

Town of Saint Andrews

Planning Report

To: Town of Saint Andrews Council

From: Xander Gopen, MES Community Planning, overseen by:
Alex Henderson, MCIP, RPP (NB)
Southwest New Brunswick Service Commission

Date: June 20th 2018

Property: N/A

Owner: N/A

Applicant: Town of Saint Andrews Administration

Municipal Plan: Commercial

Zoning Bylaw: Central Commercial (CC) zone

Summary: The Town Administration is seeking zoning bylaw amendments to allow more than one main use in the Central Commercial Zone and to allow residential uses with a character appropriate to the character of the Historic Business District which is the majority of the Central Commercial Zone.

Planning Comments:

Below are the existing policies in the Municipal Plan that are relevant and in support of the amendments requested.

Municipal Plan:

Environment – Section 2.1.2 (10) – Policies

“As a general rule, Council shall support efficient and sustainable land use and development patterns and a mix of uses and densities that support pedestrian movement and that improve energy efficiency where feasible and appropriate.”

Heritage – Section 2.2.2 (2d) – Policies

“It shall be a policy of Council to encourage:

...

(d) compatible development in the vicinity of valuable heritage resources.”

Economy – Section 2.5.2 (1) – Policies

“Council shall seek to provide an economic climate conducive to investment and the growth of employment opportunities while protecting and enhancing the quality of life in Saint Andrews.”

Two Amendments Requested:

The applicant’s request would require amendments to the Zoning Bylaw. The following two amendments are recommended:

1. By adding to section 5.2.1 (a) “or more” after “One”.

Planner’s note: By reading “One or more main uses” instead of “One main use” as it currently reads, council will be permitting development in the Central Commercial Zone that is mixed-use in nature.

2. By repealing section 5.2.1 (b) and substituting it with the following:

(b) “A residential *use* as a *secondary use*, provided that:

- (i) the minimum living space requirements set out in Section 4.4.6 are met;
- (ii) the residential *use* is not located on the first *storey* of a *building* in the *Historic Business District*.”

Planner’s note: Section 5.2.1 (b) currently reads:

(b) “A residential use as a secondary use, provided that:

- (i) the minimum living space requirements set out in Section 4.4 are met;*
- (ii) the building does not front on Water Street;”*

Discussion:

The proposed zoning amendment does not require an amendment to the Town of St. Andrews Municipal Plan By-law (10-3). By approving this amendment, Council is supporting new investment and growth opportunities that enhance the quality of life in Saint Andrews. In addition, these amendments would allow for the creation of new housing that conforms with the character of the Central Commercial Zone and Heritage Business District.

As section 5.2.1(a) is currently written, the only permitted secondary uses in the Central Commercial Zone are a residential use, or a licensed establishment (a bar) within a restaurant. This limits the type of mixed use development allowed and creates an environment un conducive for development – limiting investment and growth of employment opportunities. The 1979 and 1998 zoning bylaws were worded in a way consistent with the proposed amendments; it is unclear why “or more” was removed in the 2010 bylaw. Many properties in the Central Commercial Zone developed before 2010 also reflect mixed-use nature which defines the character of the Historic Business District.

The amendment to 5.2.1(b)(i) removes reference to all of section 4.4 which are the requirements for the Multiple Residential Zone. The Zone Standards required by section 4.4.6 lead to development that can be compatible with the character of the Historic Business District which encompasses the majority of the Central Commercial Zone. The rest of the Zone Standards in 4.4 would otherwise require suburban-type development. 4.4.6 is the only section needed.

The amendment to 5.2.1(b)(ii) would allow residential uses in the Historic Business District as long as they are not on the first storey of a building. Allowing residential uses in buildings in the Historic Business District leads to development that contributes to a walkable community. There are existing apartments on the second storey in many of the buildings in the Historic Business District, but a residential use on the first storey of an otherwise centrally located commercial building in the Historic Business District has potential to compromise the character of the Historic Business District.

Recommendation:

The Southwest New Brunswick Service Commission staff and the Planning Review and Adjustment Committee recommends that Council approve the proposed by-law amendments.



Xander Gopen, MES Community Planning
Planner, Southwest New Brunswick Service Commission

Overseen by:



Alex Henderson, MCIP, RPP.
Acting Planning Director