

221, 251, 271 Lancaster Avenue

PIDs 55146302 (portion) 55146310, 55146328

Common Council

Public Hearing

April 3, 2025 – 5:15 pm

Council Chambers

Proposal



Municipal Plan Designation

Current: Park and Natural Area

Proposed: Park and Natural Area

*Staff Recommend: Stable Commercial

Rezoning

Current: Park (P)

Proposed: Special Zone

Staff Recommend: General Commercial (CG)

Proposed Standard / Variances

Gravel Parking area – no paving

No curbing

No internal parking lot landscaping

Proposal Amendment – Public Benefits

Park Enhancements

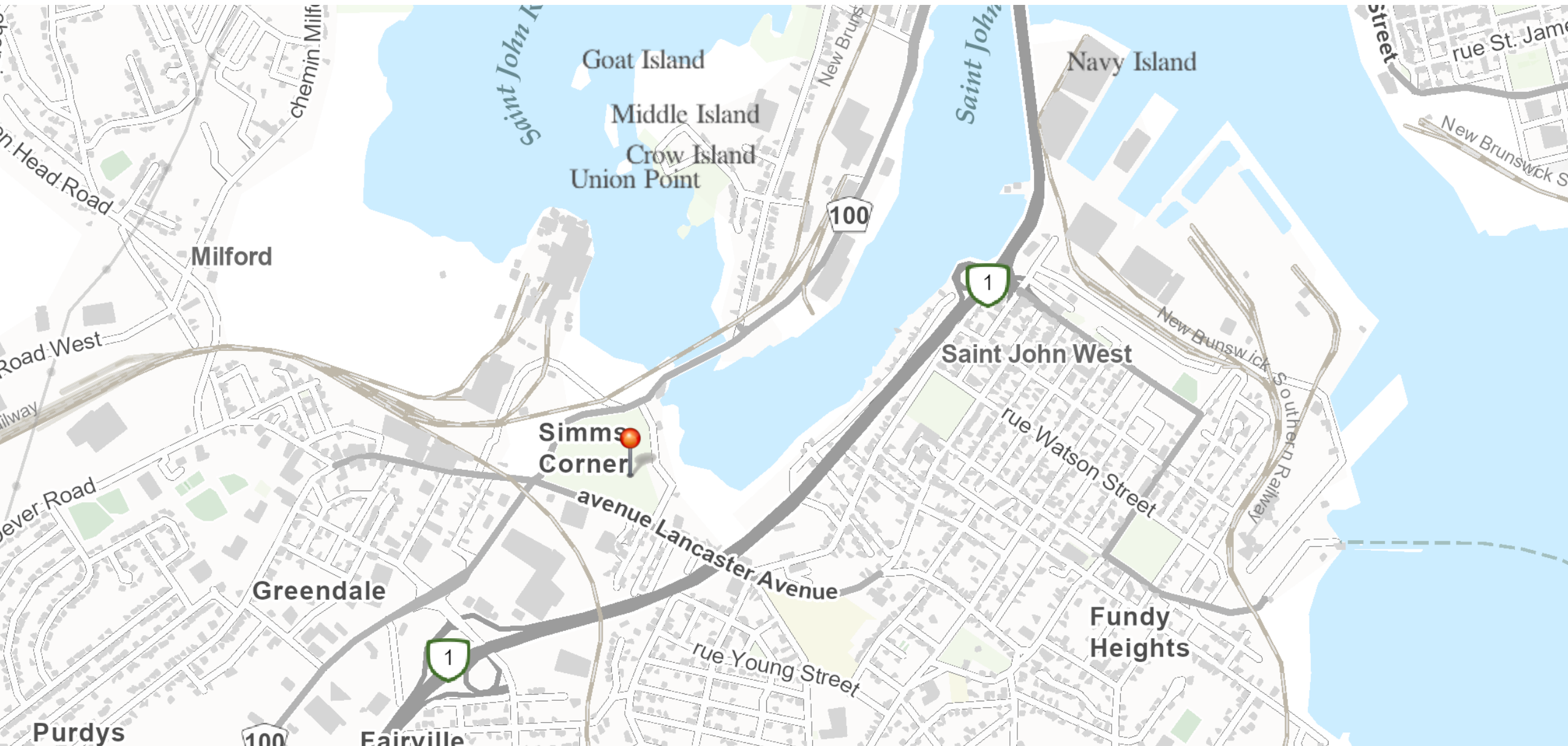
- New pedestrian bridge across Bridge Road with curved safety fencing, which will be open for the public's use
- Enhancements along Bridge Road, including a new Sheltered Bus Stop, sidewalks and two sets of stairs to improve access in and out of the park
- A new staircase inside the park to improve access to the Lower Field
- A new 1 KM perimeter trail around the park, being developed in consultation with the Saint John Track and Field Association
- The planting of new trees along Lancaster Avenue and the installation of a landscaped barrier inside the park to soften views of the parking area
- The refurbishment and relocation of the historic statues on site to a central statuary

Community Contribution

- JDI will make a \$250,000 contribution to the next phase of upgrades at Dominion Park.
- JDI will make a \$250,000 contribution to the continued extension of Harbour Passage.
- JDI is open to exploring opportunities to facilitate a trail connection between Fallsview Park and the new NB Museum site.

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City Context



221, 251, 271 Lancaster Avenue

Aerial Context

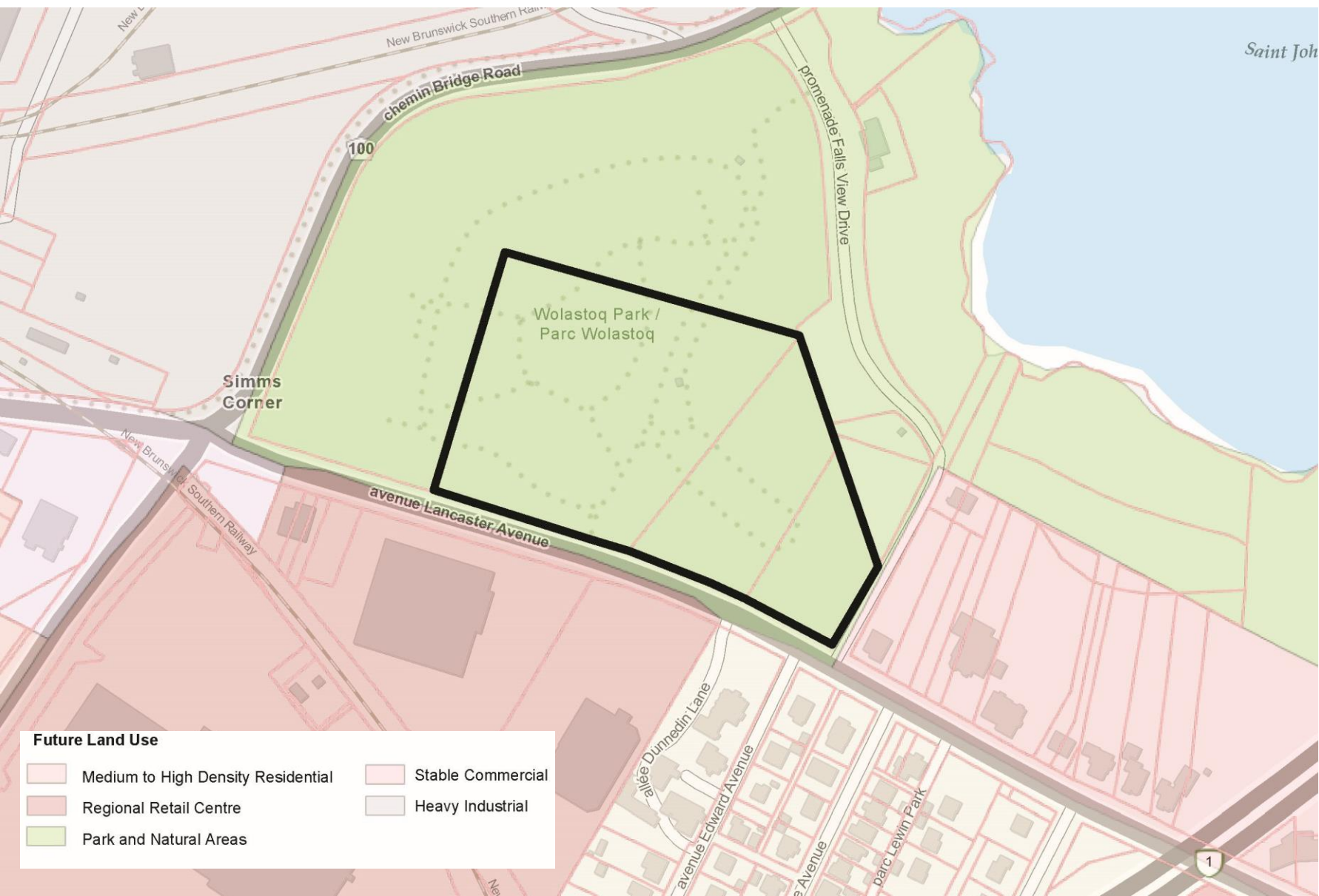


221, 251, 271 Lancaster Avenue

Site Photo



Municipal Plan



Current Designation Park and Natural Area

The Park and Natural Area designation permits a range of conservation and appropriate recreational land uses.

Not an appropriate designation for Commercial or Industrial uses.

Approval of the proposal would require the lands to be redesignated.

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Municipal Plan – Scale of Parking Area



Proposed Parking Area

500 spaces
3.2 hectares

Lancaster Mall

432 spaces
1.7 hectares



Policy Alignment

Policy LU-125

- Not an appropriate use for the Park and Natural Area designation

Policy LU-4

- Not consistent with Plan intent
- Not highest and best use of site
- Proponent could construct parking structure on mill site
- Negatively impacts surrounding community and quality of life.

221, 251, 271 Lancaster Avenue (PIDs 55146302 (portion) 55146310, 55146328)

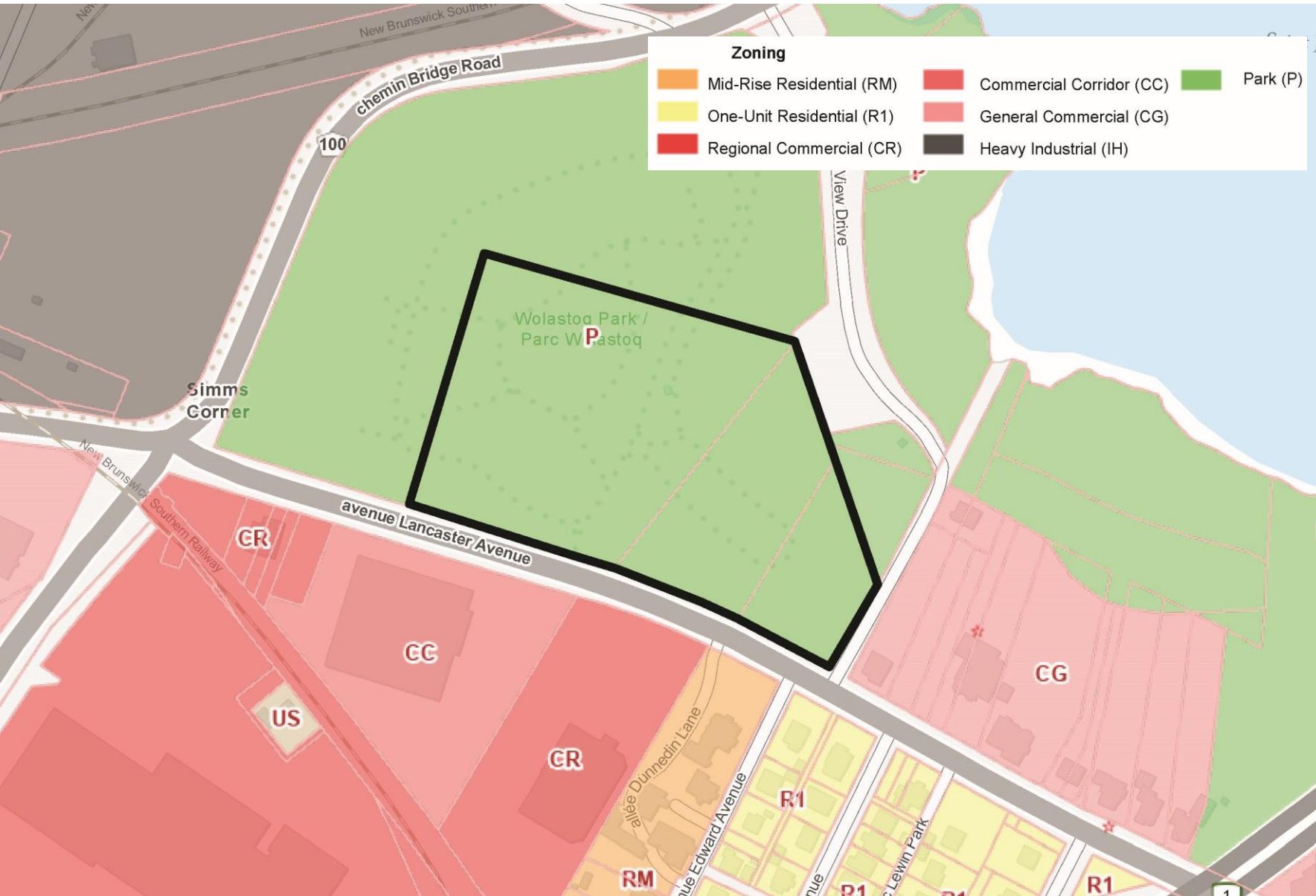


Policy Context



221, 251, 271 Lancaster Avenue

Current Zoning



PID #

55146302 (portion)
55146310, 55146328

Current Lot Size

3.2 hectares

Current Zoning

Park (P)

The Park (P) zone does not permit a commercial parking lot.

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Traffic Considerations



Public Hearing - Options

Summary



CONSIDERATIONS	APPLICATION	OPTION #1 STAFF RECOMENMENDATION	OPTION #2 APPROVE APPLICATION AS PROPOSED	OPTION #3 APPROVE TEMPORARY PARKING LOT WITH CONDITIONS	OPTION #4 APPROVE PERMANENT PARKING LOT WITH CONDITIONS
MUNICIPAL PLAN DESIGNATION	Park and Natural Areas	Common Council Deny the Application and Defeat the Proposed Bylaw	Park and Natural Areas	Park and Natural Areas	Change designation to Stable Commercial
ZONING	Special Area 6 <ul style="list-style-type: none"> Reduced standard Gravel parking lot No internal landscaping Section 59, Park enhancements <ul style="list-style-type: none"> Pedestrian bridge Sheltered bus stop Staircase repairs New staircase 1 km perimeter trail Trees along Lancaster Ave. Relocation of historic statues 		Special Area 6 <ul style="list-style-type: none"> Reduced standard Gravel parking lot No internal landscaping Section 59, Park enhancements <ul style="list-style-type: none"> Pedestrian bridge Sheltered bus stop Staircase repairs New staircase 1 km perimeter trail Trees along Lancaster Ave. Relocation of historic statues 	Approve the proposed zone: Special Area 6, with a 5-year sunset clause AND Section 59, Park enhancements <ul style="list-style-type: none"> Pedestrian bridge Sheltered bus stop Staircase repairs New staircase 1 km perimeter trail Trees along Lancaster Ave. Relocation of historic statues 	Rezone to General Commercial (CG) <ul style="list-style-type: none"> Implies paved parking lot, curb and stormwater management Internal landscaping as required in large-scale commercial parking lots AND Section 59, Park enhancements <ul style="list-style-type: none"> Pedestrian bridge Sheltered bus stop Staircase repairs New staircase 1 km perimeter trail Trees along Lancaster Ave. Relocation of historic statues
LAND USE	Permanent, Parking Lot - 506 stalls		Permanent, Parking Lot - 506 stalls	Temporary Parking Lot - 506 stalls for 5 years (align with project duration of construction) to a maximum of 5 years	Permanent parking lot - 506 stalls
INFRASTRUCTURE (SIMMS CORNER)	No Action		DTI commitment to the redesign of Simms Corner	Funding for future Simms Corner intersection improvements if required by the Province of New Brunswick or if the Province requests more than the \$3 million allocated by Saint John Common Council.	Funding for future Simms Corner intersection improvements if required by the Province of New Brunswick or if the Province requests more than the \$3 million allocated by Saint John Common Council.
COMMUNITY CONTRIBUTIONS	Section 131 Agreement Dominion Park: \$250,000 Harbour Passage: \$250,000 (Contingent on Council approving gravel parking lot)		Section 131 Agreement Dominion Park: \$250,000 Harbour Passage: \$250,000 (Contingent on Council approving gravel parking lot)	Section 131 Agreement Dominion Park: \$250,000 Harbour Passage: \$250,000 (Contingent on Council approving gravel parking lot)	Section 131 Agreement Significantly greater contributions than Dominion Park & Harbour Passage amounts. Beautification of IPP property along Bridge Road including berm, tree blvd. and wide sidewalk.
NOTES				Staff bring back amended bylaw prior to 1 st Reading	Staff bring back amended bylaw prior to 1 st Reading



Key Questions:

Land Use

- Commercial Parking lot an appropriate Land Use for Wolastoq Park ?

Development Impacts

- Impacts of the proposed change to adjacent infrastructure, Simm's Corner?
- Impacts to adjacent Community ?
- Mitigation measures and contributions?

Economic Development

- What are the benefits of the proposal to the City and the broader community, in terms of job growth, increased tax base, and others?



Evaluation Outcome:

Staff is recommending denial of the application for the following reasons:

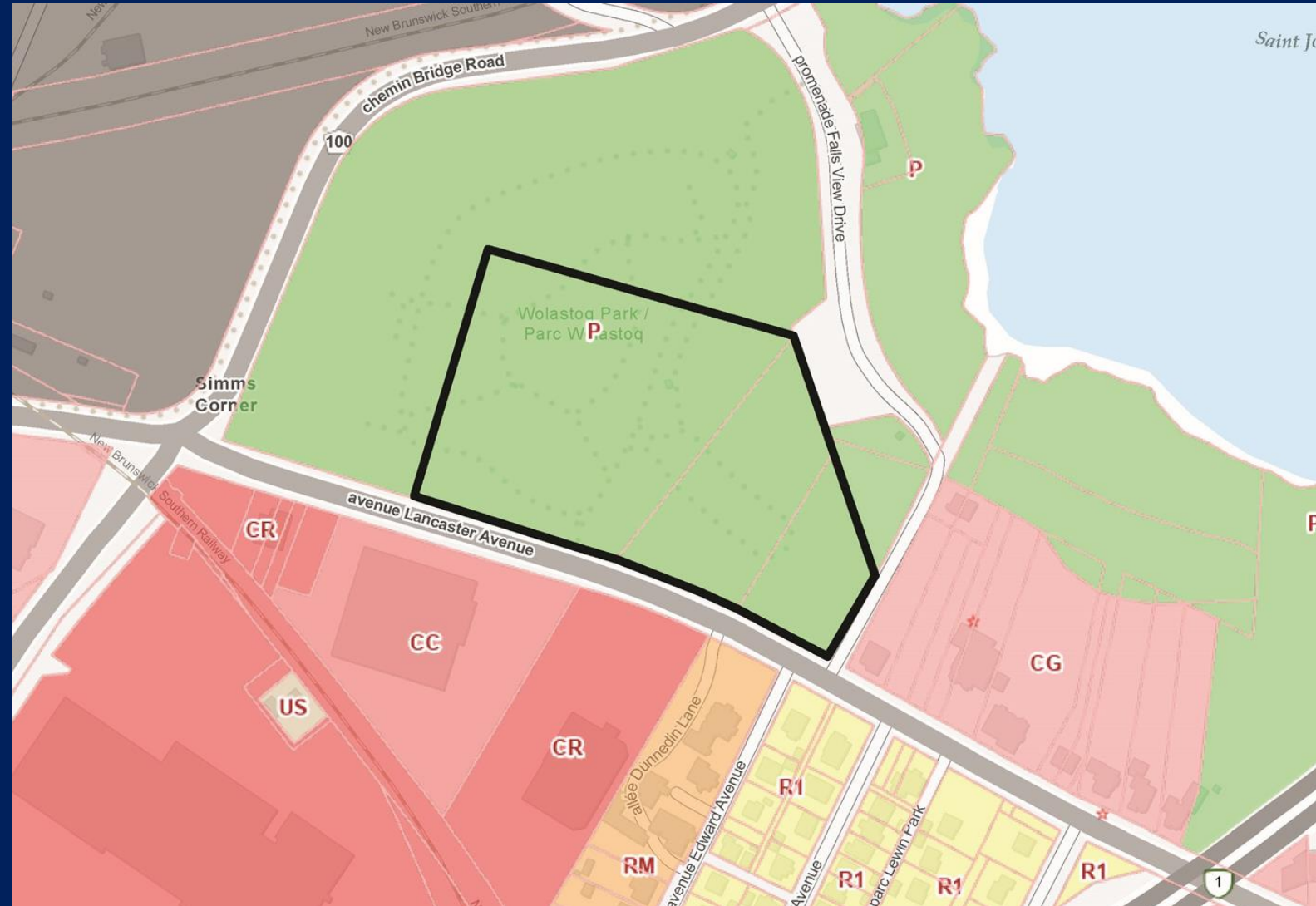
- Incompatible land use that is inconsistent with the Park and Natural Areas designation of the Municipal Plan.
- Incomplete Traffic Impact Study that does not address cumulative impacts to adjacent infrastructure.
- Application does not address any infrastructure contributions towards Simms Corner
- Rezoning of Wolastoq park site to a gravel parking lot does not represent sufficient benefits, nor addresses City priorities such as increased tax base, housing, long term job creation
- Mill site can accommodate a parking structure which can offer a safer, efficient and environmentally responsible on-site solution to their parking needs, while limiting impact to adjacent community.



Staff Recommendation

Option 1: Deny the Rezoning

- That Common Council deny the application and defeat the proposed Bylaw.



221, 251, 271 Lancaster Avenue Public Engagement



Mailout:

January 7, 2025

Ad Posted on Website:

January 20, 2025

Applicant Engagement:

Open House

Public Presentation:

October 1, 2024

Letters Received:

41 (33 - Plan Amendment)

Public Hearing Date:

April 3, 2025

Third Reading Date:

April 7, 2025



The City of Saint John

January 7, 2025

Dear Neighbouring Property Owner:

Subject: Municipal Plan Amendment, Rezoning and Variance Application
221 Lancaster Avenue (part of PID 55146302), 251 Lancaster Avenue (PID 55146310) and 271 Lancaster Avenue (PID 55146328)

The Planning Advisory Committee has received the above application. The applicant is seeking the following approvals to construct a parking lot on a portion of the Wolastoq Park site. The proposal requires the following land use approvals:

A Municipal Plan Amendment to:

- a) Redesignate on Schedule A of the Municipal Development Plan land having an approximate area of 3.18 hectares identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from **Park and Natural Area** to **Stable Area**;
- b) Redesignate on Schedule B of the Municipal Development Plan land having an approximate area of 3.18 hectares identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from **Park and Natural Area** to **Stable Commercial**.

A rezoning of land having an approximate area of 3.18 hectares identified as PIDs 55146328, 55146310 and a portion of PID 55146302, from **Park (P)** to **General Commercial (CG)**.

Variances from the standards of the Zoning By-Law are also required including those to permit the lot to be surfaced with a gravel or crushed rock surface instead of asphalt and to relieve the proponent from providing concrete curb and gutter and internal landscaping within the proposed parking lot.

The proposed parking lot would be used for parking to support maintenance and construction activities at an area industrial facility.

Plans detailing the proposed development are attached.

The Committee is interested in hearing the views of neighbouring property owners who might be affected by this proposal. If you wish to express your views, either in favour of or against the



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Thank you.

Questions ?