

PLANNING ADVISORY COMMITTEE



The City of Saint John

November 16, 2022

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Proposed Rezoning and Subdivision
51 Heather Way**

On October 17, 2022, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its November 15, 2022 meeting.

No members of the public appeared to speak in favor or opposition. Though the committee was supportive of the application, some had questions about details of the daycare center. Some members of the committee including the chair noted that the applicant should have been present to address questions. They recommend that city staff get in touch with the applicant to encourage them to be in attendance at the council meeting's public hearing should questions arise, and also to show their support.

One letter was received in support regarding this proposal.

RECOMMENDATION:

1. That Common Council rezone a parcel of land having an area of approximately 3583 square metres, located at 51 Heather Way, also identified as a portion of PID Number 55124341, from **Two-Unit Residential (R2)** to **Local Commercial (CL)**.
2. That Common Council, rescind the conditions imposed on the March 17, 2008, rezoning of the property located at 51 Heather Way, also identified as PID 55124341.

3. 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 3583 square metres, located at 51 Heather Way, also identified as portions of PID Number 55124341;
 - a) 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;
 - i. That the proposed development incorporates pedestrian connections between the building and the parking lot and between the building and the public sidewalk located on Heather Way.
 - ii. That the proposed development include the installation of directional signage to establish the traffic flow allowed at each of the two proposed street accesses.
 - iii. The above elevation and site plans be attached to the permit application for the development of the parcel of land.
 - b) That the parcel of land be developed and maintained in accordance with an engineering storm water drainage plan and design report, prepared by a professional engineer on behalf of the proponent and subject to the approval of the Chief City Engineer, and that such approved plan and report be attached to any development and/or building permit for the proposed development;
 - c) Should any municipal infrastructure improvements be required to service this proposal, it will be the owner/developer's full responsibility and cost to complete. Prior to determining the requirement for any municipal infrastructure improvements, detailed engineering plans and a design brief must be submitted by the owner/developer's engineering consultant to the City for review and approval;
4. That Common Council assent to the submitted subdivision plan, in general accordance with the submitted tentative plan with respect to any required Local Government Services Easements.
5. That Common Council accept money-in-lieu of Land for Public Purpose dedication.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'AWC', followed by a long horizontal line extending to the right.

Alex Weaver Crawford
Chair

Attachments



The City of Saint John

Date: November 10, 2022
To: Planning Advisory Committee
From: Growth and Community Development Services
Meeting: November 15, 2022

SUBJECT

Applicant: Andrew MacDonald
Landowner: 629248 N.B. LTD
Location: 51 Heather Way
PID: 55124341
Plan Designation: Stable Residential
Existing Zoning: Two-Unit Residential (R2)
Proposed Zoning: Local Commercial (CL)
Application Type: Rezoning, Subdivision,
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. Common Council will consider the Committee's recommendation at a public hearing on **Monday, December 12, 2022.**

EXECUTIVE SUMMARY

The applicant is proposing to subdivide approximately 3583 square meters from the lot identified as PID Number 55124341, and to rezone the proposed lot from Two-Unit Residential (R2) to Local Commercial (CL) to facilitate the development of a new Day Care. Assent from Common Council is required with respect to money-in-lieu of Lands for Public Purposes (LPP). The development also requires Council's assent to a Local Government Services Easement, which will vest upon filing of the Final Plan of Subdivision.

Staff recommend approval of the rezoning and subdivision, subject to recommended Section 59 conditions. Staff also recommend Common Council grant the required assents to the proposed subdivision and money-in-lieu of land for public purposes. .

RECOMMENDATIONS

1. That Common Council rezone a parcel of land having an area of approximately 3583 square metres, located at 51 Heather Way, also identified as a portion of PID Number 55124341, from **Two-Unit Residential (R2)** to **Local Commercial (CL)**.
2. That Common Council, rescind the conditions imposed on the March 17, 2008, rezoning of the property located at 51 Heather Way, also identified as PID 55124341.
3. 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 3583 square metres, located at 51 Heather Way, also identified as portions of PID Number 55124341;
 - a) 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;
 - i. That the proposed development incorporates pedestrian connections between the building and the parking lot and between the building and the public sidewalk located on Heather Way.
 - ii. That the proposed development include the installation of directional signage to establish the traffic flow allowed at each of the two proposed street accesses.
 - iii. The above elevation and site plans be attached to the permit application for the development of the parcel of land.
 - b) That the parcel of land be developed and maintained in accordance with an engineering storm water drainage plan and design report, prepared by a professional engineer on behalf of the proponent and subject to the approval of the Chief City Engineer, and that such approved plan and report be attached to any development and/or building permit for the proposed development;
 - c) Should any municipal infrastructure improvements be required to service this proposal, it will be the owner/developer's full responsibility and cost to complete. Prior to determining the requirement for any municipal infrastructure improvements, detailed engineering plans and a design brief must be submitted by the owner/developer's engineering consultant to the City for review and approval;

4. That Common Council assent to the submitted subdivision plan, in general accordance with the submitted tentative plan with respect to any required Local Government Services Easements.
5. That Common Council accept money-in-lieu of Land for Public Purpose dedication.

DECISION HISTORY

In January 2008, Common Council amended the Zoning By-Law by rezoning the subject property to Two-Unit Residential (from the previous Zoning By-Law One and Two Family Suburban Residential to One and Two Family Residential). This rezoning was part of the now-defunct Hart to Hart Subdivision that was to be located at 50 & 51 Heather Way and would have comprised of approximately 20 hectares.

The following Section 59 conditions were imposed as part of the rezoning:

- Prior to any blasting taking place on the property, inspections must be performed on all homes adjacent to the development and those separated from the development by a street; and
- Blasting only occur between the hours of 7:00 a.m. to 7:00 p.m. Monday to Friday; and
- Testing of wells before and after the development be carried out.

Proposal

The applicant is proposing to construct a Day Care in the form of a newly built single building with surface parking, which will have a capacity of sixty-five children and ten workers. The proposed facility will be on a new 3583 square-metre lot that is proposed to be rezoned from Two-Unit Residential (R2) to Local Commercial (CL).

Site design elements include thirteen parking spaces for staff and five spaces for use as a drop-off location for parents. Two fenced-in play areas are accessed directly from the building. The site also includes separate accesses for entering and exiting the property, with the access for entry being located off Heather Way on the north end of the site and an exit from the site onto Heather Way located 20 metres to the south. The proposed development will require a variance for number of stories. The minimum number of stories required for Local Commercial development is two while the average height of the proposed building would be an average of one and a half storeys. This variance can be granted by the Development Officer prior to the issuance of a building permit.

In addition to the requirement to rezone the site, the applicant will have to satisfy all requirements established by the Province in New Brunswick as part of the required licensing and approvals. The province analyses the internal size of the proposed Day Care as well as the outside play area. The space provided by the applicant for the Day Care will determine the maximum number of children as well as the corresponding ages of the children. The requirements from the province also determine how many staff are required for the Day Care, which is derived from the age profiles of the children attending the Day Care.

Site and Neighbourhood

The 2.6-hectare parcel is located to the northwest of the intersection of Grandview Avenue and Heather Way. Heather Way is a four-lane collector street with a grass median separating the two directions of traffic. A separated sidewalk is located along the western side of Heather Way, adjacent to the proposed development. This sidewalk also leads to a bus stop that is 125m south of the property on Heather Way.

The site is vacant but contains woodland remnants with a large portion of the site having previously been cleared. Curb cuts along the concrete sidewalk already exist for the two proposed access locations, as does a median break on Heather Way.

The closest developed property, located to the north of the site contains a series of multi-unit apartment buildings, both built and under construction. The site is located in excess of 100 metres from lower density residential units to the west along Hedley Street and Jimegal Lane. West of the site, on the opposite side of Heather Way a series of single unit dwellings are located along Grandview Avenue.

The closest Day Care Centers to this property are Cochran's Home Away From Home Daycare at 1433 Loch Lomond Road, 3km from the proposed site, and Cheryl's Home Away From Home Daycare at 185 Loch Lomond Road, 5km from the proposed site. These Day Care Centers have a capacity of sixty-one spaces between them, but no available spaces this year. Across the city there are only forty available Day Care spaces and some of those are only for after-school care¹. The proposed Day Care is a use which complements a growing residential area such as the Heather Way neighbourhood while also adding to the capacity of child care spaces across the city.

Municipal Plan and Zoning

Municipal Plan

The subject property is designated Stable Residential by the Municipal Plan. Neighbourhoods under this designation are within the Primary Development Area, generally are municipally serviced, and have the potential to accommodate additional development at a scale and density consistent with the surrounding context and character.

An analysis of the proposal with respect to the relevant policies of the Municipal Plan is provided in Attachment 2. The proposal is considered infill development of a vacant parcel of land and conforms to the policies established within the Municipal Plan. Given the mix of densities found in the surrounding area, the proposed development is considered appropriate and would provide a much-needed childcare service for existing and future residents of the neighbourhood. The proximity to residential areas is considered an important location criterion for childcare facilities.

¹ New Brunswick Government. (2020). "Facility Search: licensed Early Learning and Childcare facilities in New Brunswick". Accessed on November 3, 2022, at <https://www.nbed.nb.ca/parentportal/en/search/elc/>

Policy LU-125 allows for the proposed daycare centre within the Stable Residential Area, as the policy provides latitude for larger childcare centres to be situated in locations that are deemed acceptable to Common Council. As the rezoning of the proposed daycare site to Local Commercial (CL) is at the discretion of Common Council, compliance with this policy is provided through the successful completion of the rezoning process.

The proposal represents an opportunity to introduce local services into a suburban context and meet the demands of future population growth and childcare in this area of the City and the broader community. From the analysis of conformance with the Municipal Plan Policies (Attachment 2), staff are of the opinion that the proposed development achieves the intent of the Municipal Plan based on the proposed uses and the building forms in the application.

Zoning By-Law

The site is currently zoned Two-Unit Residential (R2) and the applicant is seeking a rezoning to Local Commercial (CL) to allow for the development of the Day Care. The CL zone accommodates limited daily commercial convenience needs for nearby residential neighbourhoods. These developments are characterized by similar built-form and scale to the buildings in the surrounding area. The proposed Day Care would provide a necessary service for those residents with children, and the design renderings of the building indicate a residential building typology to ensure compatibility with the surrounding built form.

The front yard of the site along Heather Way is subject to the by-law requirements for a specific amount of plantings based on the area of the front yard and screening between parking areas and adjacent residentially zoned property.

Infrastructure and Traffic

A Traffic Impact Statement was completed by a professional engineer and submitted by the applicant at the request of the City of Saint John. The results indicated that the intersections will operate efficiently into the future with the future increased traffic from the Day Care and no operational or safety issues arose regarding turning into and out of the proposed site. Due to these results, no infrastructure upgrades are required for the roadway.

The site is located along Transit routes 30 and 33. The nearest bus stop is only 125 to the south of the property along the sidewalk. Transit Route 33 serves as a connector to the Uptown area while Route 30 connects to the Mcallister Mall area.

There was a recommendation to improve pedestrian connectivity. While a crosswalk was not merited nor possible due to sight distances of the location, it was suggested that there be better connections between the Day Care, the drop-off/pick-up zone, and the existing sidewalks. Section 59 conditions suggested around pedestrian connectivity have been recommended for this proposal.

If the developer proposes to cross through the adjacent land to connect water and sewer into the existing municipal piped system on Dunnett Drive, the developer shall secure all necessary

private service easements and is advised that the servicing from the proposed Day Care to the municipal mains will be private. All connections (including any proposed force mains) to the municipal system are to be approved by the City.

Subdivision By-law

The provision of the Subdivision By-Law which applies to the proposed subdivision is the requirement for money-in-lieu of land for public purposes and the dedication of any required government easements.

Land for Public Purposes

Money-in-lieu requirements are calculated based on the assessed value of the land prior to its development where funds collected are placed in a trust account in accordance with the *Community Planning Act*. These funds are only to be used for acquiring or developing lands for public use for future needs of citizens as the city grows.

Conclusion

Due to the alignment of the proposed development with the goals established within PlanSJ, staff recommend that Common Council approve the proposed rezoning subject to Section 59 Conditions. And that assent be given to the proposed subdivision including the creation of a Developers Agreement, money-in-lieu of Land for Public Purposes and to any necessary government easements.

ALTERNATIVES AND OTHER CONSIDERATIONS

No other alternatives were considered.

ENGAGEMENT

Public

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 November 1, 2022. Notice of the rezoning will be posted on the City of Saint John website on or before **November 18, 2022**.

APPROVALS AND CONTACT

Author	Manager	Director
Yeva Mattson	Jennifer Kirchner, RPP, MCIP	David Dobbelsteyn

Contact: Yeva Mattson
Telephone: (506) 721-8453
Email: yeva.mattson@saintjohn.ca
Application: 22-0214

APPENDIX

Map 1: **Aerial Photography**

Map 2: **Future Land Use**

Map 3: **Zoning**

Attachment 1: **Site Photography**

Attachment 2: **Municipal Plan Policy Review**

Submission 1: **Tentative Subdivision Plan**



Submission 2: **Floor Plans**

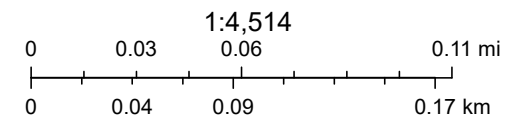
Submission 3: **Elevations**

Location



10/3/2022, 2:26:10 PM

-  Property Assessment
-  Property Parcels



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Municipal Plan



10/3/2022, 2:28:11 PM

Property Assessment

Property Parcels

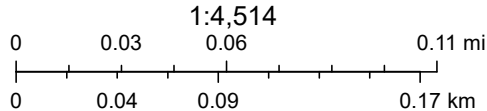
Future Land Use

Rural Resource

Rural Residential

Stable Residential

Urban Reserve

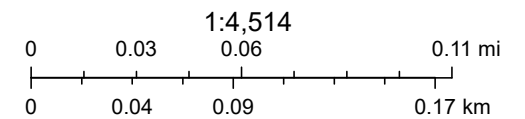
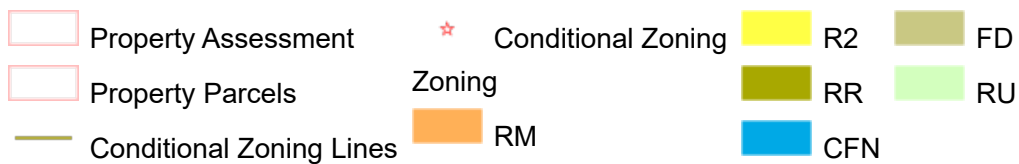


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap
GIS Viewer
(C) City of Saint John

Zoning



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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

GIS Viewer
(C) City of Saint John

Attachment 1: Site Photography



Photo: Proposed site (looking North



Photo: Proposed site (largely wooded on boundary line but clear cut past that)



Photo: Looking South along Heather Way to Grandview Ave



Photo: Looking North along Heather Way (proposed site to left)

Attachment 2: Municipal Plan Policy Review

Municipal Plan Policy	51 Heather Way
<p>Policy LU-86</p> <p>Within the Stable Residential designation, housing of almost every form and density may be found and both the existing neighbourhood context and compatibility with the Municipal Plan goals will determine suitability of new proposals. Other compatible uses that may be found in the Stable Residential designation include convenience stores, home occupations, parks, and community facilities which are permitted in the designation without amendment to the Municipal Plan.</p>	<p>This proposal would be considered an allowable and compatible use within the Stable Residential Area. While the development is not a residential project, the placement of a daycare in a residential neighbourhood would provide a much-needed service for the neighbourhood residents and broader community.</p>
<p>Policy LU-87</p> <p>Intend that the areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.</p>	<p>This new development located within the Stable Residential Area will help contribute positively to the neighborhood by providing a custom built daycare to the area. Daycare facilities are often established within residential neighbourhoods and are design to be compatible with the established residential built form. Given the diverse building typologies found in the surrounding area, the proposed development would be a compatible use within the neighbourhood.</p>
<p>Policy LU-125</p> <p>Recognize that the provision of childcare facilities is critical to support the economy and meet the needs of families in the City. Council shall generally provide that childcare facilities for fewer than 16 children shall be permitted in all designations in the City except the Heavy Industrial designation or the Rural Industrial designation, subject to the specific provisions of the Zoning Bylaw. Childcare facilities for 16 or more children shall generally be located in the Primary Centres, Regional Retail Centres, Commercial Corridors, Local Centres, Stable Commercial Areas, appropriate locations within the Intensification Areas, and other such locations deemed acceptable by Council, in accordance with the relevant requirements of the Zoning Bylaw.</p>	<p>Policy LU-125 allows for the proposed daycare to be established within the Stable Residential Area, as the policy provides latitude for larger childcare centres to be situated in locations that are deemed acceptable to Common Council. As the rezoning of the proposed daycare site to Local Commercial (CL) is at the discretion of Common Council, compliance with this policy is provided through the successful completion of the rezoning process.</p> <p>The property is designated as Stable Residential, and it is located in the Eastwood Area of the City which is a large residential area found within the Primary Development Area. This proximity to residential areas is considered an important location criterion for the development of childcare facilities.</p>
<p>Policy LU-88</p> <p>Ensure that significant new development and redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where compliance is demonstrated with the following requirements:</p> <ul style="list-style-type: none"> a. The proposed land use is desirable and contributes positively to the neighbourhood; b. The proposal is compatible with surrounding land uses; 	<ul style="list-style-type: none"> a. The proposed land use contributes positively to the neighbourhood by providing a custom-built daycare to the provide a new childcare option for the neighbourhood. This will ensure the neighbourhood has more diverse services to support families with children. b. The proposed rezoning and development would be compatible with the surrounding land uses and provide a development that is beneficial to the local population.

<ul style="list-style-type: none"> c. The development is in a location where all necessary water and wastewater services, parks and recreation services, schools, public transit and other community facilities and protective services can readily and adequately be provided; d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated; e. A high quality exterior building design is provided that is consistent with the Urban Design Principles in the Municipal Plan. 	<ul style="list-style-type: none"> c. The proposed development can be supported by neighbourhood and city infrastructure. d. Section 59 conditions have been recommended to address matters such as landscaping and pedestrian connectivity. The applicant has provided a site plan that identifies site access. Section 59 conditions will help guide the establishment of appropriate landscaping and pedestrian connectivity both within the site and to the adjacent sidewalk. e. The applicant has included elevation drawings that indicate the building will be compatible with the surrounding residential development.
<p>Policy UD-9 Ensure all development proposals generally conform to the following General Urban Design Principles:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. In Stable Areas, as identified on the City Structure map (Schedule A), new development will be designed to respect and reinforce the physical character of the established neighbourhood, as set out in Policy UD-10; b. Locating building entrances facing the public street; c. Designing sites to incorporate existing natural features and topography; 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; 	<ul style="list-style-type: none"> a. The included building renderings outline the style and scale of the proposed building and highlight the compatibility with the surrounding residential built form. Section 59 conditions will ensure that landscaping and site design is appropriate for the site location. b. Due to the operational nature of the building, the proposed front door has been established facing the parking lot. This is to ensure that children remain safe during drop-off and pick-up and keeps the space physically separated from the main road. Due to this unique situation, this is an appropriate deviation from this design principle. c. The proposed building is design to work with the existing site topography. The front portion of the building will be one-storey, with the rear portion incorporating a walk-out basement. e/i/h. The proposed building has been designed as a residential style building in order to be compatible with the neighbourhood. This includes a peaked room and lots of windows. f. The proposed development is accessible by public sidewalks that are separated from the street by a boulevard. Section 59 conditions will reinforce ensure that the site design provides pedestrian connectivity to the public sidewalk and broader active transportation network.

<ul style="list-style-type: none"> 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; i. Designing for visual interest by incorporating well-articulated building façades, landscaping, local history, public art and/or culture into sites and buildings; k. Encouraging sustainability in design by: <ul style="list-style-type: none"> i. Utilizing reused, recycled, renewable or local building materials where possible; ii. Using green building or neighbourhood standards; iii. Designing for energy efficiency and alternative sources of energy; iv. Designing for water conservation and on-site stormwater management; v. Promoting the conservation and adaptive re-use of existing buildings and designing sites to retain mature trees; vi. Designing sites and buildings to work with, rather than against, the natural environment by designing according to the topography, hydrology, ecology and natural drainage patterns of the site and taking advantage of passive solar gain and natural light; and vii. Using native vegetation for landscaping where appropriate. l. Designing sites and buildings according to the Crime Prevention through Environment Design (CPTED) principles to promote safety and security, in balance with other urban design goals; and m. Locating and screening parking and loading facilities so they are generally not visible from the street, particularly in Centres and Neighbourhood Intensification Areas; n. Limit surface parking between the front of a building and the public street or sidewalk; o. Design safe and direct access to buildings for pedestrians, cyclists and transit users by providing walkways from the public street, transit stops, and parking 	<ul style="list-style-type: none"> g. Some integration is provided with the pedestrian access through the development linking to the adjacent Public Street network. k. The proposed buildings will be required to meet the energy efficiency standards established in the Building Code of Canada. l. The site and building design incorporate a variety of design features to ensure that the site is safe for the intended users (children). m. Appropriate screening will be enforced by the relevant sections of the Zoning By-law between sites but also through the proposed Section 59 conditions. n/q. The applicant does not intend for the parking to be located between the building and Heather Way. o. Section 59 conditions will reinforce safe direct access to the building for pedestrians, cyclists and transit users by providing safe connections from the site to the separated sidewalk. p. Site design would be subject to the appropriate provisions of the National Building Code and Provincial Barrier Free Regulation.
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<ul style="list-style-type: none"> p. Design sites and building accesses that are barrier-free, convenient and have clear signage; and q. Generally locating surface parking, outdoor storage, loading and other service areas at the rear or side of the property and buffering or screening these functions from adjacent properties and the public realm. 	
<p>Policy UD-10 Ensure that new development and redevelopment in Stable Areas is designed to respect and reinforce the physical character and uses of the surrounding neighbourhood, having regard for:</p> <ul style="list-style-type: none"> a. The local pattern of lots, streets and blocks; b. The size and configuration of lots; c. Nearby building types; d. The height, scale and massing of nearby buildings; e. The setback of buildings from the street; f. The pattern of rear and side yard setbacks; g. Building materials which contribute to the successful integration of the development into its context 	<ul style="list-style-type: none"> a/b. The size and configuration of the site compares favourably with other lots in the wider neighbourhood. c/d. The proposed buildings are comparable to nearby residential buildings in height, scale, and massing. e. The building has an appropriate setback from Heather Way. f. Side and rear setbacks seek to provide separation between the proposed building and vacant lands to the East and South. g. The design of the building is of a residential nature and will incorporate materials that are appropriate to the style of building.
<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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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; 	<ul style="list-style-type: none"> a. This proposal will positively contribute to the existing neighbourhood by providing additional local services to existing and future residents. The proposal will also be required to align with the standards established in the City's Zoning By-law. b. The proposal is timely as the proposed development will increase the supply of available spaces in Day Care Centers.

<ul style="list-style-type: none"> 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. <p>c. Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of:</p> <ul style="list-style-type: none"> 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. <p>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;</p> <p>e. The proposal satisfies the terms and conditions of Policy I-5 related to timeframes and phasing of development; and</p> <p>f. The proposal meets all necessary public health and safety considerations.</p>	<ul style="list-style-type: none"> c. Proposed Section 59 conditions would help reinforce the connection to the public realm by ensuring safe pedestrian access from the site to the public sidewalk. d. The proposed site is suitable for development with manageable site topography. A storm water management plan will be required. e. The proposed site would be subdivided from the former Hart to Hart Development. It would see development of currently vacant land. f. No issues have been identified through the circulation of the application to City Service Areas and external agencies. The daycare will be required to meet all necessary requirements as part of their licensing with the Provincial Government.
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Approvals

Title Data
 RID: 14124341
 Owner: 029040 M
 Document: 3463277
 Registered: February

Signature of Owners

BRISQAM M.B. (L.M.).
 2010-2011. 10-11-2010-2011

Heatherway Developments Ltd.
Document 40000090
\$49 #/sq 21002167
PID 15200300

Remnant of
829248 N.B. Ltd.
Document 30832721
PID 86124341
22 June

Lot 22-1
3583m² ±

Heather Way
27.43 mds

7000 20071443

Grandview Avenue
20, 117 miles

Purpose of Plan

Subdivision Plan
629248 N.B. Ltd.
Subdivision 22-1

Heather Way
City of Saint John
Saint John County, NB



**DO-
N-MORE**
SURVEYS &
ENGINEERING LTD.

TENTATIVE

GARRETT J KERRSTAD, NELS S
Dwg: 22197SDT



Notes

[illegible]

Key Plan
Scene = 1:00:00

Legend

© 2013 - Siemens AG

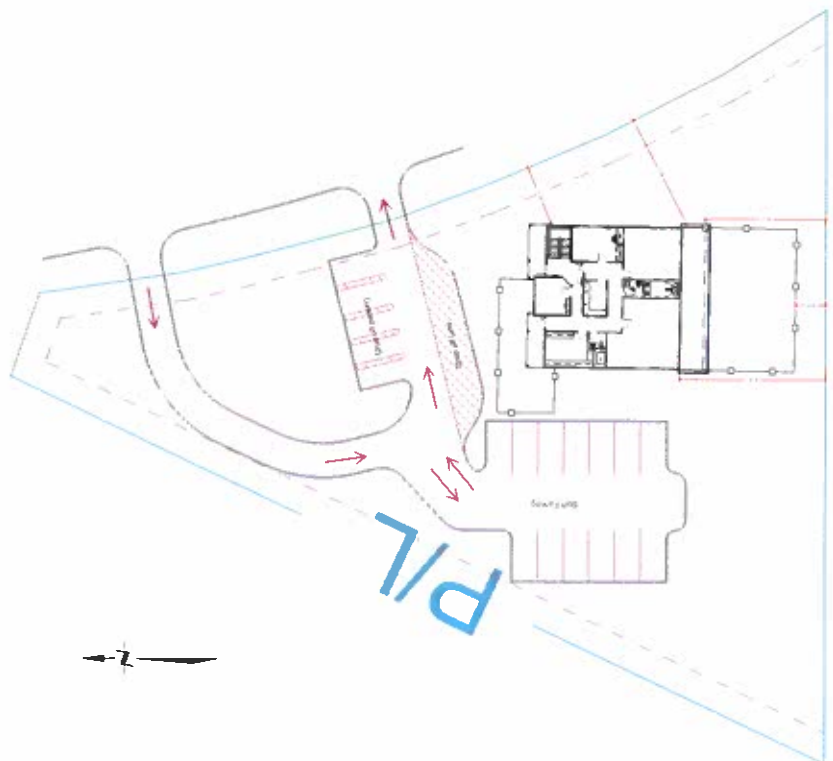
© 2003 American Society of Human Genetics
0891-2243/03/7103-0000\$15.00/0

● **CALC** - Calculated point
● **Est.** - Based on her latest

■ **SCS** = Square Inch Scaled

QIP = iron pipe found
QIP = iron pipe found
QIP = iron pipe found

Labels closed with key this



1 SITE PLAN
SP-1 10/10/21 10'-0"

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DATE	DESCRIPTION	BY	CHECKED
10/10/21	PRELIMINARY	SP-1	

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www.lockhartsdesign.com

PROJECT: HEATHERWAY DAYCARE
SHEET: SITE PLAN
DATE: 10/10/21

DATE	DESCRIPTION	BY	CHECKED
10/10/21	SP-1		0



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[illegible]

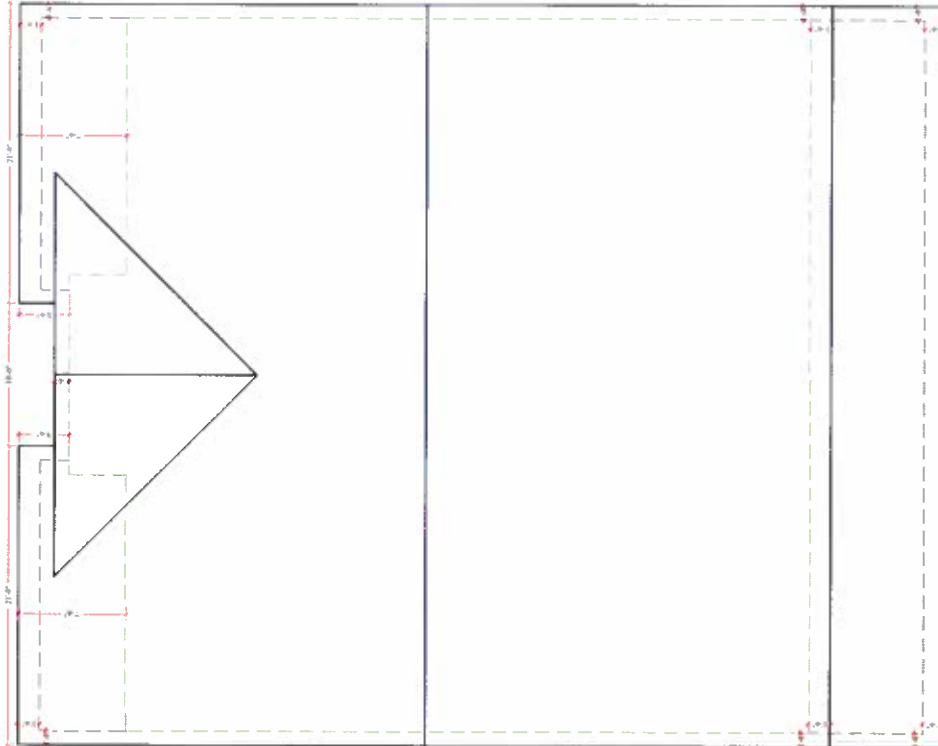
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HEATHERWAY DAYCARE

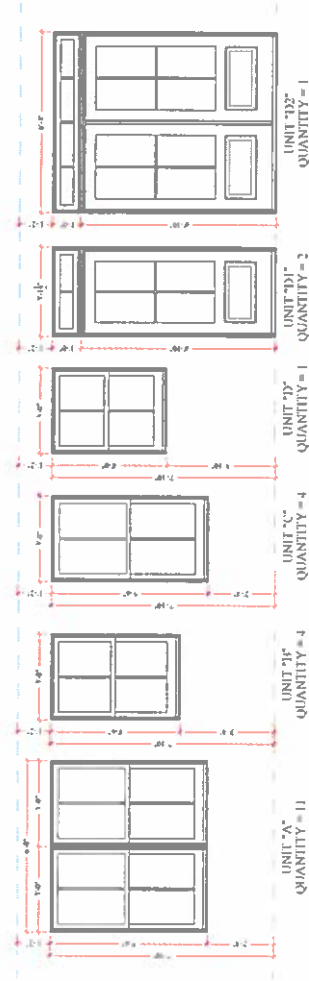
BASEMENT PLAN

APR 1967	DATE		PROJECT NO.	A-2	REV.	0
DESIGNED BY			CHECKED BY			
DRAWN BY			IN CHARGE			
TITLE						

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1 ROOF PLAN
A-3 1/4" = 1'-0"



2 WINDOW & DOOR SCHEDULE
A-3 1/4" = 1'-0"

DATE	DESCRIPTION	BY	CHECKED
10/1/2022	PRELIMINARY	JD	JD
10/1/2022	REVISION	JD	JD

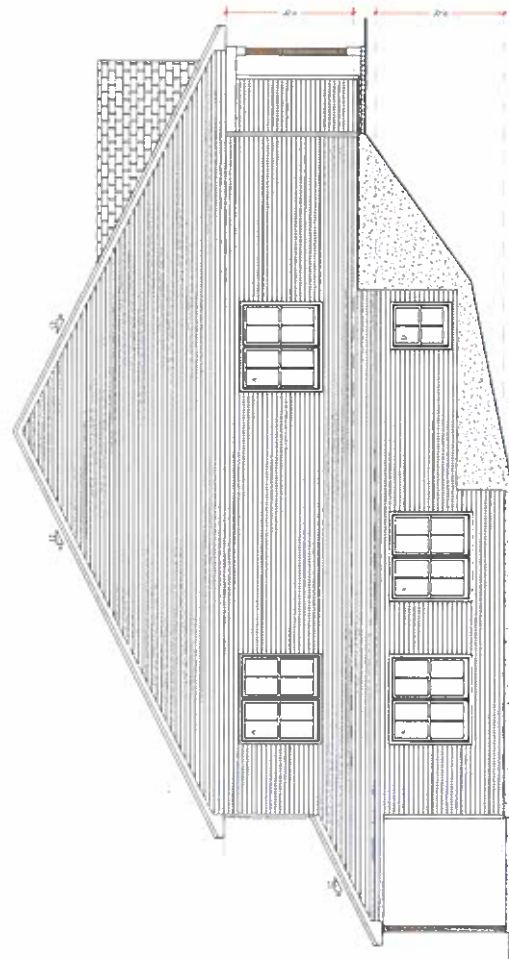
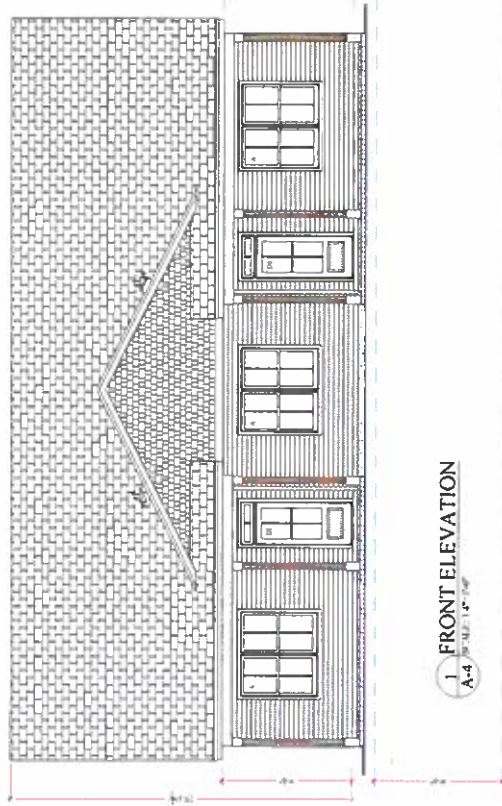
LID Lockhart's
Working in Residential & Commercial Design
10000 Highway 100, Suite 100
Houston, TX 77055
713.462.1000

HEATHERWAY DAYCARE

ROOF PLAN

Sheet No. **A-3** of **0**

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[illegible][illegible]

CONCRETE
THEIR JOINTS ARE FOR JUNEAL
MEANS, SUCH AS A FURTHER CONTRAST
SHOULD BE MADE. THE JOINTS
THAT ALL CONSTRUCTION MEETS THE
REQUIREMENTS OF THE BUILDING
THE NATIONAL BUILDING CODE AND THE BYLAW
IT IS THE RESPONSIBILITY OF THE OWNER AND
CONTRACTOR TO INSURE ADEQUATE MEASURES
TAKEN TO PREVENT AND MAINTAIN

LOAD BEARING
INTERIOR WALL

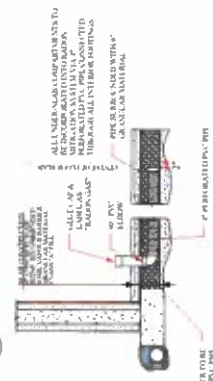
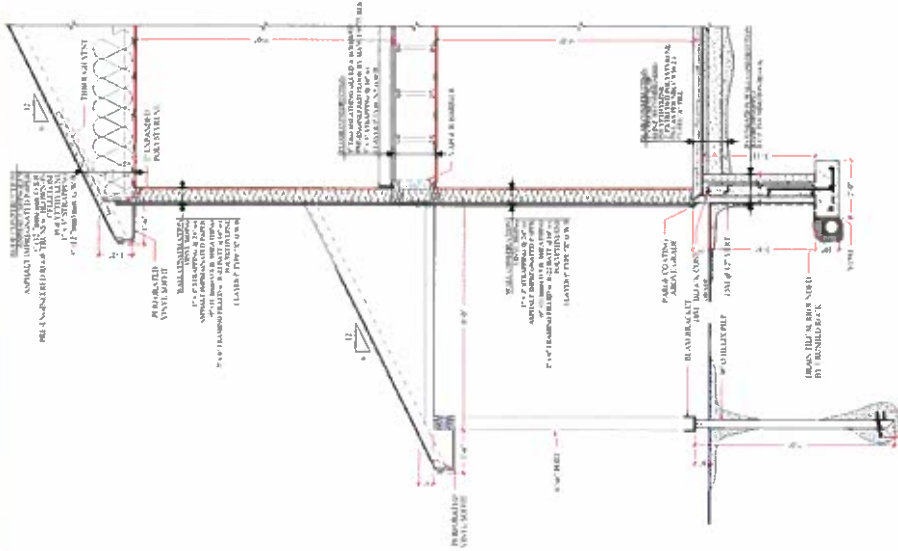
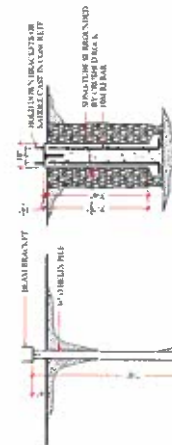
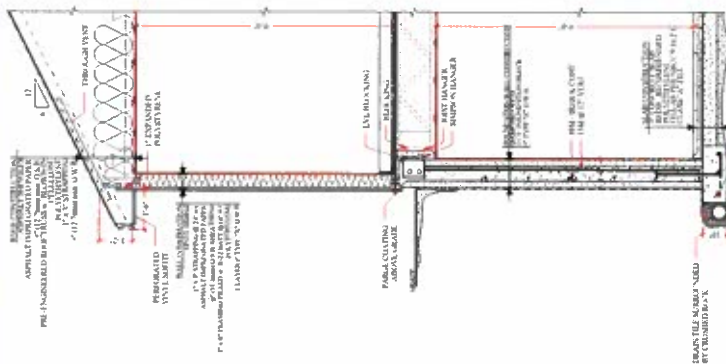
[illegible]

HEATHERWAY DAYCARE

Figure 1

ELEVATIONS

1. Name 2. Address 3. City 4. State 5. Zip 6. Phone	7. Plan No. A-4	8. Reg. No. 0
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[illegible]

AIRWAY CARE: WALL ANNE TABLE			
WALL ANNE TABLE	WALL ANNE TABLE	WALL ANNE TABLE	WALL ANNE TABLE
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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HEATHERWAY DAYCARE

DETAILS

A-6 0