The proposed development will be of an appropriate scale that conforms to the development patterns of the area.
- d. The proposed site has no large elevation changes with no watercourses or wetlands present.

Policy UD-9

Ensure all development proposals generally conform to the following General Urban Design Principles:

a. That new development respect and reinforce the existing and planned context in which it is located through appropriate setbacks, landscaping, buildings entrances, building massing, architectural style and building materials. Specifically, the built-form of new development shall be designed to achieve the following objectives for specific areas of the City:

ii. In the Primary Centre and Neighbourhood Intensification Areas, as identified on the City Structure map (Schedule A), new development will be located and organized to frame and support the surrounding public realm and massed to fit harmoniously into the surrounding environment, including appropriate transitions in height and massing to areas of lower intensity development, as set out in Policy UD-11;

b. Locating building entrances facing the public street;

c. Designing sites to incorporate existing natural features and topography;

d. Designing sites to protect, create and/or enhance important view corridors to the water or landmark sites or buildings;

e. Incorporating innovations in built form, aesthetics and building function to encourage high quality contemporary design that will form the next generation of heritage;

f. Where appropriate and desirable, encouraging active pedestrian-oriented uses and a high level of transparency at grade to reinforce and help animate the public realm;

g. Designing sites, buildings and adjacent public spaces as complete concepts with integrated functions;

h. Using quality, durable building materials and a consistent level of design and detail for all elements of the building;

a. The proposed multi-unit buildings will have a massing that conforms with the general area aligning with the height of the neighbouring residential buildings of a similar scale. The façade will consist of a mix of high-quality cladding materials, contributing to a more engaging public realm and a more human-scaled design.

b. Where possible, front entrances will be located facing public streets and will be easily identified through design features.

c. The site is largely level and will see improved green space and landscaping over current site conditions.

d. This development will not obstruct any views

e./h./i. The development will use high quality cladding, with articulated façades.

f. The buildings will connect to the sidewalks on Millidge Avenue.

g. The buildings will all be integrated across the lots with shared parking and walkways.

j. n/a

i. Designing for visual interest by incorporating well-articulated building façades, landscaping, local history, public art and/or culture into sites and buildings;

j. Directing high-rise buildings to appropriate areas and ensuring their design is sensitive to the neighbourhood and/or heritage context;

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2021-12-29
10:43:57

PID No. 00041517

PROVINCE OF NEW BRUNSWICK
COUNTY OF SAINT JOHN

I, JONATHAN TAYLOR, of the City of Saint John in the County of Saint John and Province of New Brunswick, DO HEREBY CERTIFY: -

1. That I am the City Clerk of the said City of Saint John, 15 Market Square, P.O. Box 1971, Saint John, N.B. E2L 4L1 and as such have the custody of the minutes and records of the Common Council of the said City of Saint John and of the Common Seal of the said City.
2. That hereto attached and marked "A" is a copy of a resolution adopted pursuant to Section 59 of the Community Planning Act (Chapter 19 SNB 2017) at a meeting of the Common Council of The City of Saint John held on the 13th day of December, A.D., 2021.
3. That the resolution identified in the immediately preceding paragraph applies to land identified by PID Number 00041517 which land is apparently owned by: John Robert Fifield.
4. That I have carefully compared the said resolution with the original and the same is a true copy thereof.

DATED at The City of Saint John on the 20th day of December, A.D. 2021.

IN TESTIMONY WHEREOF, I, the said City Clerk of The City of Saint John have hereunto affixed the Common Seal of the said City the day and year as written above.




Jonathan Taylor
City Clerk

I certify that this instrument
is registered or filed in the
Saint John
County Registry Office,
New Brunswick

J'atteste que cet instrument est
enregistré ou déposé au bureau
de l'enregistrement du comté de
Saint John
Nouveau-Brunswick

2021-12-29 10:42:36 42175373
date/date time/heure number/numéro


Registrar-Conservateur

Section 59 Conditions – 461 Millidge Avenue

That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 3744 square metres, located at 461 Millidge Avenue, also identified as PID Number 00041517:

- (a) A vegetative buffer be maintained between the subject property and the adjacent properties at 451 and 471 Millidge Avenue;
- (b) The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, garbage enclosures, outdoor storage, driveway accesses, vehicle and bicycle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features; and
- (c) The above elevation and site plans be attached to the permit application for the development of the parcel of land.
- (d) That the proponent provide a Wetland and Watercourse Alteration Permit, should one be required by the Province, or written confirmation that one is not required to the Development Officer at the time of Building Permit application.
- (e) That the primary access and egress to the site be to and from Millidge Avenue.
- (f) That the secondary access provided between PID Number 00041517 and PID Number 55147797 be designed and maintained for the purposes of fire access with signage indicating this purpose with the intent of discouraging short cutting between the two parcels.
- (g) That the development of the parcel of land be limited to a maximum of 30 dwelling units. The developer shall not proceed until they have first submitted an engineered design and design brief for review and acceptance by the City. The acceptance by the City will include a review of adequate capacity in the existing municipal systems to support the proposed development.
- (h) If any municipal infrastructure improvements are required to service this proposal, it will be the owner/developer's full responsibility and cost to complete. Prior to determining this, detailed engineering plans and a design brief must be submitted by the owner/developer's engineering consultant to the City for review and approval by the City.

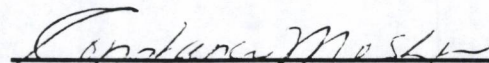
PROVINCE OF NEW BRUNSWICK
COUNTY OF SAINT JOHN

I, CONSTANCE MOSHER, of the City of Saint John in the County of Saint John and Province of New Brunswick, DO HEREBY CERTIFY:-

1. That I am the Assistant Common Clerk of the said City of Saint John and as such have the custody of the minutes and records of the Common Council of the said City of Saint John and of the Common Seal of the said City.
2. That hereto attached and marked "A" is a copy of a resolution adopted by the Common Council of the City of Saint John on the twentieth day of November, A.D. 2000.
3. That I have carefully compared the said resolution with the original and the same is a true copy thereof.

D A T E D at the City of Saint John on the twenty-eighth day of November, A.D. 2000.

IN TESTIMONY WHEREOF, I, the said Assistant Common Clerk of the City of Saint John have hereunto affixed the Common Seal of the said City the day and year first hereinbefore written.



Constance Mosher
Assistant Common Clerk

cm
"A"

"RESOLVED that as recommended by the Planning Advisory Committee, the Section 39 conditions imposed by Common Council on September 7, 1999 regarding a commercial development at 477 Millidge Avenue be amended to permit the establishment and operation of a car or truck wash operation."

"A"
mm

**BY-LAW NUMBER C.P. 100-511
A LAW TO AMEND THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

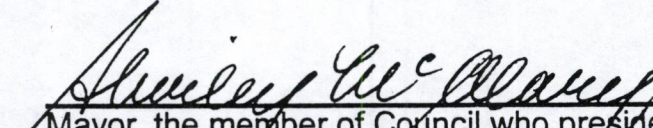
Be it enacted by the City of Saint John in Common Council convened, as follows: -

The Zoning By-law of the City of Saint John, enacted on the fourteenth day of November, A.D. 1983, is amended by:

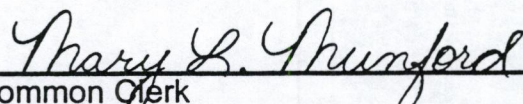
1. Amending Schedule "A", the Zoning Map of the City of Saint John, by re-zoning a parcel of land located at 477 Millidge Avenue (a portion of NBGIC Number 55115059), having an approximate area of 5000 square metres (53,821 square feet), from "R-1B" One Family Residential to "B-2" General Business classification, pursuant to resolution adopted by the Common Council under Section 39 of the Community Planning Act

- all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF the City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the seventh day of September, A.D. 1999 and signed by:



Mayor, the member of Council who presided at the meeting at which it was enacted; and



Common Clerk

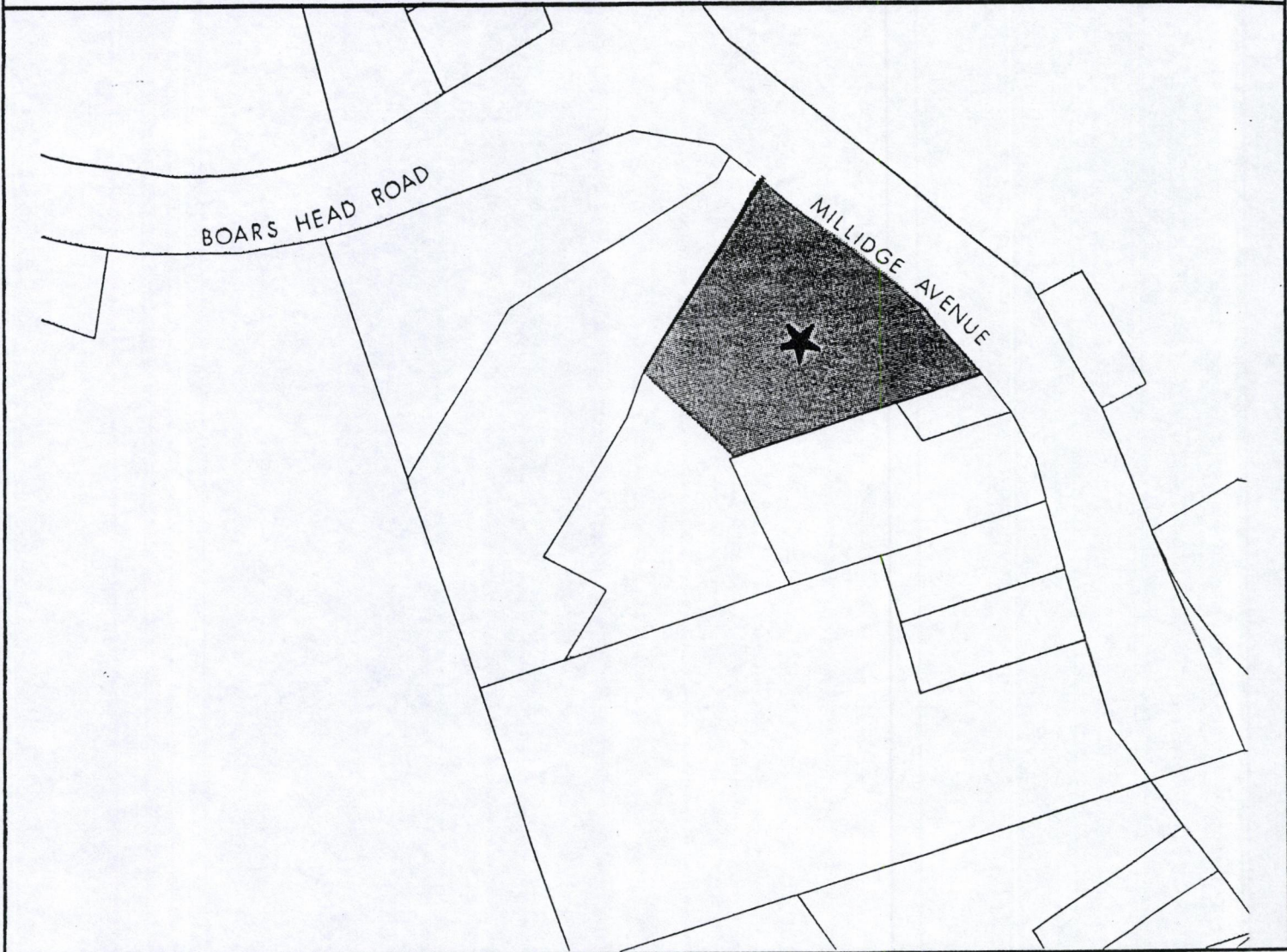
First Reading	-	August 23, 1999
Second Reading	-	August 23, 1999
Third Reading	-	September 7, 1999

COMMUNITY PLANNING

MEM

REZONING

AMENDING MAP SHEET 112 SCHEDULE "A" OF THE ZONING BY-LAW OF THE CITY OF SAINT JOHN



FROM

TO

R-1B – One Family Residential



B-2 - General Business

★ Pursuant to a Resolution under Section 39 of the Community Planning Act

Applicant: NJP Developments Incorporated

Date Drawn: August 26, 1999

Location: 477 Millidge Avenue

Drn By: W. McIlveen

Recommended by P.A.C.: August 17, 1999

File No.: 06N-798W

Enacted by Council:

55115059 (portion of)

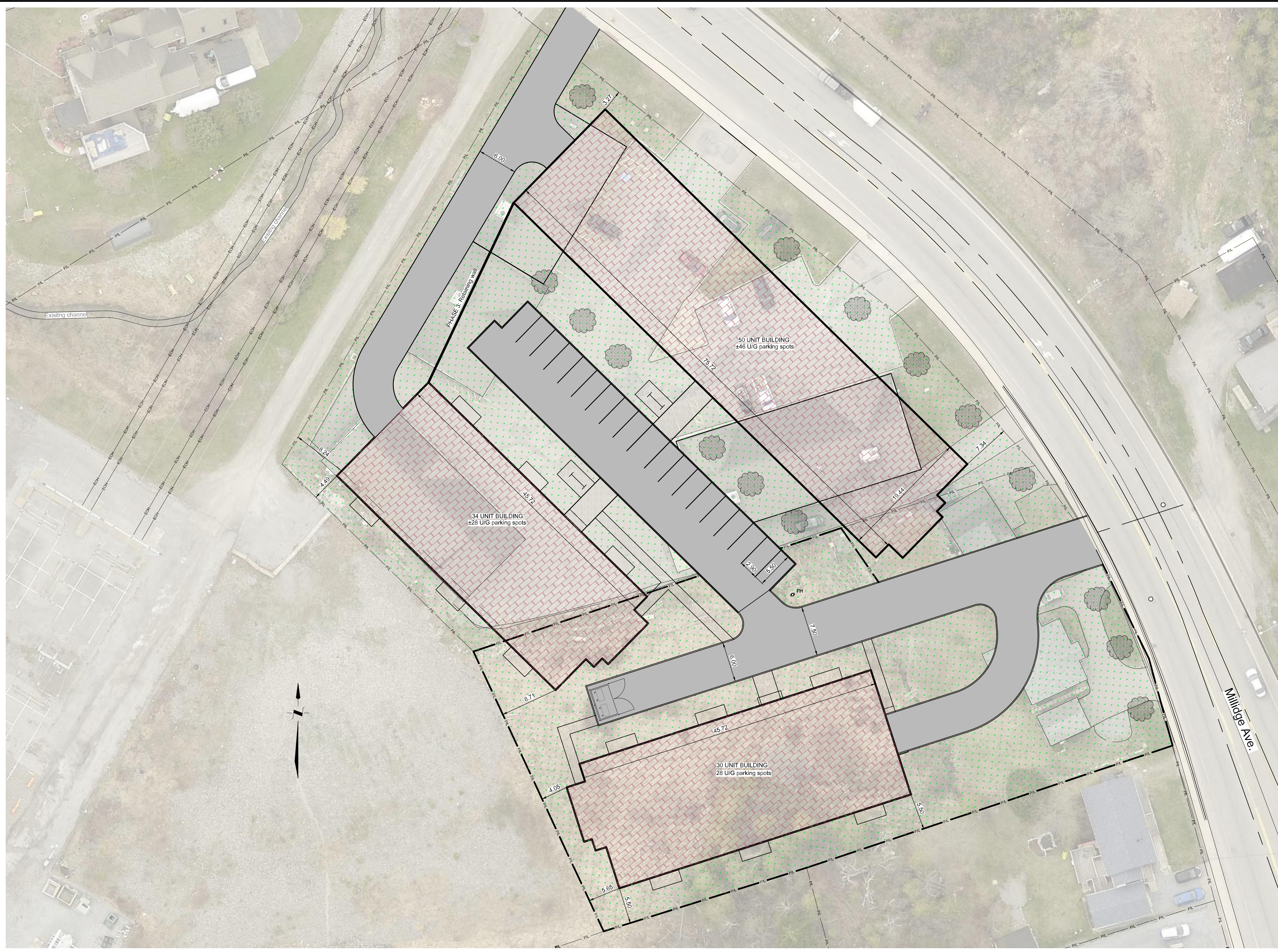
Filed in Registry Office:

"B" *MEM*

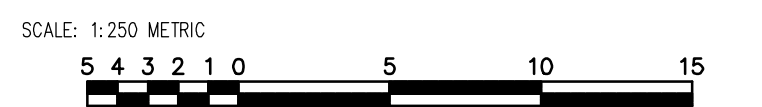
"RESOLVED that the by-law entitled, "By-law Number C.P. 100-511 A Law To Amend The Zoning By-law Of The City Of Saint John", insofar as it concerns re-zoning parcel of land located at 477 Millidge Avenue (a portion of NBGIC Number 55115059), having an approximate area of 5000 square metres (53,821 square feet), from "R-1B" One Family Residential to "B-2" General Business classification, be read a third time and enacted and the Corporate Common Seal be affixed thereto:

AND FURTHER that pursuant to Section 39 of the Community Planning Act the said re-zoning be subject to the following conditions:- (a) the following uses be prohibited on the subject site: a gasoline bar, a car sales lot or a mobile or travel trailer sales lot, a repair garage, a service station, or a car and/or truck wash; (b) parking and loading areas and driveways must be developed with an asphalt surface enclosed with continuous concrete curbing; (c) public utilities must be provided underground; (d) adequate site drainage facilities, including catch basins connected to the City storm sewer system, must be provided in accordance with a detailed drainage plan, subject to the approval of the Chief City Engineer; (e) all areas of the site not occupied by buildings, structures, parking, and driveways must be landscaped and maintained; (f) the above-mentioned work must be undertaken in accordance with a detailed site plan approved by the Development Officer; (g) no building permit shall be issued, except for site preparation work, until the mentioned site and drainage plans are approved; and (h) all required work must be completed to the satisfaction of the Development Officer and Chief City Engineer within one (1) year from the issuance of the building permit."

SITE PLAN



Sketch Showing
461 Millidge Avenue
(Full Build out)
Saint John, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dwg: 21399ESP4-PHASE3
Dated: 2024-05-01

To Planning Advisory Committee

Saint John, NB

Subject: Concerns Regarding Rezoning and Section 59 Amendment Application
461, 471, 473, 475 Millidge Avenue (PIDs 55147797, 00041525, 000441517)

Dear Planning Advisory Committee,

I am writing in response to the application for rezoning the properties located at 461-475 Millidge Avenue (PIDs 55147797, 00041525, and 00041517) from One-Unit Residential (R1) and General Commercial (CG) to Mid-Rise Residential (RM) to allow for multi-unit buildings on the sites.

I have several concerns regarding this proposal which I would like to address:

1. **Privacy Issues:** The proposed rezoning to allow for multi-unit buildings could significantly impact the privacy of the existing residents at 1 Boars Head Road and other residents in the vicinity. Increased building height and density may lead to direct line-of-sight into private residential spaces, diminishing the quality of life for current residents.
2. **Disturbance and Noise:** Multi-unit buildings typically bring higher levels of foot traffic and noise. The transition from primarily one-unit residential to mid-rise residential could introduce substantial disturbances to the surrounding neighborhood, affecting our daily activities and peace of mind.
3. **Infrastructure and Traffic:** The increased density from mid-rise buildings will likely lead to heightened traffic congestion and demand on existing infrastructure. This could strain local roads and public services, and potentially create safety hazards in an area not originally designed to accommodate such high volumes.
4. **Community Impact:** The shift from residential and commercial zoning to mid-rise residential could alter the character of our community. This change may not align with the existing neighborhood's identity and could affect property values and community cohesion.
5. **Blocking Natural View:** The construction of mid-rise buildings on these properties would block the natural view currently enjoyed by many residents, including those at 1 Boars Head Road. The loss of this scenic view can have a significant impact on the

aesthetic and emotional well-being of the community, diminishing the natural beauty that contributes to the quality of life.

6. **Environmental Considerations:** The increased density and construction activity could have implications for local wildlife and green spaces. It is essential to consider how the development might affect the local ecosystem, including potential disruption to existing flora and fauna.
7. **Long-Term Planning and Future Growth:** The proposed rezoning may set a precedent for further high-density developments in the area. It is crucial to evaluate how this change aligns with long-term urban planning goals and the sustainability of neighborhood growth.

Given these concerns, I respectfully request that the Planning Advisory Committee consider these potential impacts carefully before making a recommendation. I would appreciate any additional information on how these issues will be mitigated and would welcome the opportunity to discuss them further at the upcoming meeting.

Thank you for considering my views on this matter.

Sincerely,

Daoud Jaouni

Daoud Jaouni

1 Boars Head Road

12th September 2024