



PLANNING ADVISORY COMMITTEE
SEPTEMBER 18, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL AND WEB CONFERENCING

AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – August 21, 2024

B. ZONING APPLICATIONS

1. Off-Campus Real Estate c/o Brandon Fictorie – 778 Windsor Street

- Amend Policy Area “A” of the College Hill Secondary Municipal Plan to permit a three-unit dwelling;
- Rezoning from Residential Zone One (R-1) to Residential Zone Four (R-4);
- 2.32 metre lot frontage variance;
- 0.61 metre driveway width variance; and,
- Variance to permit parking in the required rear yard setback of a low density residential zone.

2. Oak Ridge Manufacturing Inc. – Lian Street

- Rezone a portion of PID 75492850 from Multi- Residential Zone Four (MR-4) to Multi-Residential Zone Two (MR-2);
- 0.77 m front yard setback variance; and,
- Parking variance of 5 vehicle spaces

C. SUBDIVISION APPLICATIONS

1. City of Fredericton c/o Ryan Seymour – Cliffe Street

Tentative plan of subdivision to add a 2,598 square metre parcel of land (10 metre width) to the Cliffe Street right-of-way from a portion of PID 75563809.

D. VARIANCE APPLICATIONS

1. Ravinatha Prasad Gunarathna & Pathmini Dissanayake – 203 Dundonald Street

5.19 m lot frontage variance and a 69 m lot area variance to permit a 3-unit dwelling in the TP-4 zone.

E. OLD BUSINESS

F. NEW BUSINESS

G. BUILDING PERMITS

To receive building permits for August 2024

H. ADJOURNMENT

PLANNING REPORT



PAC – September 18, 2024
File No.: Z-17-24, V-17-24, P.R. No. 48/24

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Secondary Municipal Plan Amendment, Rezoning, and Variances to permit a three-unit dwelling
Property: 778 Windsor Street (PID 01464478)

OWNER: Off Campus Real Estate
300 Tripp Settlement Road,
Keswick Ridge, NB
E6L 1W3

APPLICANT: As above

SITE INFORMATION:

Location: East side of Windsor Street across from Valleyview Street
Context: Low-rise residential area in the College Hill area, UNB Campus to the east
Ward No: 11
Municipal Plan: Established Neighbourhood
Zoning: Residential Zone One (R-1)
Existing Land Use: Single detached dwelling
Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is proposing to convert the existing single detached dwelling at 778 Windsor Street to a three-unit dwelling by constructing an additional second storey onto the existing structure. To create a three-unit dwelling, the proposal requires an amendment to Policy Area "A" of the College Hill Secondary Municipal Plan, which limits the use of the property to a single detached dwelling, a rezoning from R-1 to R-4, and variances related to the lot frontage, driveway width, and parking within the rear yard setback.

Staff are of the opinion that the current policy framework for the College Hill area is no longer appropriate given the housing crisis and new policy direction provided for in the Affordable Housing Strategy and commitments under the Housing Accelerator Fund. The proposal meets the intent of the Municipal Plan, and the proposed density can be appropriately accommodated on the lot. Overall, the proposal represents a form of gentle intensification and provides for greater housing options in proximity to the university/college. Staff support the application subject to terms and conditions.

APPLICATION:

Off Campus Real Estate has made application on property located at 778 Windsor Street for the following:

- Amend Policy Area “A” of the College Hill Secondary Municipal Plan to permit a three-unit dwelling;
- Rezone the property from Residential Zone One (R-1) to Residential Zone Four (R-4) to permit a three-unit dwelling;
- 2.32 metre lot frontage variance;
- 0.61 metre driveway width variance; and,
- A variance to permit parking in the required rear yard setback of a low-density residential zone.

PLANNING COMMENTS:

Proposal:

- The Applicant purchased the subject property in February 2022 and has outlined that the intention of the development is to construct an additional second storey onto the existing structure and to subdivide the interior space into three separate dwelling units (see Maps V & VI). The development would involve the demolition of the garage at the front of the house to allow for access to 6 parking spaces in the rear yard as well as an addition at the rear of the building for shared access. Each unit would contain 4 bedrooms and the Applicant is looking to use the existing building footprint to provide more housing options in close proximity to the university/college.
- The proposal involves three main components. The first is to amend Policy Area “A” of the College Hill Plan Area, which limits the use of the property to a single detached dwelling. The second is the Rezoning from R-1 to R-4 to allow for a three-unit dwelling, and the third is variances related to extending the existing driveway width and parking within the required rear yard setback.

Municipal Plan:

- The subject property is designated Established Neighbourhood within the Municipal Plan, which permits a full range of residential dwelling types. Residential intensification initiatives within the Established Neighbourhoods designation are intended to be limited. That does not mean that these communities will not evolve and intensification will be primarily through complementary and compatible development on vacant lots, minor infill development, and accessory units. This proposal looks to use the existing building footprint with the addition of a second storey, which represents a minor infill development.
- The policies of the designation speak to supporting the stability of the Established Neighbourhoods by:
 - i. Encouraging the maintenance of the existing housing stock;*
 - ii. Discouraging the encroachment of incompatible uses;*
 - iii. Routing higher volume traffic along arterial and collector roads;*
 - iv. Maintaining community services and facilities at a scale appropriate for the neighbourhood;*

- v. *Encouraging the relocation of existing incompatible uses;*
 - vi. *Enforcing by-law to ensure acceptable maintenance and occupancy standards; and,*
 - vii. *Requiring that new or infill development be compatible with adjacent properties.*
- The policies further outline that to maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods by ensuring that:
 - i. Any new lots are consistent with the lot pattern in the neighbourhood;
 - ii. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;
 - iii. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,
 - iv. Healthy, mature trees are protected whenever feasible.
 - In staff's view the proposal meets the intent of the Established Neighbourhood designation and represents an appropriate form of gentle intensification. Staff would acknowledge that while the majority of the surrounding properties are one-storey in height, there are other two storey buildings within College Hill (further south on Windsor Street for example) that are still harmonious with the surrounding physical environment. A major contributor to such compatibility is the existing vegetative buffer that exists between properties. For 778 Windsor Street, there is an existing hedgerow and trees along both side property lines. Staff are recommending that this hedgerow and the existing trees be maintained to support the overall compatibility of the development.
 - It is also important to acknowledge that beyond the Established Neighbourhood designation, housing policies of the Municipal Plan (subsection 3.1.1(1)) promote housing diversity by requiring a mix of housing types, sizes, and densities that will accommodate changes in community needs over time. The housing policies outline that the City shall promote opportunities for increased housing densities and intensification for residential development. With the current housing crisis and demand for housing, particularly in close proximity to the university/college, providing for more intensification and housing options within College Hill will be important to meet the needs of the community.

College Hill Secondary Municipal Plan:

- The College Hill Secondary Municipal Plan was adopted in 1994 as a response to ongoing neighbourhood concerns over the proliferation of non-owner-occupied homes. The objective was to *"stabilize and enhance the residential character of the College Hill planning area"* by restricting the ability of properties to increase unit densities.
- The subject property is within Policy Area "A", which states the following: *"this area consists of a relatively homogeneous concentration of large single detached dwellings, on large lots. In order to maintain neighbourhood continuity, other forms of housing, including basement and accessory apartments, duplex, semi-detached and higher density housing should not be permitted in Policy Area A"*. Consequently, to proceed with the proposal, the College Hill Secondary Municipal Plan needs to be amended as it relates to this property.

- It has been 30 years since the College Hill Secondary Municipal Plan was adopted and significant changes have occurred with respect to recent trends and current conditions across the housing ecosystems. The restrictions in place with respect to not allowing two units or any form of gentle intensification are no longer appropriate given the new policy direction provided for in the Affordable Housing Strategy and the commitments made under the Housing Accelerator Fund.

Affordable Housing Strategy/Housing Accelerator Fund:

- In June 2022, Council adopted an affordable housing strategy to address the significant housing challenges being experienced in the city. Recommendation #3 of the Strategy involves reviewing and amending Zoning By-law regulations to enable more and faster housing. The recommendation specifically looks to improve housing availability and development rates and lower cost barriers to new housing by removing limitations on basement apartments and allowing 2 dwelling units as the lowest maximum density across Fredericton. Recently, at the August 26, 2024 City Council meeting, amendments to the Zoning By-law were adopted that implemented this recommendation of the strategy and secondary dwelling units are permitted across the city. This policy shift signals the need for further reform to the College Hill Secondary Municipal Plan.
- Additionally, the City signed an agreement with the Canada Mortgage and Housing Corporation (CMHC) for funding through the Housing Accelerator Fund. There are two main conditions of the contribution agreement that are applicable to this application. Firstly, to address issues related to the availability of appropriate affordable housing near post-secondary institutions, and to better connect the nature of enrollment with available on campus housing options, the City will repeal the existing Secondary Municipal Plan for the College Hill area and implement Zoning By-law amendments that allow for significant residential intensification in this neighbourhood. Secondly, City staff will introduce a City-wide by-law amendment for Council approval to permit up to four units as of right in all residential zones. This initiative will substantially increase opportunities for “housing in the middle” by enabling increased density in all residential zones, without the need for full planning permission. Staff are of the view that the proposed three-unit dwelling is appropriate given this new policy direction.

Zoning:

The proposal complies with the standards of the R-4 as follows:

Standard	Required	Provided
Lot Area (min)	840m ²	901m ²
Lot Frontage (min)	25m	22.68m*
Lot Depth (min)	30m	39.62m
Lot Coverage (max)	40% (360.4m ²)	15.38% (138.6m ²)
Landscaped Area (min)	45m ² /unit (135m ²)	~385m ²
Building Setbacks (min)		
Front (Windsor St)	6m	8.12m
Side (north)	1.8m	2.06m
Side (south)	3.6m	4.10m
Rear (east)	7.5m	15.26m
Building Height	9m	8.57m
Vehicle Parking (min)	3+ BR unit: 1.75 spaces 1.75 spaces x 3 units = 5.25 spaces => 6 spaces	6 spaces

Variances:

- The proposed three-unit dwelling complies with all applicable zoning standards except the lot frontage, driveway width, and parking location. With respect to the lot frontage, the existing lot frontage is 22.68 metres, whereas 25 metres is required for a three-unit dwelling. Staff have no concerns with the lot frontage variance as it is an existing condition, the lot complies with the other lot size requirements (area and depth), and the three-unit dwelling can be appropriately accommodated on the lot.
- With respect to the 0.61 metre driveway width variance, this is primarily a result of the extending the existing driveway and maintaining the existing retaining wall and hedgerow. With the garage at the front being removed, the driveway would be extended to the rear of the property to gain access to the required parking spaces. The driveway would narrow down to 3.39 metres for a small portion between the existing building and retaining wall/hedgerow. Staff are comfortable with the driveway width variance as it allows the existing retaining wall/hedgerow to be maintained and adequate maneuvering for vehicles is being provided in the rear parking area.
- Lastly, the parking requirements of the Zoning By-law outline that in all low-density residential zones, required parking shall not be permitted within the required rear yard setback. In order to accommodate the required parking for the proposed three-unit dwelling, the Applicant is proposing parking within the rear yard setback. Specifically, the rear yard setback is 7.5 metres, whereas the proposed parking encroaches 4.01 metres into the rear yard setback and is 3.49 metres from the rear property line. As the subject property backs onto the UNB campus, staff have no concerns with the proposed parking encroaching into the rear yard setback. Given the abutting residential to the sides, the priority would be to ensure that adequate screening and separation be provided for the side yards. Staff are recommending that as part of the final landscape and parking plan, the Applicant maintain the existing hedgerows and vegetation and provide additional fencing between the parking area and abutting residential.

Building Height & Design:

- Given the College Hill and Established Neighbourhood context, providing a compatible building design is crucial for the redevelopment. With respect to building height, it is important to recognize that the maximum building height permitted in the R-1 zone and the proposed R-4 zone are the same, being 9 metres. As such, the proposed height at 8.57 metres complies with the Zoning By-law and would be permitted whether the property was a single detached dwelling or the proposed three-unit dwelling. As noted, while the majority of the surrounding properties are one-storey in height, there are other two storey buildings within College Hill (further south on Windsor Street for example) that are still harmonious with the surrounding physical environment. To support overall compatibility, the amount of windows on the sides of the building have been minimized and the existing hedgerow/trees would be maintained. The current building design is modest in nature and the proposed second storey addition looks to be integrated with the existing brick on the ground level and transitioning to wood. The design includes a porch on the ground level to break up the massing and provide an outdoor amenity space. Some of the design elements, like the tall vertical feature above the porch roof or the alignment of the banding separating the first and second floors, could be softened and altered to reduce the vertically on the building. Staff will work with the Applicant at the building permit stage to reduce the vertically and improve the overall building design and compatibility.

Engineering & Operations:

- Engineering & Operations have no concerns with this application. The Applicant will be responsible for assessing the capacity of the existing service lateral for the intended use as a 3-unit dwelling.

RECOMMENDATION:

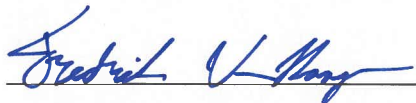
It is recommended that the application submitted by Off Campus Real Estate on property located at 778 Windsor Street for the following:

- Amend Policy Area "A" of the College Hill Secondary Municipal Plan to permit a three-unit dwelling;
- Rezone the property from Residential Zone One (R-1) to Residential Zone Four (R-4) to permit a three-unit dwelling;
- 2.32 metre lot frontage variance;
- 0.61 metre driveway width variance; and,
- A variance to permit parking in the required rear yard setback of a low-density residential zone,

be approved subject to the following terms and conditions:

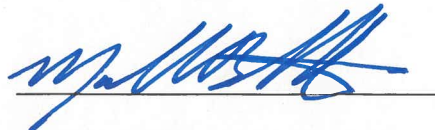
- a) The site be developed generally in accordance with Map II attached to P.R. 48/24 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III and IV attached to P.R. 48/24 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit, including maintaining the existing hedgerows and trees, particularly within the side yards;
- d) The Applicant shall be responsible for assessing the capacity of the existing service lateral;
- e) The development shall include a back flow preventor; and,
- f) The property is located in Wellfield Zone C; all plans shall conform to the NB Wellfield Protected Area Designation Order. All inquiries shall be referred to the Senior Water & Sewer Engineer.

Prepared by:

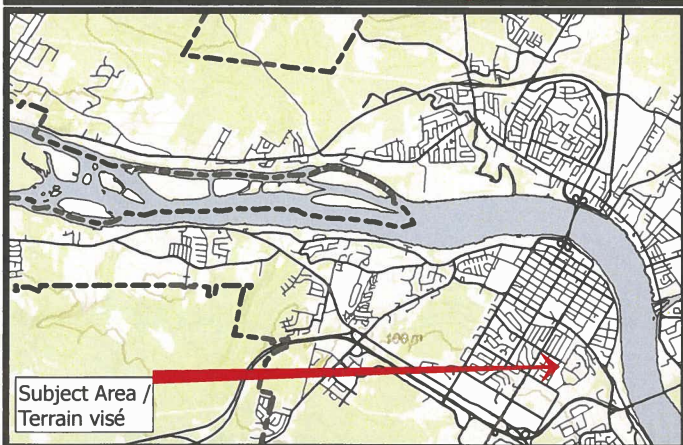
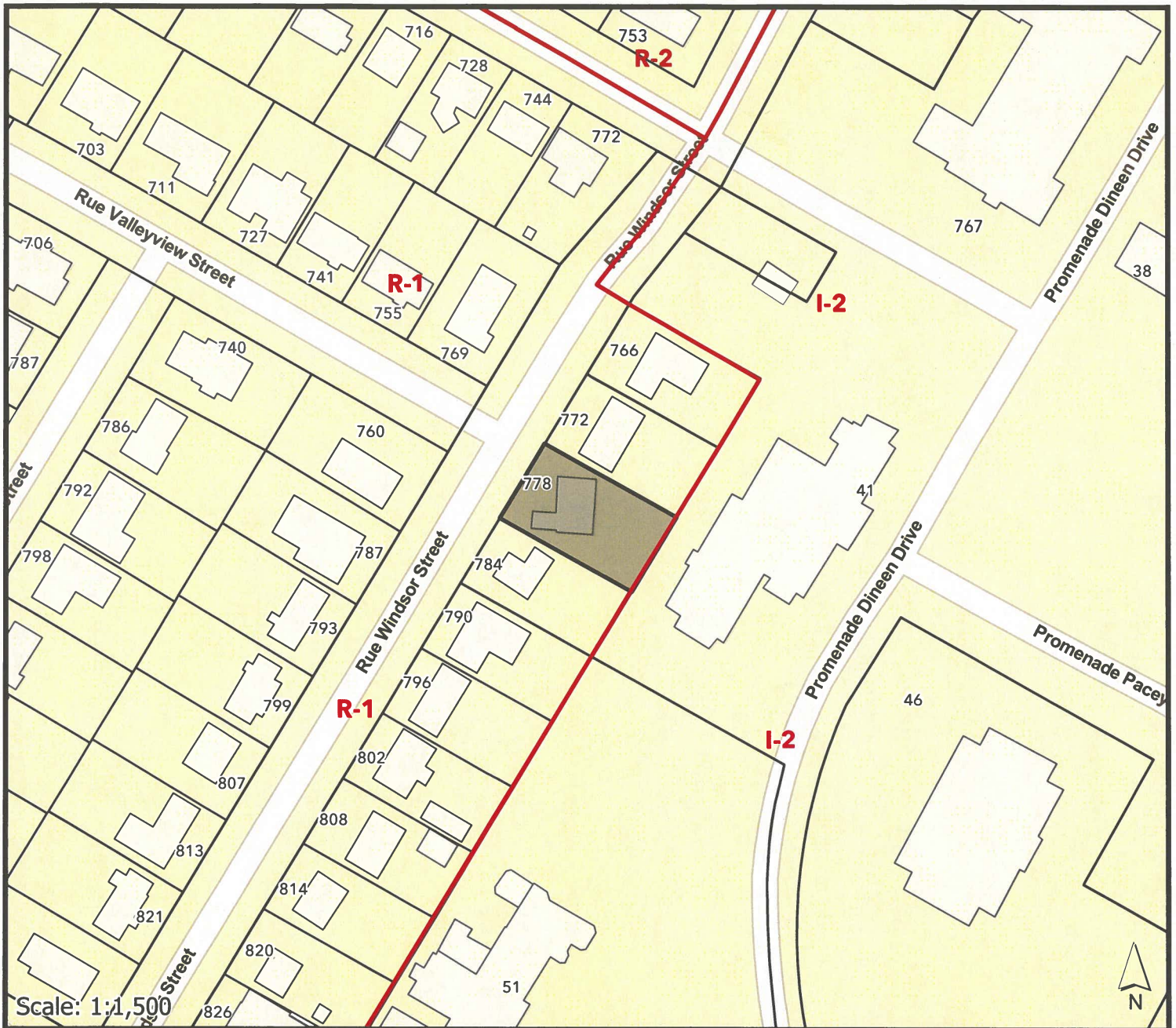


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



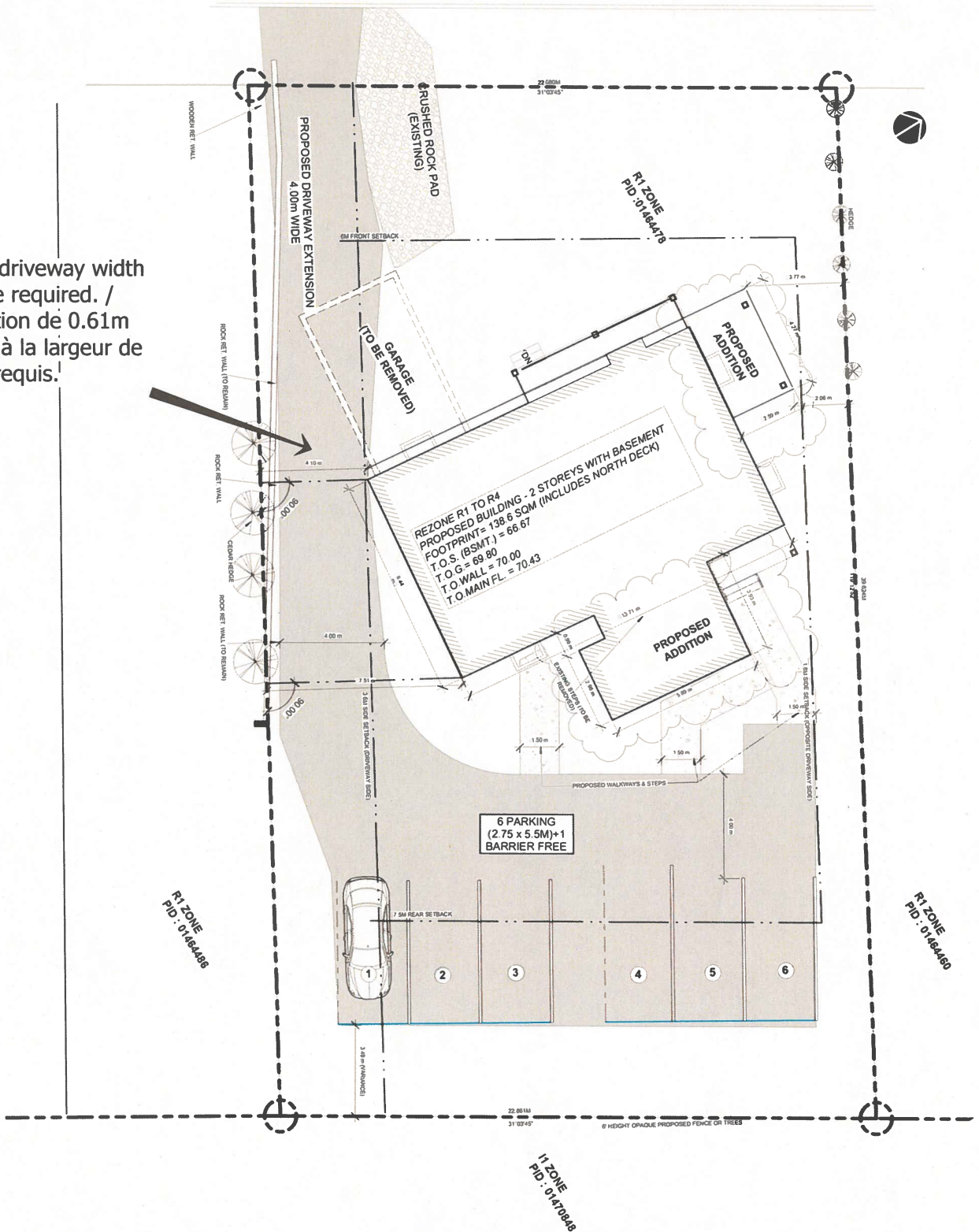
Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Subject Property / Propriete Visé
 Amend Policy Area "A" of the College Hill Secondary Municipal Plan to permit a three-unit dwelling; Rezoning from R-1 to R-4, 2.32m lot frontage variance, 0.61m driveway width variance, and a variance to permit parking in the required rear yard setback of a low density residential zone.
 La modification du plan municipal au secteur de politique A du plan secondaire College Hill pour permettre la construction d'un immeuble de trois logements. Le rezonage de zone R-1 à zone R-4. Dérogation de façade de 2.32 m nécessaire. Une dérogation de 0,61 m à la largeur de l'allée. Une dérogation pour permettre le stationnement dans la marge de recul requise de la cour arrière d'une zone résidentielle à faible densité

WINDSOR STREET

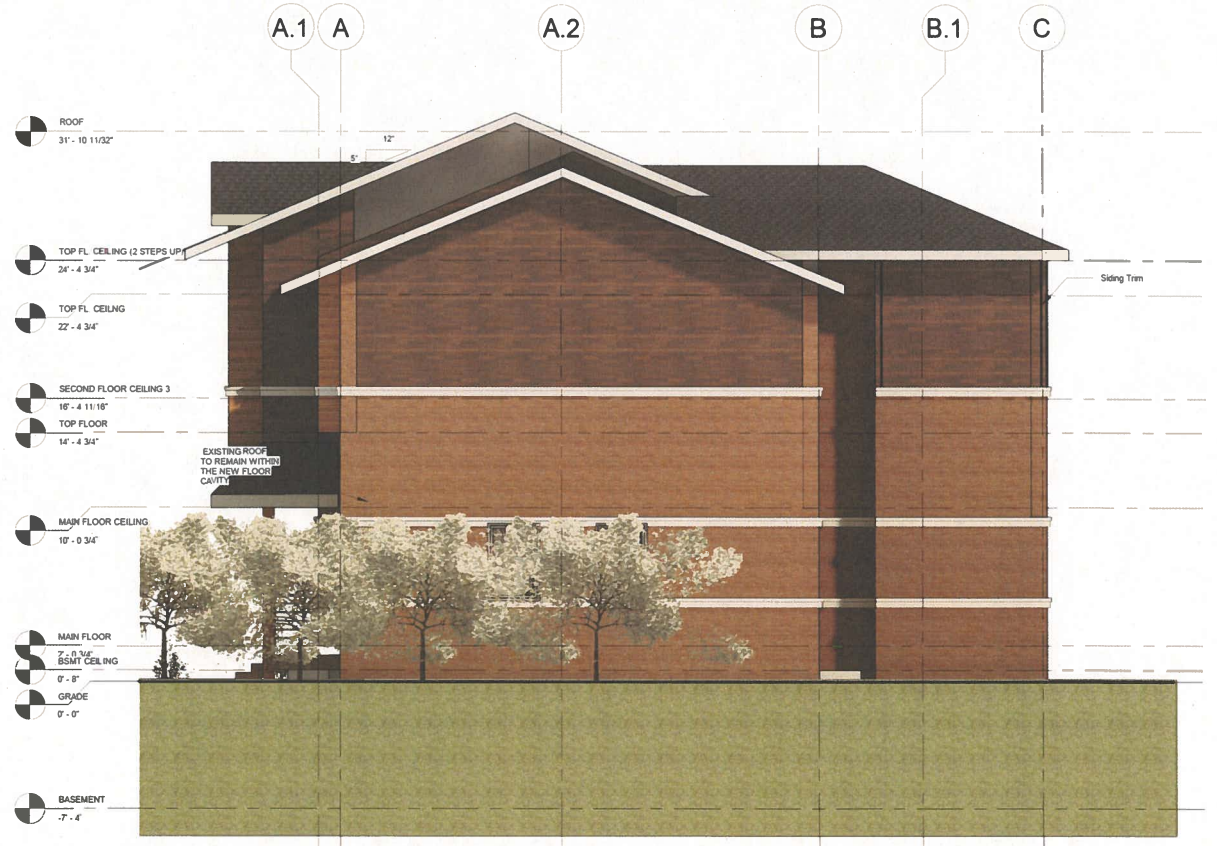
0.61m driveway width variance required. /
Dégrogation de 0.61m relative à la largeur de la voie requis!



Site Plan / Plan du site

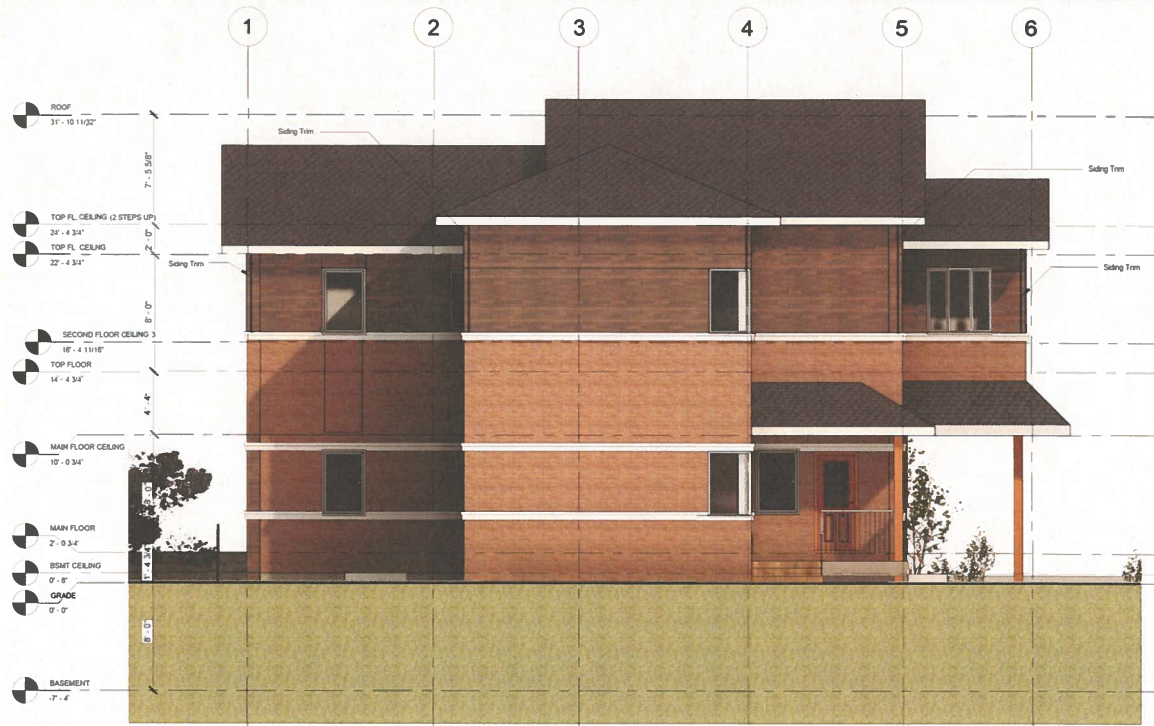


West - Windsor St / Ouest - rue Windsor

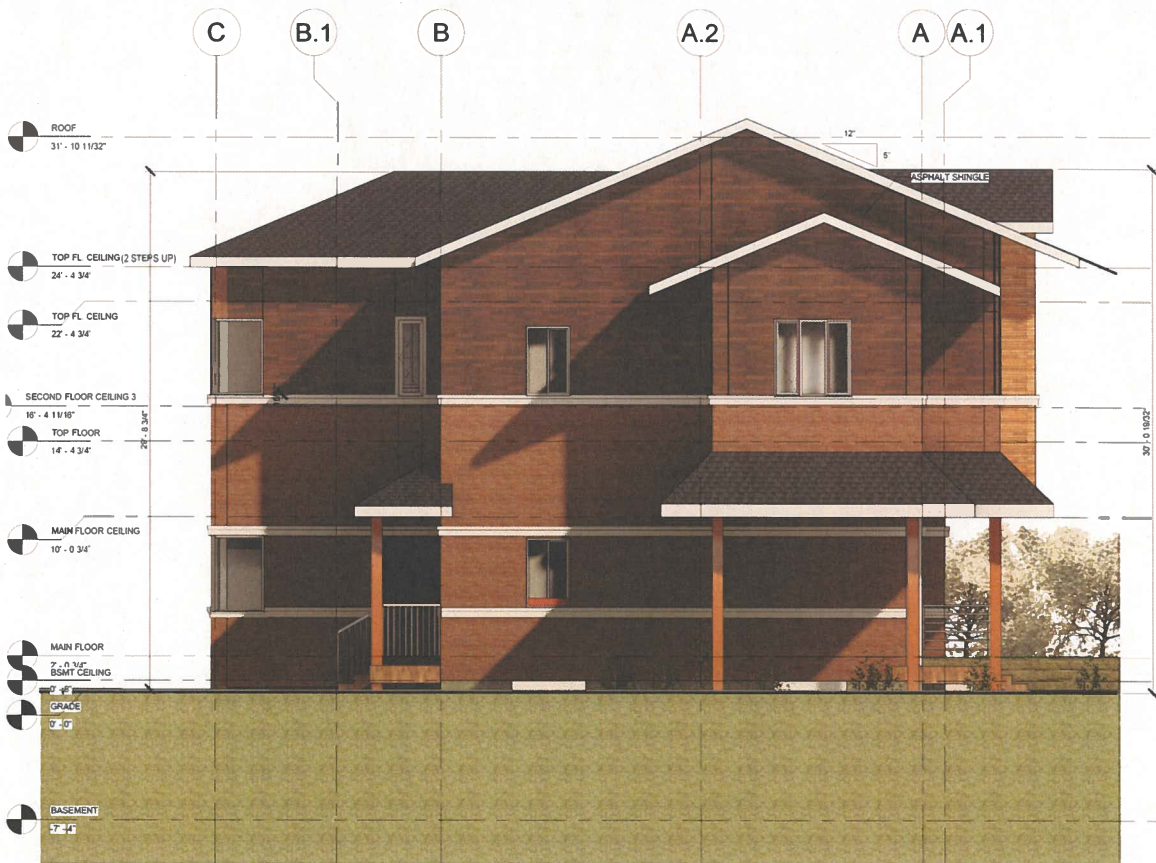


South - / Sud

Elevations / Élévations



East / Est



North / Nord

Elevations / Élévations



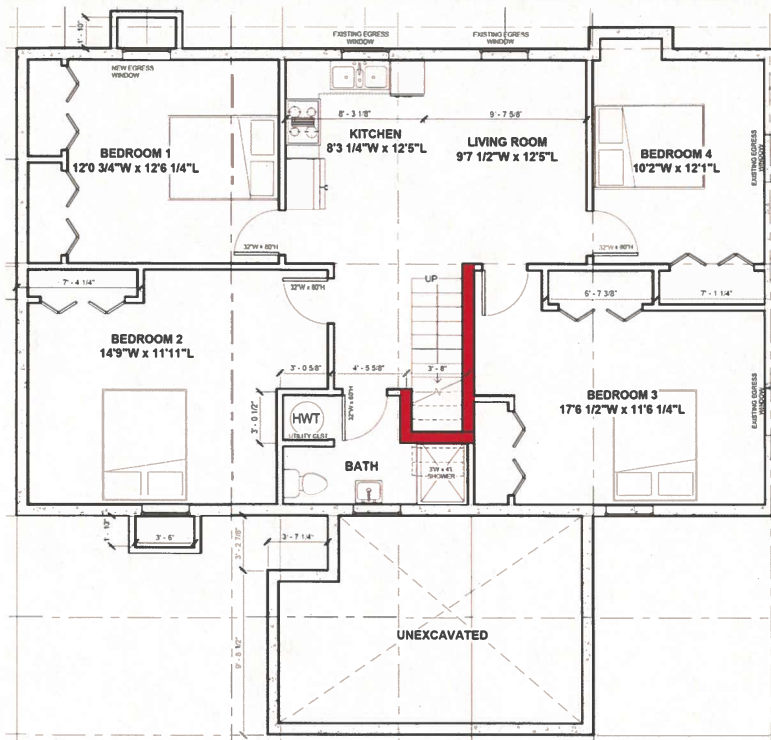
Community Planning
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Map \ carte # IV

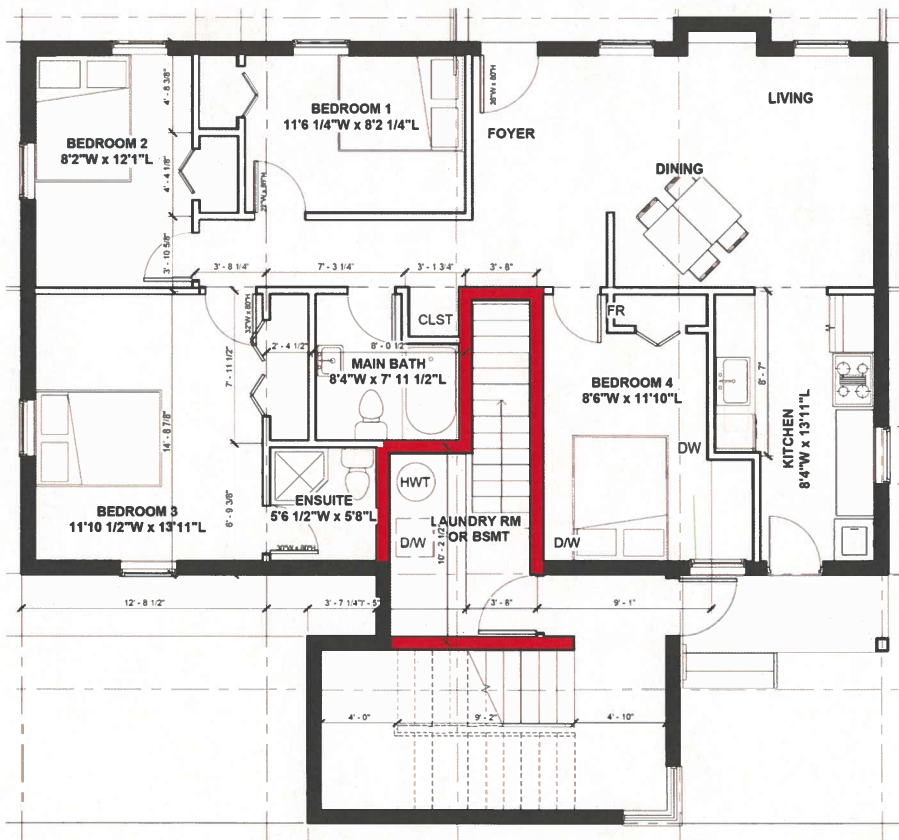
File \ fiche: PR-48-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue 778 Windsor Street
Off-Campus Real Estate
c/o Brandon Fictorie

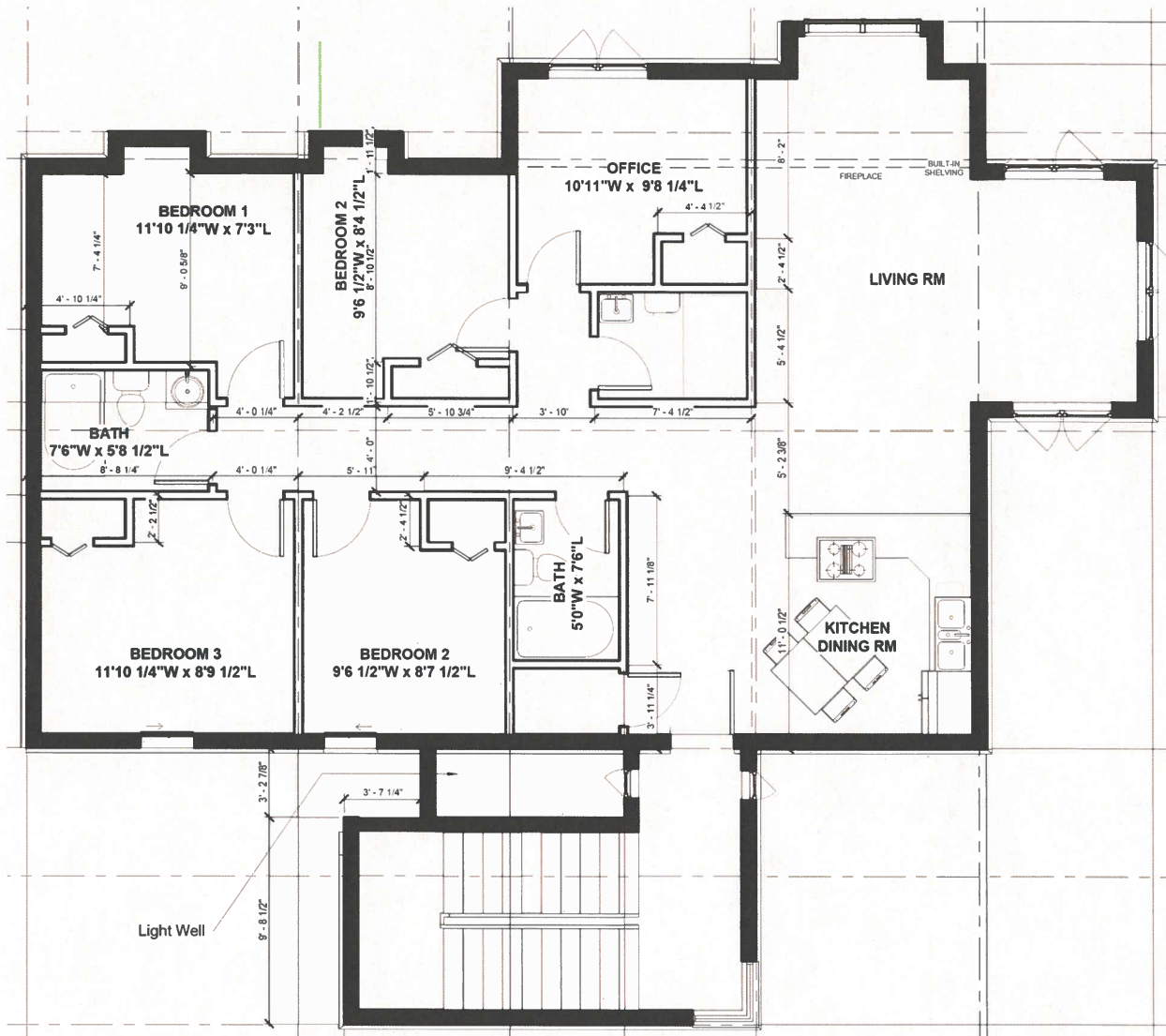


Basement / Sous-sol



Main Floor / Étage principal

Floor Plans / Plan d'étages



Second Floor / Deuxième étage

Floor Plans / Plan d'étages



Community Planning
Planification urbaine

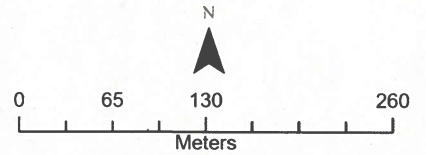
Map \ carte # VI
 File \ fiche: PR-48-2024
 Date \ date: septembre \ September 18, 2024
 Subject \sujet: rue 778 Windsor Street
 Off-Campus Real Estate
 c/o Brandon Fictorie



Fredericton

Schedule B / Annexe B

rue 778 Windsor Street



Legend / Légende

- Subject Property / Terrain Visé
- Planning Area Boundary / Limite du secteur d'aménagement
- Policy Areas / Secteurs de politique
- Property / Propriété

Compiled by Community Planning - August, 2024
Dressée par les Planification urbaine en août, 2024

Municipal Plan Amendment / Modification du plan municipal

Fredericton

Community Planning
Planification urbaine

Map \ carte # VII

File \ fiche: PR-48-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue 778 Windsor Street
Off-Campus Real Estate
c/o Brandon Fictorie

PLANNING REPORT



PAC – September 18, 2024

File No.: Z-18-2024 V-20-2024 P.R. No. 55/24

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Rezoning from MR-4 to MR-2, 0.77 metre front yard setback variance and 5-vehicle parking space variance to permit new townhouse buildings on a portion of PID 75492850.

Property: Lian Street (PID 75492850)

OWNER: Oak Ridge Manufacturing (c/o Andrew Wheeland)
Mailing Address

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot on west side of Lian Street

Context: Adjacent to multi-unit developments including apartment buildings and townhouses to the north and east, single-detached houses to the northwest, vacant land to the south

Ward No: 9

Municipal Plan: New Neighbourhoods

Zoning: Multi-Residential Zone Four (MR-4)

Existing Land Use: Vacant land

Previous Applications: Z-13-2022, Z-6-2021 S-2-2021, S-31-2007 V-81-2007

EXECUTIVE SUMMARY:

In 2021, the subject property was rezoned from Future Development (FD) to R-1N, MR-2 and MR-4, which would allow for a mix of density and housing forms, with the MR-4 portions accommodating apartment buildings. The Applicant is now proposing to rezone a portion of the subject property from MR-4 to MR-2 to permit the construction of 9 townhouse buildings with a total of 71 dwelling units (five 10-unit, one 3-unit and three 6-unit townhouse buildings). In order to accommodate the street-facing water room for one of the 6-unit townhouse buildings, a 0.77 metre front yard setback variance is required. Additionally, a 5-vehicle parking variance is being requested to accommodate the development, which would include a central common outdoor amenity space.

Staff are of the opinion that the proposal represents a reasonable modification to the existing plans for the subject property while still maintaining residential density on the site, which is designated New Neighbourhoods in the Municipal Plan. The proposed development would provide a better transition between the existing single-detached dwellings on narrow lots to the northwest and the surrounding multi-residential developments, including future multi-residential developments to the south. The parking variance should not adversely impact neighbouring properties, as at least one parking space can be provided for each unit. Staff support this application subject to terms and conditions.

APPLICATION:

Oak Ridge Manufacturing has made application for the following:

- Rezoning from MR-4 to MR-2;
- 0.77 m front yard setback variance; and,
- 5-vehicle parking variance

to permit the construction of townhouse buildings on property located on a portion of PID 75492850.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to build 9 townhouse buildings (five 10-unit, one 3-unit and three 6-unit townhouse buildings) on a portion of PID 75492850. In 2021, the subject property was rezoned from FD to R-1N, MR-2 and MR-4, in order to accommodate narrow lot single-detached dwellings and apartment buildings. The subject site is located on a portion of PID 75492850 is zoned MR-4 (as seen on Map I), and while the original intent on this site was to construct an apartment building, townhouses are now being proposed. The Applicant has noted that this change would allow for the development to be built faster and for occupancy to take place sooner.
- As shown on Map II, the five 10-unit buildings would be located on the north side of the site and the remaining townhouse buildings located on the south side, with the parking lot dividing the site. A walkway would connect the 10-unit buildings to the parking lot. The proposed development would have a common outdoor amenity space that would be centrally located between the second and third buildings on the north side and that would contain a gazebo and seating areas. A total of 86 parking spaces would be provided on site in the parking lot and attached garages, and access to the development would be from Lian Street.
- The five 10-unit buildings would have two storeys and would be comprised of 2-bedroom units (see Map V). The remaining buildings would have 3-storeys, and each of these 3-bedroom townhouse units would have an attached garage, as shown on Map VI.

Municipal Plan

- The subject property is designated New Neighbourhoods in the Municipal Plan and is located within the Bishop-Hanwell growth area. Areas in the city that are designated New Neighbourhoods are intended to accommodate substantial new residential growth in newly developed neighbourhoods, providing a range of housing types that meet a variety of needs.
- The Municipal Plan contains the following policies regarding New Neighbourhoods:
 - Section 2.2.1(24): Council shall seek to ensure that the design of New Neighbourhoods:
 - i. Fosters a sense of community and neighbourhood;
 - ii. Provides for the efficient use of land;
 - iii. Provides for the compatible mix of varied and innovative forms of housing and other uses;
 - iv. Provides for the efficient and economic extension and delivery of water and sewer services and utilities;
 - v. Provides for parks, schools and other community uses in central, convenient locations;
 - vi. Minimizes the adverse effects of highways and other existing incompatible surrounding land uses;
 - vii. Includes a hierarchy of streets that adequately and safely accommodates traffic flows and provides proper linkages to other areas of the City;
 - viii. Promotes walking and cycling opportunities by providing trails; trail connections and interconnected street pattern designed to provide a variety of convenient walking routes;
 - ix. Places particular emphasis on the needs of public transit;
 - x. Minimizes adverse impacts on the environment; and,
 - xi. Includes a focal point or nodes, where appropriate.
- Additionally, the proposed development meets the following policy regarding housing:
 - Section 3.1.1(1): Promote housing diversity by requiring a mix of housing types, sizes, and densities that will accommodate changes in the community needs over time. The City shall promote opportunities for increased housing densities and intensification for residential development.

Overall, the 2021 rezoning was consistent with the criteria contained in the above policies, and the proposed development still meets the criteria above. While this application would be considered a “downzoning”, the proposed development would still provide residential density in a growth area while adding to the variety of housing forms in the neighbourhood. The proposed development would also provide a transition in housing form between single-detached dwellings on narrow lots, and the existing and future apartment buildings on the adjacent properties. The addition of a common outdoor amenity space would provide a central leisure space for residents within the development, and the Lian Valcour Neighbourhood Park is located in proximity to the subject site. An established network of sidewalk connections within the larger development provide pedestrian access to public transit service in the neighbourhood, the Lian Valcour Neighbourhood Park, and amenities and services that are located on Bishop Drive.

Zoning By-law:

The proposal complies with the standards for townhouses in the MR-2 zone as follows:

Standard	Required	Provided	Variance
Density (max.)	80 dwelling units	71 dwelling units	n/a
Lot Frontage	34 m	80.75 m	n/a
Landscaping (min.)	35% of lot area (4,546.5 m ²)	37.9% of lot area (4,927 m ²)	n/a
Setbacks (min.)			
Front yard	6 m	5.23 m	0.77 m
From any other property lines	6 m	7.5 m	n/a
Parking (min)	91 spaces	86 spaces	5 spaces

Building Design

- The design of the 10-unit townhouse buildings is a continuation of the design of the townhouses on the eastern side of Lian Street. As shown on Map III, to add visual interest to the buildings, the Applicant has proposed that the exterior colour of each unit alternates to reflect each individual townhouse unit, and that a mix of materials is used. Entrances to the individual units would be located on the longer side of the buildings, which would result in entrances facing the public street.
- The exterior of 3-storey townhouses on the south side of the site would also have a mix of siding colours and materials to break the length of the wall and to increase visual interest, as shown on Map IV. Staff have no issues with the requested front yard setback variance, as this would accommodate the water room of the easternmost building, which would have a door facing Lian Street with a similar design treatment than that of the front of the building. Staff will continue to work with the Applicant on the final design of the buildings at the building permit stage.

Parking and Landscaping

- The subject property is within 150 metres of a street with public transit on Brianna Drive, and thus, a 10% parking reduction has been applied, resulting in 91 parking spaces required (1 space per unit with attached garage; 1.6 spaces for units without attached garage). Each 3-storey townhouse will have an attached garage (total 21 parking spaces), and the parking lot will have 65 parking spaces for the remainder 50 units in the proposed development. The Applicant is also proposing to install bike racks as part of the proposed development, though bicycle parking is not required for developments with individual entrance facilities.
- As more than 60 parking spaces will be provided on the site, the design of the parking lot is subject to section of 5.2(11) of the Zoning By-law, which includes placing landscaped islands after 20 parking stalls in a row.

Access and Servicing

- Access, servicing, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations and approved prior to any building permits issued on the property. All municipal services on the property will be private and the applicant / developer will be responsible for all operation and maintenance. Backflow preventers and storm oil-grit separator(s) will be required. Record drawings prepared by a Professional Engineer are required at completion of the project.
- Any underground power & communication services must be shown on the site servicing plans to ensure there is no conflict between those services and underground municipal services. The location of any additional Public Utility Easements (PUE) is to be approved by the Director of Engineering & Operations.

Traffic

- The Traffic Engineers have no concerns with the application. Lian Street and the surrounding street network have been designed to accommodate this and other developments in the neighbourhood. The addition of a traffic circle at Lian Street & Valcour Drive, and the recent opening of Brianna Drive to Hanwell Road provide for more efficient and safer traffic flows.

Analysis

- The proposal is consistent with the Municipal Plan policy for developments in New Neighborhood areas and is compatible with the existing pattern of land uses in the area. Staff do not anticipate any negative impacts from the proposed development which will add to the variety of building forms in this growth area. The proposed terms and conditions will enable staff to ensure that some building design and site plan elements can be adequately addressed at the permit stage.

RECOMMENDATION:

It is recommended that the application submitted by Oak Ridge Manufacturing for the following:

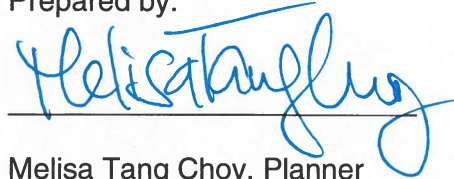
- Rezoning from MR-4 to MR-2;
- 0.77 m front yard setback variance; and,
- 5-vehicle parking variance

to permit the construction of townhouse buildings on property located on a portion of PID 75492850, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. No. 55/24 to the satisfaction of the Development Officer;
- b) Final plan of subdivision be generally in accordance with Map II attached to P.R. 55/24 prior to the issuance of building permit, to the satisfaction of the Development Officer;
- c) Building design be generally in accordance with Maps III and IV attached to P.R. 55/2024, and shall incorporate a front entrance facing the street to the satisfaction of the Development Officer;

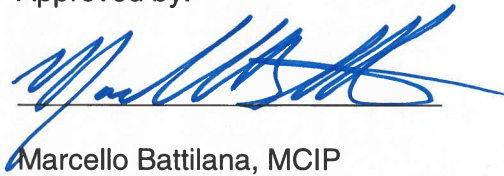
- d) Final parking and landscaping plans be provided to the satisfaction of the Development Officer prior to the issuance of a Building Permit;
- e) Access, servicing, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations and approved prior to any building permits issued on the property; and,
- f) Record drawings prepared by a Professional Engineer are required at completion of the project.

Prepared by:

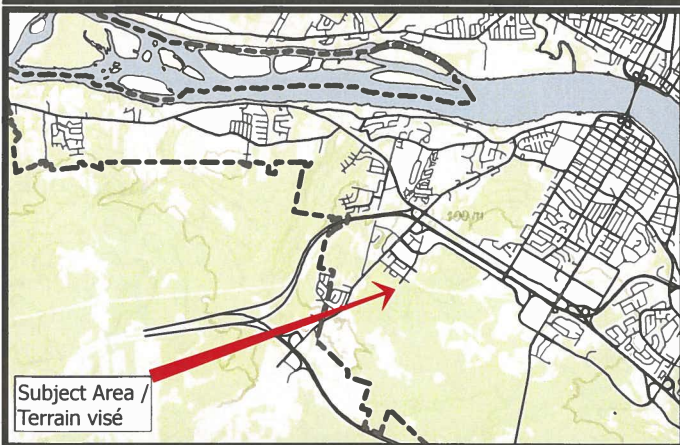
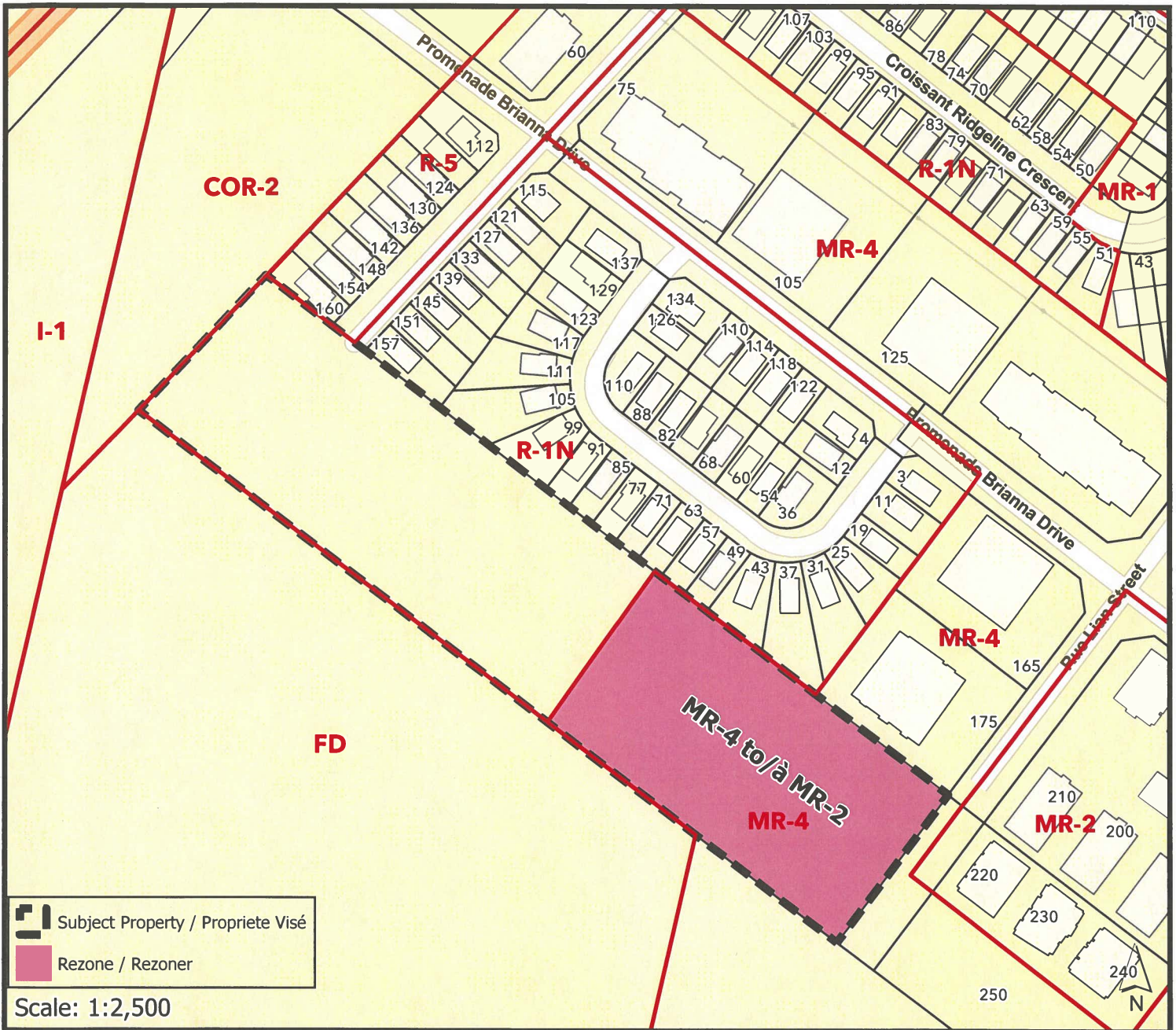


Melisa Tang Choy, Planner
Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Property / Propriete Visé
 Rezone a portion of PID 75492850 from MR-4 to MR-2, 0.77 m front yard setback variance, and a parking variance of 5 vehicle spaces to permit 9 townhouse buildings with a total of 71 units (five 10-unit, one 3-unit and three 6-unit townhouse buildings).
 Le rezonage d'une partie du NID 75492850 de zone MR-4 à zone MR-2. Dérogation de 0.77m à la marge de recul avant nécessaire. Une dérogation de 5 places de stationnement pour permettre la construction de 9 immeubles d'habitations en rangée totalisant 71 logements (cinq de 10 logements, un de 3 logements et trois de 6 logements).

Fredericton

Community Planning
 Planification urbaine

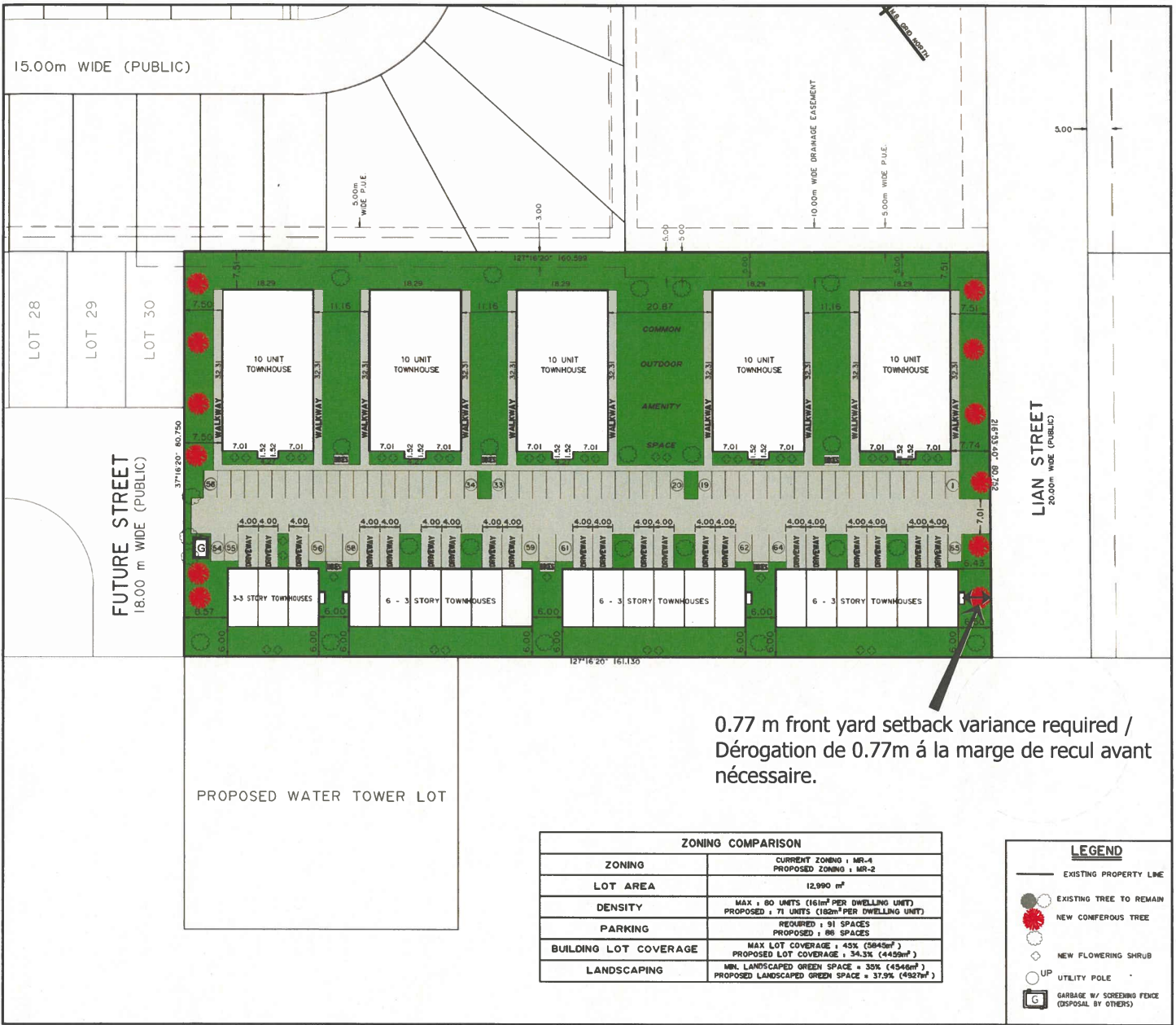
Map \ carte # I

File \ fiche: PR-55-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

Oak Ridge Manufacturing
 (c/o Andrew Wheelan)



0.77 m front yard setback variance required /
Dégrogation de 0.77m á la marge de recul avant
nécessaire.

Parking variance of 5 vehicle spaces to permit 9 townhouse buildings with a total of 71 units (five 10-unit, one 3-unit and three 6-unit townhouse buildings).

Une dérogation de 5 places de stationnement pour permettre la construction de 9 immeubles d'habitations en rangée totalisant 71 logements (cinq de 10 logements, un de 3 logements et trois de 6 logements).

Site Plan / Plan du Site



Community Planning
Planification urbaine

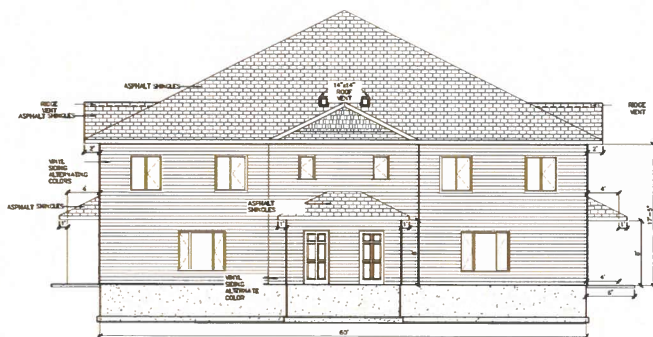
Map \ carte # II
File \ fiche: PR-55-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue Lian Street
Oak Ridge Manufacturing
(c/o Andrew Wheelan)



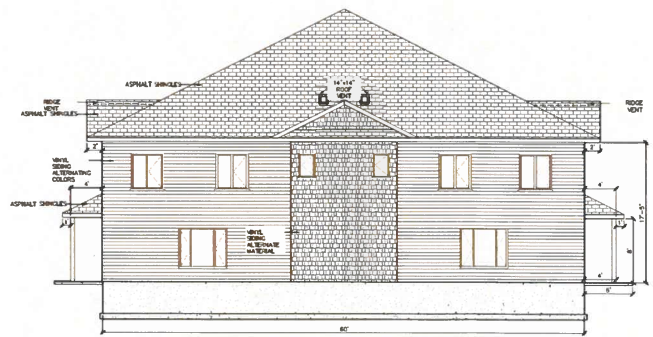
East / Est



West / Ouest



North (front) / Nord (avant)



South (rear) / Sud (arrière)

10 Unit Townhouse Elevations / Élévations de maisons de ville de 10 unités

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-55-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

Oak Ridge Manufacturing
(c/o Andrew Wheelan)



North (front) / Nord (avant)



South (rear) / Sud (arrière)



East / Est



West / Ouest

3 Storey Townhouse Elevations / Élévations de maisons de ville de 3 étages

Fredericton

Community Planning
Planification urbaine

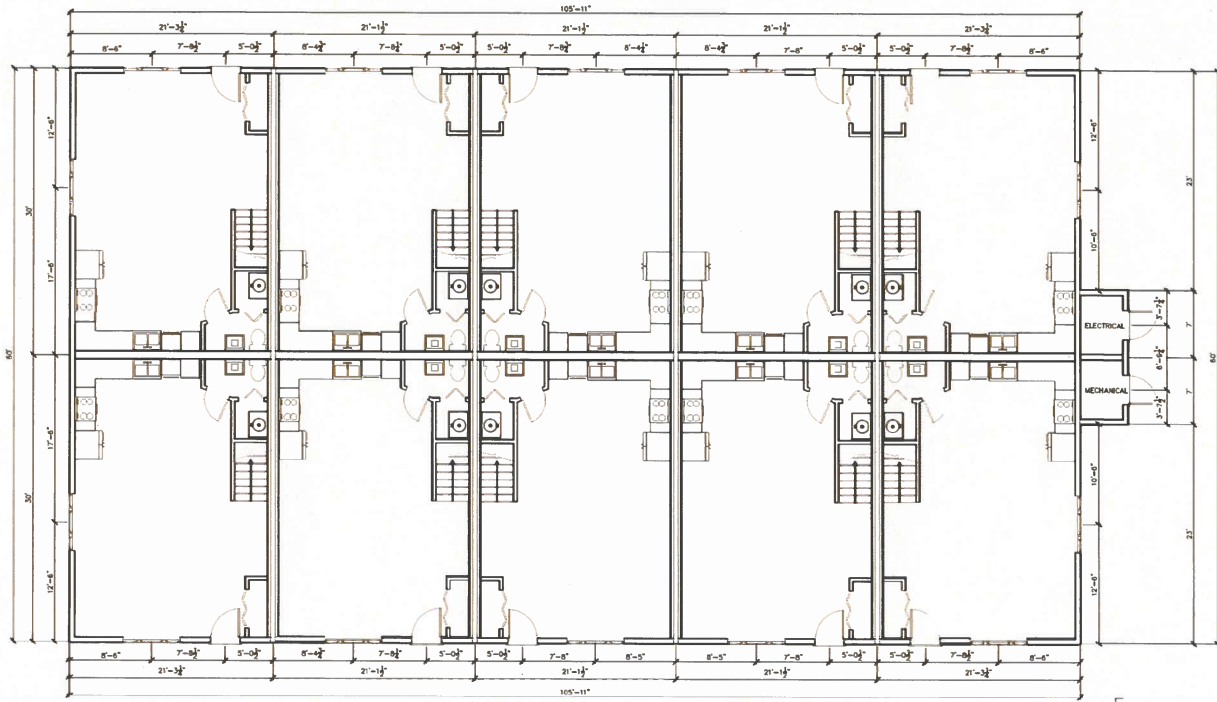
Map \ carte # IV

File \ fiche: PR-55-2024

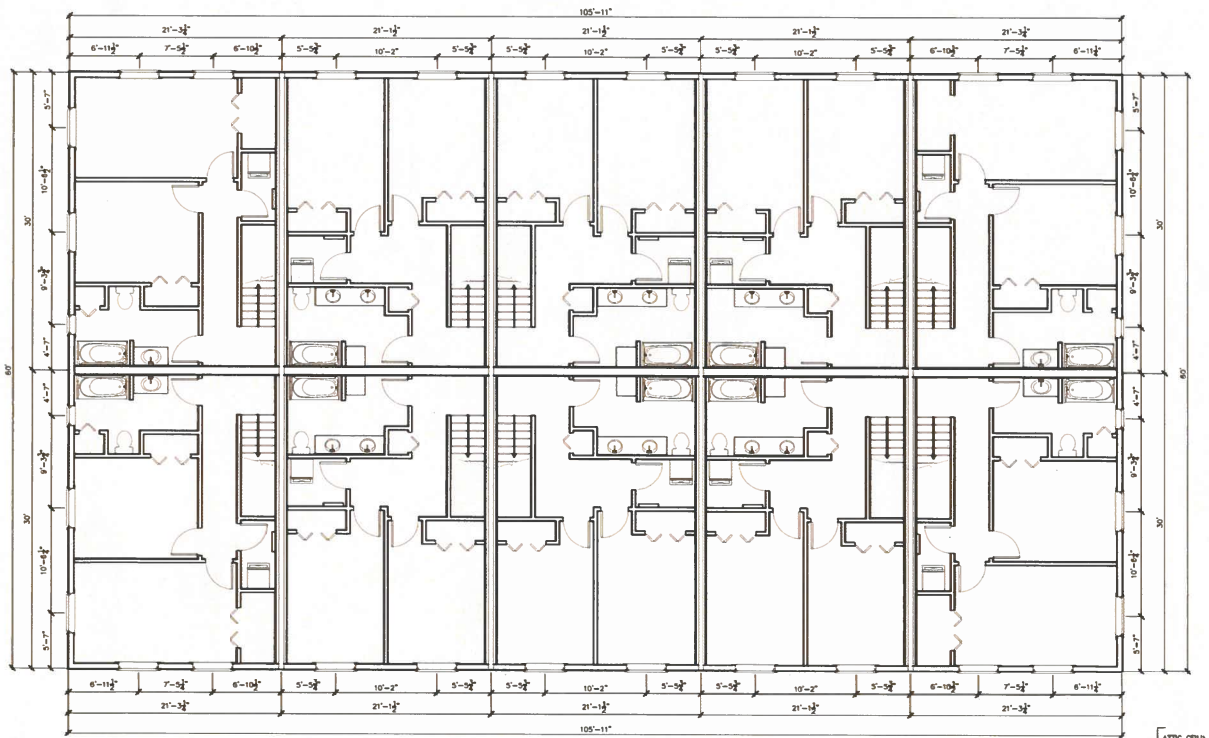
Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

Oak Ridge Manufacturing
(c/o Andrew Wheelan)



First Floor / Premier étage



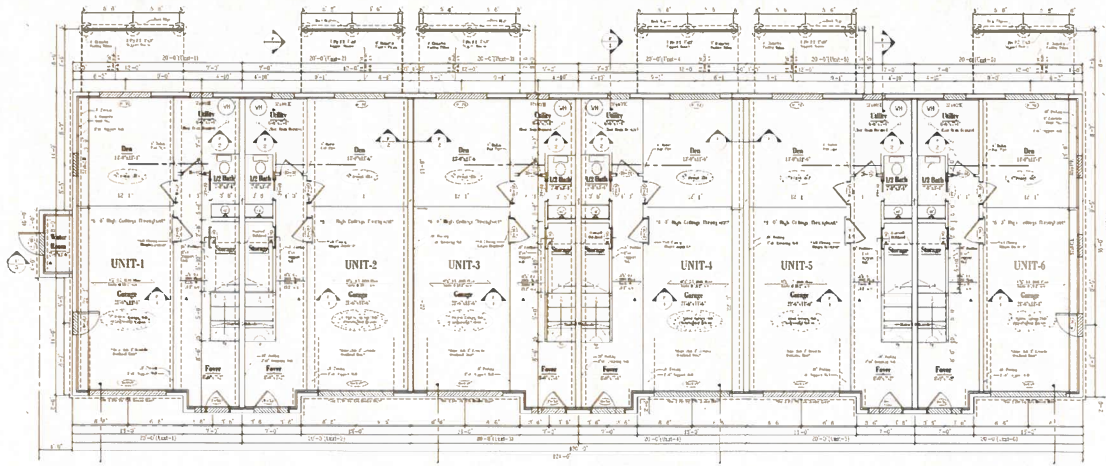
Second Floor / Deuxième étage

10 Unit Townhouse Floorplans / Plans d'étage de maisons de ville de 10 unités

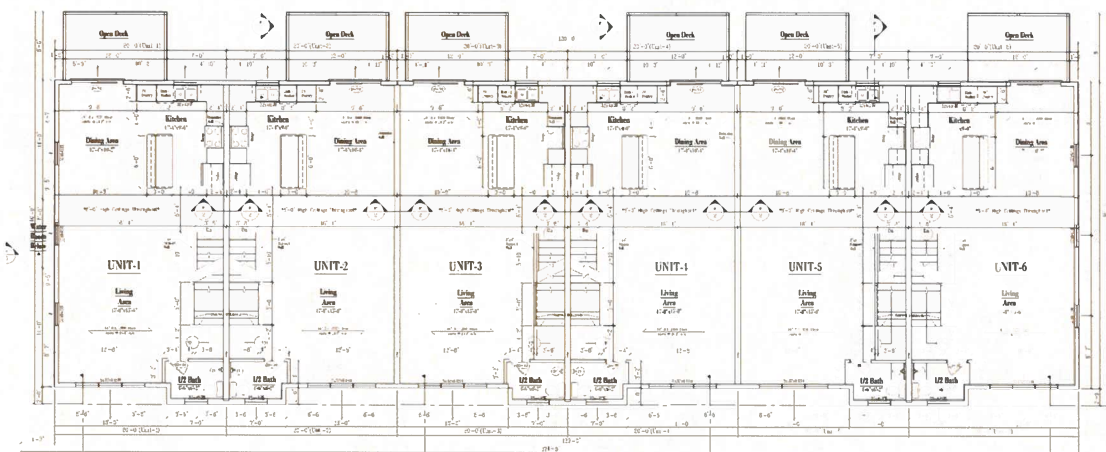


Community Planning
Planification urbaine

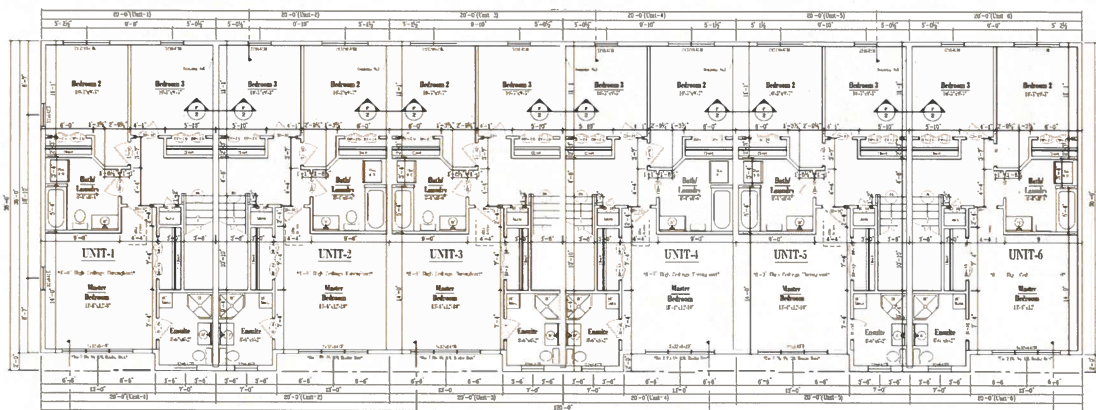
Map \ carte # V
File \ fiche: PR-55-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue Lian Street
Oak Ridge Manufacturing
(c/o Andrew Wheelan)



Basement / Sous-sol



First Floor / Premier étage



Second Floor / Deuxième étage

3 Storey Townhouse Floorplans / Plans d'étage de maisons de ville de 3 étages



Community Planning
Planification urbaine

Map \ carte # VI

File \ fiche: PR-55-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

Oak Ridge Manufacturing
(c/o Andrew Wheelan)

Murray, Elizabeth

Lian Street

From: Prabhjot Bawa [REDACTED]
Sent: Tuesday, September 17, 2024 9:35 PM
To: PLANNING AND DEVELOPMENT
Subject: REZONING and VARIANCE, PID: 75492850

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Hi,

I am responding to the development proposal that was sent in the mail. I am not opposed to the rezoning however I will like to take this as an opportunity to point out a few things since they are related to the overall planning of the neighbourhood.

In my opinion,

- 1) There is a need for a reduced speed limit or any other adequate measures to curb the speed. A further increase to the number of apartments would mean more vehicles on the road. There are lot of kids in the area and sometimes the vehicles sped through. As an example, we were crossing at the Brianna-Lian intersection and a vehicle didn't even bother to slow down or stop at the STOP signal. A possible solution could be to have clearly marked pedestrian crossings at such places but I am no expert and can only state the problem.
- 2) It would be good to have bigger fields in the area to engage in activities like soccer, cricket, tennis etc.. the park that we have at the moment is good but it will be nice to have a bigger one to cover more activities.

To conclude, I am not opposed to the proposal however I wanted to draw your attention to the above points.

Thanks,
Prabhjot

PLANNING REPORT



PAC – September 18, 2024
File No.: S-11-2024, P.R. No. 51/24

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Tentative Plan of Subdivision to add land to the public right-of-way (Cliffe Street)
Property: Cliffe Street (PID 75563809)

OWNER: City of Fredericton c/o Ryan Seymour
397 Queen Street
Fredericton, NB
E3B 1B5

APPLICANT: As above

SITE INFORMATION:

Location: Northwest of Cliffe Street and Brown Boulevard intersection
Context: Commercial and institutional uses to the south along Two Nations Crossing, low-rise residential neighbourhood to the east, and vacant City-owned land to the north and west
Ward No: 5
Municipal Plan: New Neighbourhood
Zoning: Institutional Zone Two (I-2)
Existing Land Use: Vacant land
Previous Applications: P.R. 73/22

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a 2,598 square metre parcel of land (being 10 metres wide) to the Cliffe Street right-of-way from a portion of PID 75563809. In February 2024, Council approved servicing on the new public court (Brown Boulevard extension) to the west of Cliffe Street. As part of the resolution to approve the servicing and given some concerns from Council regarding the proximity of the future Cliffe Street north extension to the abutting residential uses, the resolution was amended to direct the Chief Administrative Officer to revise the subdivision plan to relocate the Cliffe Street right of way an additional 10 metres to the west. This application is solely to add the additional 10 metres to the public right-of-way so that the future northerly extension of Cliffe Street can potentially be shifted west 10 metres as per Council direction. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour on behalf of the City of Fredericton, has made application for a tentative plan of subdivision to add a 2,598 square metre parcel of land to the Cliffe Street right of way from a portion of PID 75563809.

PLANNING COMMENTS:

Background

- In January 2023, Council approved a municipal plan amendment, rezoning, and tentative plan of subdivision to create one institutional lot, one multi-residential lot, and one park lot on a new public court west of the Cliffe Street and Brown Boulevard intersection (P.R. 73/22).
- At the February 26, 2024 Council meeting, staff were directed to proceed with the extension of services on the new public court (previously referred to as Upper Cliffe Street and now the Brown Boulevard extension) to support multi-residential development on the city-owned land pursuant to Council's commitments under the Affordable Housing Strategy. Through Council discussion, there were some concerns with the future location of the Cliffe Street extension going north, given the existing residential uses to the east. Accordingly, Council amended the resolution, and the Chief Administrative Officer was directed to revise the subdivision plan to relocate the Cliffe Street right of way an additional 10 metres to the west.

Proposal

- The proposed tentative plan of subdivision is a 10-metre-wide parcel extending north from the Cliffe Street and Brown Boulevard intersection to the extent of the I-2 zone as shown on Map I. The width of the existing Cliffe Street right-of-way north of Brown Boulevard varies from 60 metres at the southern point and narrows down to 30 metres at the northern limit, being the existing apartment buildings to the east. By adding the 10 metres of width to the right-of-way, it allows for the future northern extension of Cliffe Street to potentially shift west and provide greater separation for the travelled portion of the future street from the existing residential. This application looks to fulfil the Council resolution, but also ensures that the property boundaries for the I-2 zone lot are accurate moving forward. Staff would note that there is no current timeline for the northern extension of Cliffe Street.

Engineering & Operations

- Prior to the final plan of subdivision, staff would work with the City's engineering consultant on the design of northern extension of Cliffe Street. With the added 10 metres and the existing right-of-way width, the travelled portion of the future northern extension of Cliffe Street will be able to be shifted west to provide greater separation from the abutting residential.

RECOMMENDATION:

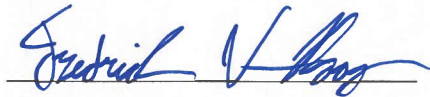
It is recommended that the application submitted by Ryan Seymour on behalf of the City of Fredericton for a tentative plan of subdivision to add a 2,598 square metre parcel of land to the Cliffe Street right of way from a portion of PID 75563809 be forwarded to City Council with a recommendation that the location of the public street be approved as shown on Map II.

Additional Information

Pursuant to Section 77(1) of the *Community Planning Act*, the following terms and conditions will be imposed upon the subdivision by the Development Officer:

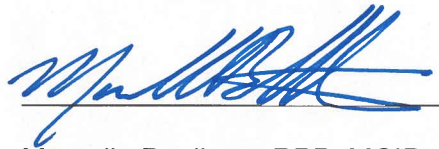
- a) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 51/24 to the satisfaction of the Development Officer; and,

Prepared by:

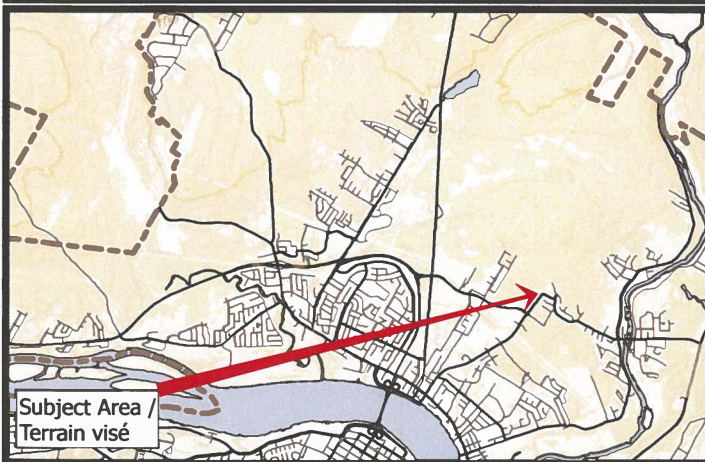
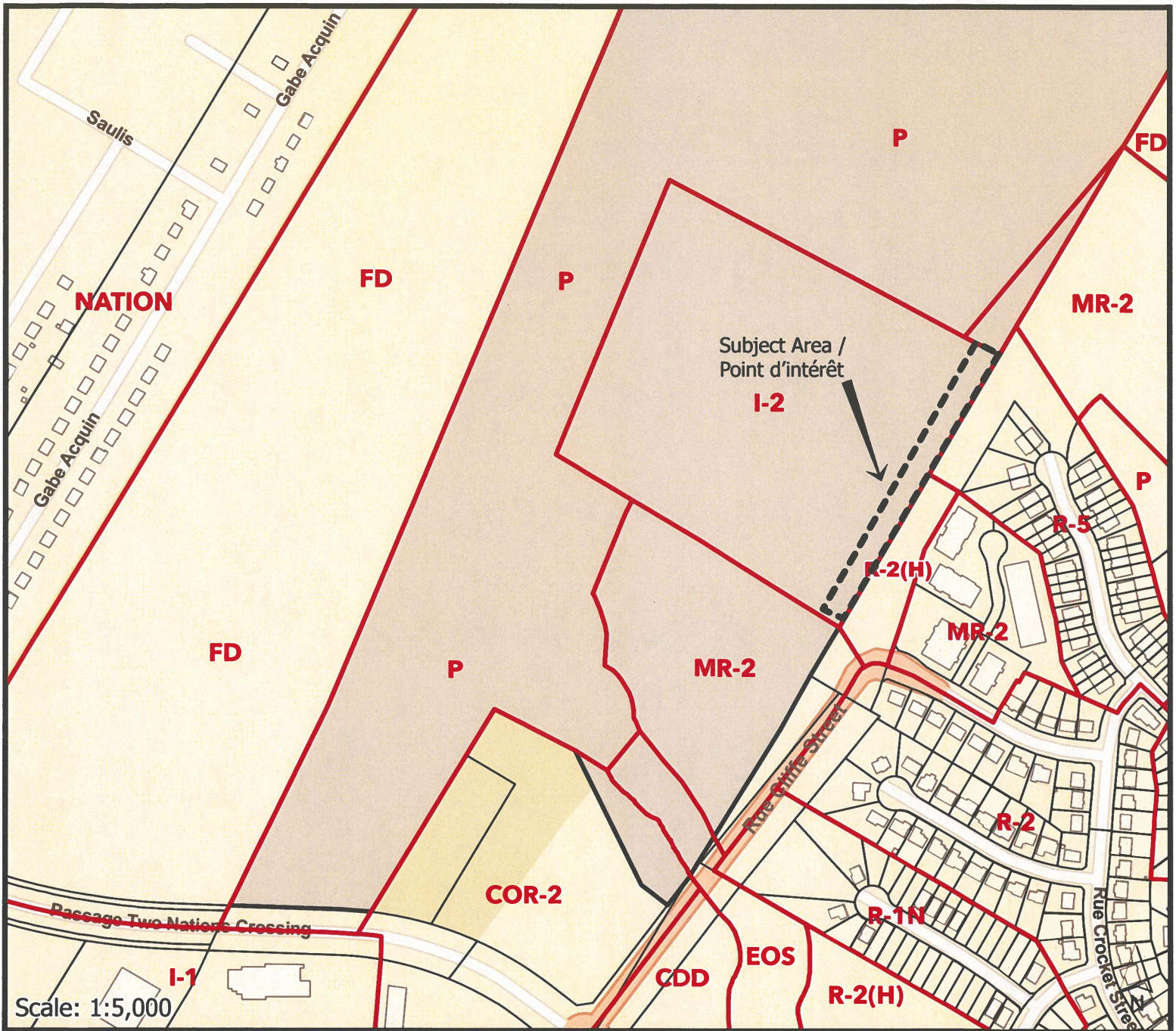


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Subject Property / Propriete Visé

Tentative plan of subdivision to add a 2598 m² parcel of land (10 metre width) to the Cliffe Street right-of-way from a portion of PID 75563809.

Plan de lotissement provisoire visant à ajouter une parcelle de 2598 m² (largeur de 10 m) à l'emprise de la rue Cliffe à partir d'une partie du NID 75563809.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-51-2024

Date \ date: septembre \ September 18, 2024

Subject \sujet: rue Cliffe Street

City of Fredericton

c/o Ryan Seymour

PURPOSE OF PLAN:

1. TO CREATE CLIFFE STREET (PUBLIC) FROM A PORTION OF PID 75563809 AND WEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 58(6)(4) OF THE COMMUNITY PLANNING ACT.

ASSEZ DE COUNCIL / ASSEMBLÉE DU CONSEIL

Pursuant to Section 58, Community Planning Act / Conformément à l'article 58 de la Loi sur l'aménagement, le plan de lotissement a reçu l'assentiment du conseil le

CLERK/SECRETARIE MUNICIPALE

CITY OF FREDERICTON
75563809

BROWN BOULEVARD
PUBLIC 20.000m WIDE

SUBDIVISION IN PROCESS

LOT 24-174
AREA = 34200.00 m²
L.S. 2014

LOT 24-173
AREA = 32140.00 m²
L.S. 2014

CITY OF FREDERICTON
75563809

REGISTRY OFFICE

CLIFFE STREET
PUBLIC

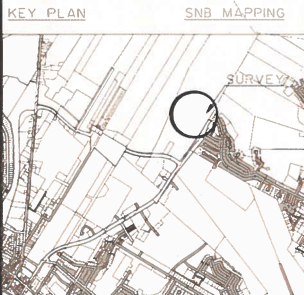
CLIFFE STREET

MILLRIDGE LANE

BROWN BOULEVARD

LIGHT
CITY OF FREDERICTON
CLIFFE STREET
(PUBLIC)
PLAN 221910
REG. 2006-05-18
PID 7542637

CLIFFE STREET



SURVEYORS SEAL
ASSOC. OF NEW BRUNSWICK LAND SURVEYORS PLAN VALIDATION NO.



APPROVED/APPROUVÉ

DEVELOPMENT OFFICER:
ALEX P. JAMES/SEVER
THE CITY OF FREDERICTON

DATE

This report is valid for only 90 days after the date of the Surveyors Office's approval. It may not be used for any other purpose than that for which it was prepared.

Tentative Plan of Subdivision / Plan provisoire de lotissement



Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-51-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Cliffe Street

City of Fredericton

c/o Ryan Seymour

Cliffe Street

Murray, Elizabeth

From: Sandra Jamieson <sjamieson@cityofmarysville.com>
Sent: Tuesday, September 10, 2024 8:51 AM
To: PLANNING AND DEVELOPMENT
Subject: PAC meeting re Cliffe Street PID 75563809

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

To whom it may concern,

Though I am generally in favor of strategic growth and development, I have serious general concerns regarding several new areas of subdivision development throughout the city.

As our city continues to grow, many of our streets are not made to handle the significant increase in traffic through existing neighbourhoods. Brown Blvd and Cliffe Street already handle much of the traffic from Marysville and at least two new subdivisions are being added to an already heavy load.

There needs to be more thought and planning around traffic issues in our city. Additional entry and exit points need to be incorporated so that all the traffic is not flowing to one primary area.

When I moved to Brown Blvd. I was made to understand that Brown Blvd was a temporary funnel into Marysville and that there would be a bypass or additional entry point at the top of Cliffe Street. That has never materialized and Brown Blvd continues to funnel much of Marysville traffic onto Cliffe Street. Now you are proposing to add several new subdivisions on Cliffe Street. Perhaps a connector to Killarney Lake Rd could be a viable option.

I sincerely hope that much thought is being given to the development of effective traffic patterns in addition to any new developments being proposed.

Sincerely,
Sandra Jamieson

PLANNING REPORT



PAC – September 18, 2024
File No.: V-19-24, P.R. No. 54/24

To: Planning Advisory Committee

From: Gabriela Ratcliffe, Planner

Proposal: 5.19 m lot frontage variance and a 69 m lot area variance to permit a 3 unit dwelling in the TP-4 zone.

Property: 203 Dundonald Street (PID 75419176)

OWNER: Ravinatha Prasad Gunarathna & Pathmini Dissanayake
203 Dundonald Street,
Fredericton, NB, E3B 1X1

APPLICANT: As Above

SITE INFORMATION:

Location: Corner lot at the intersection of Dundonald Street and Northumberland Street.

Context: Low-rise residential uses within the Town Plat neighbourhood.

Ward No: 10

Municipal Plan: South Core

Zoning: Residential Town Plat Zone Four (TP-4)

Existing Land Use: Single Detached Dwelling

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to construct a 58 square metre addition at the front of the existing building to allow for two additional dwelling units to be added to the existing dwelling. The subject property is zoned Residential Town Plat Zone Four (TP-4), which permits up to a four-unit dwelling subject to minimum area and frontage standards. The proposal requires two variances primarily due to existing undersized lot conditions, which are typical in the Town Plat. Staff are of the opinion that the proposed variances are reasonable and are in keeping with the general intent of the Zoning By-law and Residential Town Plat Secondary Municipal Plan. Overall, the proposal provides modest infill development that is compatible with adjacent properties and positively contributes to the streetscape and urban form. Staff support this application subject to terms and conditions.

APPLICATION:

Ravinatha Prasad Gunarathna and Pathmini Dissanayake have made an application at 203 Dundonald Street for the following variances to permit a 58 square metre addition and two additional dwelling units:

- 5.19 metre lot frontage variance
- 69 metre lot area variance

PLANNING COMMENTS:

Proposal:

- With the proposed two-storey addition the building would contain three two-bedroom units which each having its own dedicated exterior entrance. From the front of the building facing Dundonald Street the building would appear as a single detached dwelling. The expanded first floor of the building will be occupied by the property owners and the second floor of the building will be divided into two two-bedroom dwelling units.
- The existing building was constructed after 1942 and as such does not fit with the typical form and character of the Town Plat neighbourhood. The proposed addition will reduce the front yard setback bringing the building closer to the street and will feature a prominent entrance with a front porch. The proposed changes will bring the building closer to the form and character of the surrounding neighborhood.
- The proposed development includes three parking spaces. Two parking spaces would be located in a driveway accessed off of Northumberland Street. The remaining parking spot is located in a driveway that is accessed off of Dundonald Street.

Residential Town Plat Secondary Municipal Plan:

- Subsection 2.2.1(12) of the Municipal Plan outlines that *“prior to the adoption of a new South Core Secondary Municipal Plan, new development or redevelopment within the Town Plat area of the South Core shall occur in accordance with the Town Plat Secondary Municipal Plan”*. The subject property is designated Residential in Schedule 1 of the Residential Town Plat Secondary Municipal Plan. The Residential Area is intended to *“provide a range of housing types without compromising the architectural integrity of the existing 19th century and early 20th century housing stock and the predominant residential land use in each neighbourhood”*.
- Policy 3(2) of the Residential Area outlines that *“Council shall recognize that the 19th and early 20th century housing in the Plan Area is unique and the various lot standards and building setbacks should be adjusted to reflect this pattern”*.

Overall, the proposed development meets the intent of the Municipal Plan and Residential Town Plat Secondary Municipal Plan by providing:

- Modest intensification within the Town Plat that is appropriately scaled and oriented with the primary entrance facing the public street;
- A building design and location that is compatible with adjacent buildings in the area and positively contributes to the streetscape and urban form; and,
- A development where adequate servicing, road infrastructure, and other municipal services are readily and efficiently provided.

The proposal complies with the standards of the TP-4 zone as follows:

Standard	Required	Provided
Density/Lot Area (min)*	640 m ² (3-unit dwelling)	571.00 m² *
Lot Frontage (min)*	25 m (3- or 4-unit dwelling)	19.81 m*
Lot Coverage (max)	35% of the lot area (171.3 m ²)	21.02% (120.03 m ²)
Landscaped Area (min)*	45m ² /dwelling unit (135 m ²)	299.69 m ²
Parking (min)	Area 1 (Inside Town Plat): 2+ BR unit: 1 sp/unit	3 spaces

* Variance required

- The two variances are primarily a result of the existing undersized lot condition, which is typical in the Town Plat. This condition makes it challenging for infill development to comply with other zoning standards such as building setbacks, landscaping, and parking separations. It is important to note that the significance of a variance is based on its impact and not any particular number.

Lot Area Variance

- The TP-4 zone requires a minimum lot area of 640 square metres for three-unit dwellings. Staff would note that while the lot would be undersized, the existing building would not exceed the maximum lot coverage and adequate access and parking is provided. Additionally, there would remain more than double the amount of required landscaped area for a three-unit dwelling. Despite the increase in lot coverage, there will be no encroachment into the sight triangle which will maintain adequate sight lines for vehicles and pedestrians turning at the intersection.

Lot Frontage Variance

- The TP-4 zone requires a minimum lot frontage of 25 metres for three or four-unit dwellings. With an existing lot frontage of 19.81 metres, the frontage is deficient, which is not uncommon for lots within the Town Plat. Within the existing frontage, the Applicant has been able to design a site plan where adequate access and parking can be provided on site.

Building Design

- The TP-4 zone establishes the following building design requirements for new buildings:
 - (i) *At least 1 main entrance shall face the public street;*
 - (ii) *Front attached garages facing a public street are not permitted on lots that have less than 18 metres of frontage;*
 - (iii) *The building's massing and proportion shall be vertically-oriented;*
 - (iv) *The pattern of window/door openings and solid wall in a façade facing a public street shall be similar to adjacent buildings in the area;*
 - (v) *Incorporate finish materials found on existing buildings in the area;*
 - (vi) *Upper storey window location and configuration shall minimize overlooking into adjacent rear yards.*

- Overall, staff are of the opinion that the proposal represents an improved condition from the existing building based on the building design requirements of the TP-4 zone. Staff have worked with the applicant to provide a building design that is compatible in the Town Plat and positively contributes to the streetscape and urban form. The general building layout maintains the appearance of a single detached dwelling through its articulation and rooflines. The addition to the building will decrease the existing front yard setback bringing the building in line with others along the street thus improving the appearance and cohesiveness of the street wall.

Access and Servicing:

Engineering & Operations has no concerns with this application. The applicant will be responsible for assessing the capacity of the existing service lateral for the intended use as a three-unit residential building.

RECOMMENDATION:

It is recommended that the application submitted by Ravinatha Prasad Gunarathna and Pathmini Dissanayake at 203 Dundonald Street a 5.19 metre lot frontage variance and a 69 metre lot area variance to permit a three-unit dwelling, be approved subject to the following terms and conditions:

- a) The site be developed substantially in accordance with Map II attached to P.R. 54/24 to the satisfaction of the Development Officer;
- b) Final building design be substantially in accordance with Maps IV to VI attached to P.R. 54/24 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) The applicant will be responsible for assessing the capacity of the existing service lateral, to the satisfaction of the Director of Engineering & Operations.
- e) A back flow preventor will be required.
- f) Property is located in Wellfield Zone B; all plans must conform to the NB Wellfield Protected Area Designated Order. Refer inquiries to the Senior Water & Sewer Engineer.
- g) The Applicant is responsible for the costs of any applicable driveway curb cuts; curb work is to be done by City of Fredericton, to the satisfaction of the Director of Engineering & Operations.

Prepared by:

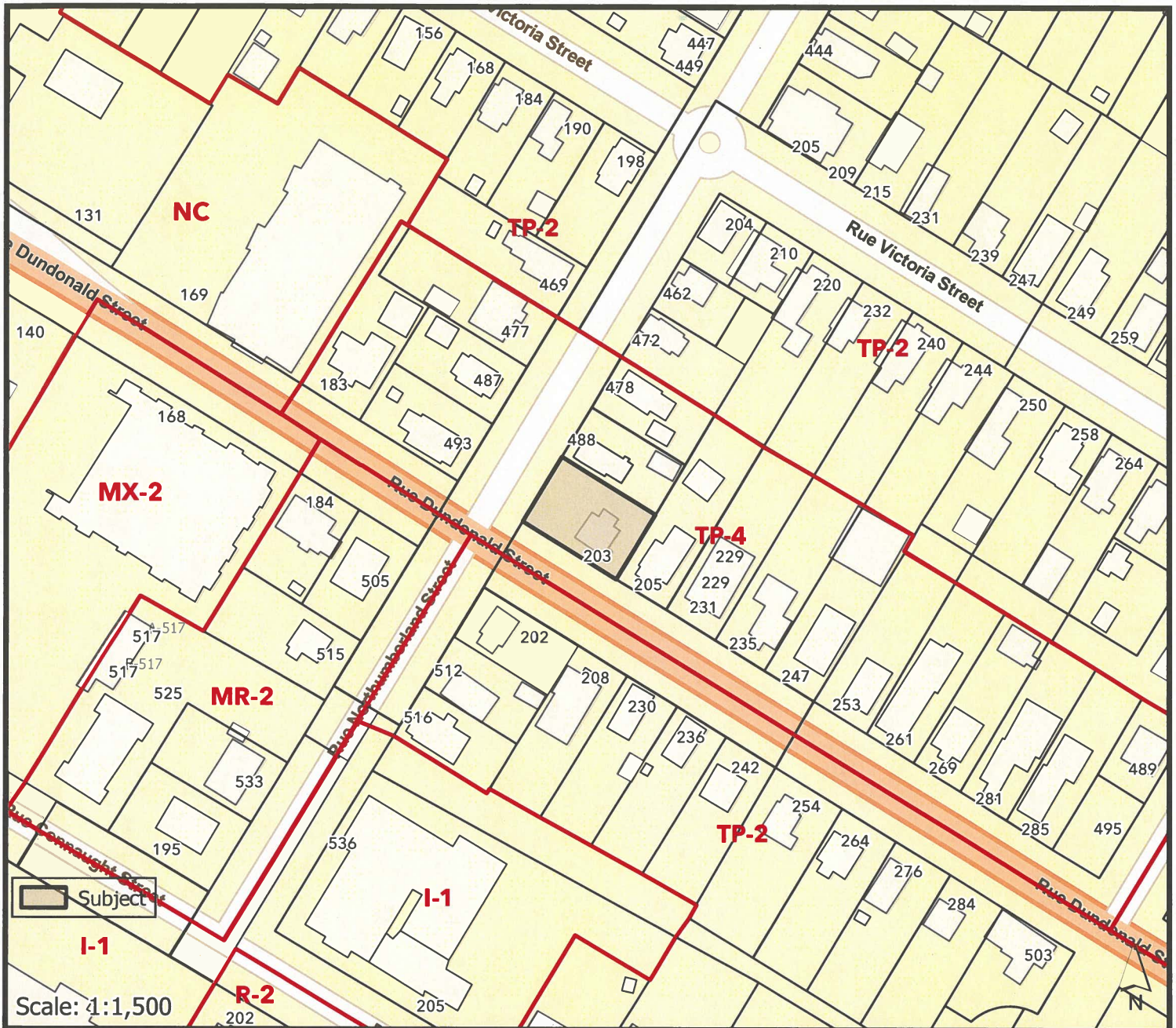


for
Gabriela Ratcliffe, MCP
Planner, Community Planning

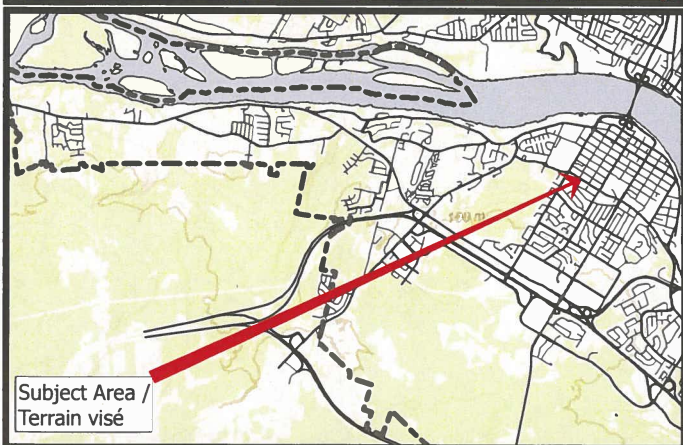
Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Scale: 1:1,500

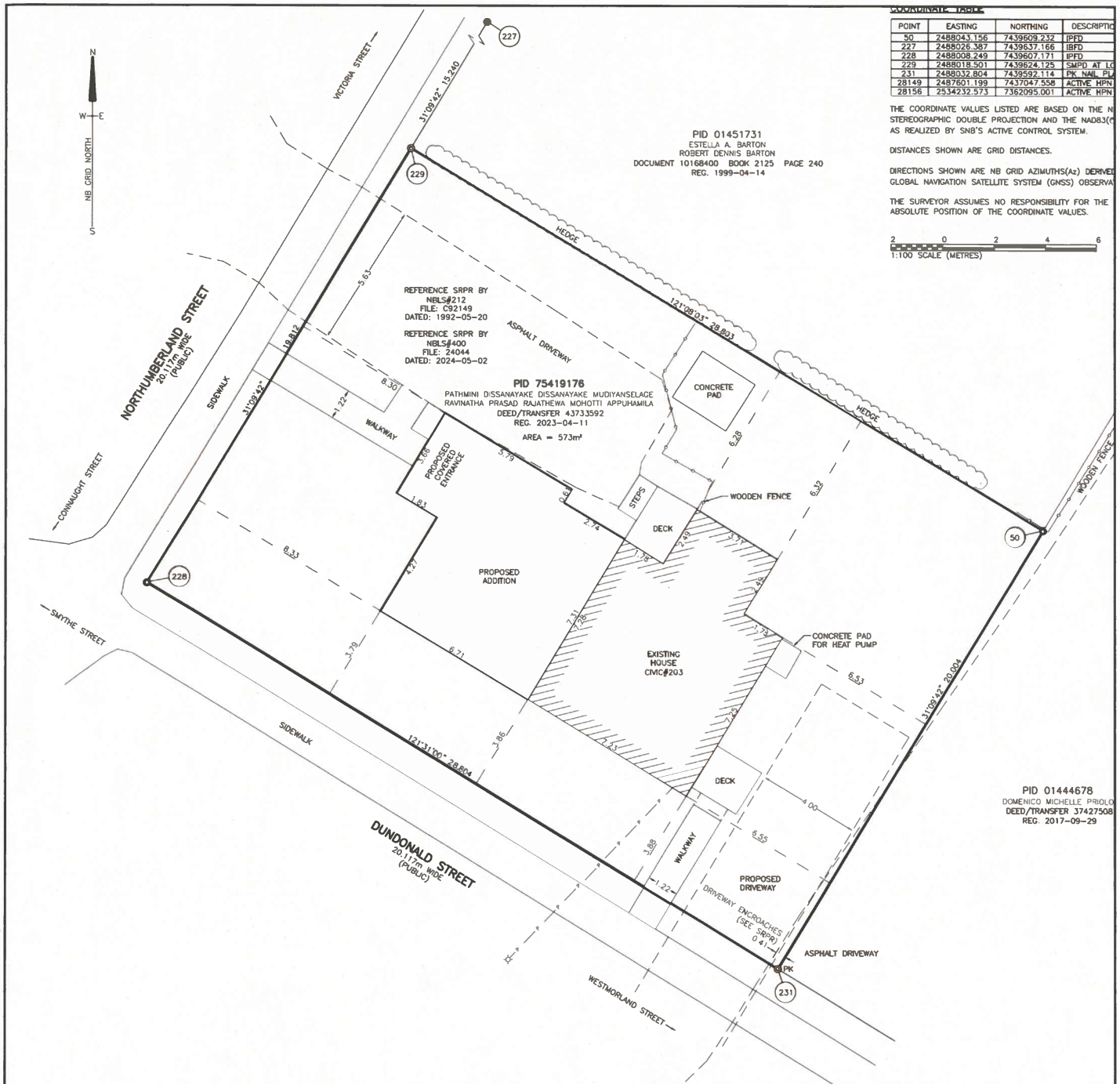


Subject Property / Propriete Visé
 5.19 m lot frontage variance and a 69 m² lot area variance to permit a 3 unit dwelling in the TP-4 zone.
 Une dérogation de 5,19 m à la façade du terrain et de 69 m à sa superficie afin de permettre la construction d'un immeuble de trois logements dans la zone TP-4.



Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-54-2024
 Date \ date: septembre \ September 18, 2024
 Subject \ sujet: rue 203 Dundonald Street
 Ravinatha Prasad Gunarathna
 & Pathmini Dissanayake



POINT	EASTING	NORTHING	DESCRIPTION
50	2488043.156	7439808.232	IBFD
227	2488026.387	7439837.166	IBFD
228	2488008.249	7439867.171	IPFD
229	2488018.501	7439878.125	SMPD AT LG
231	2488032.804	7439859.114	PK NAIL PL
28149	2487601.199	7437047.558	ACTIVE HPN
28158	2534232.573	7362095.001	ACTIVE HPN

THE COORDINATE VALUES LISTED ARE BASED ON THE N STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(C) AS REALIZED BY SNB'S ACTIVE CONTROL SYSTEM.

DISTANCES SHOWN ARE GRID DISTANCES.

DIRECTIONS SHOWN ARE NB GRID AZIMUTHS(Az) DERIVED GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATION.

THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ABSOLUTE POSITION OF THE COORDINATE VALUES.

2 0 2 4 6
 1:100 SCALE (METRES)

5.19 m lot frontage variance and a 69 m² lot area variance to permit a 3 unit dwelling in the TP-4 zone.

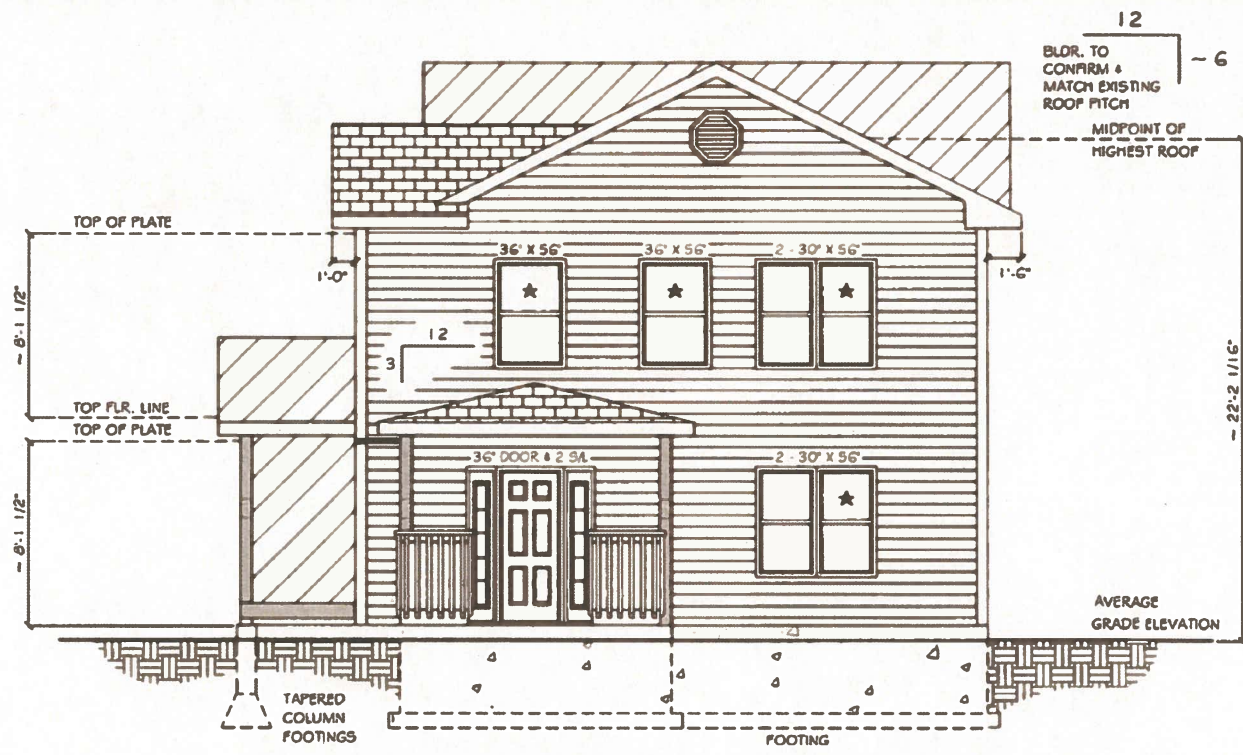
Une dérogation de 5,19 m à la façade du terrain et de 69 m à sa superficie afin de permettre la construction d'un immeuble de trois logements dans la zone TP-4.

Site Plan / Plan du Site

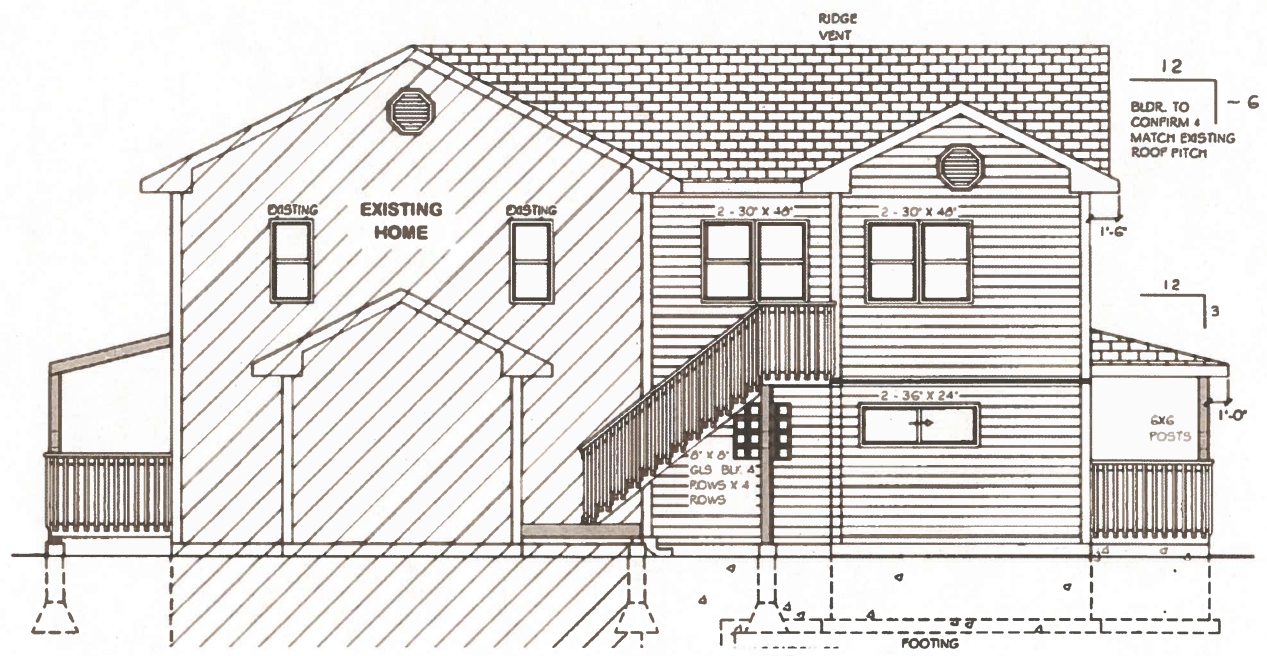


Community Planning
 Planification urbaine

Map \ carte # II
 File \ fiche: PR-54-2024
 Date \ date: septembre \ September 18, 2024
 Subject \ sujet: rue 203 Dundonald Street
 Ravinatha Prasad Gunarathna
 & Pathmini Dissanayake



West - Northumberland St / Ouest - rue Northumberland



South - Dundonald St / Sud - rue Dundonald

Elevations / Élévations



Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-54-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue 203 Dundonald Street
Ravinatha Prasad Gunarathna
& Pathmini Dissanayake



North / Nord



East / Est

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

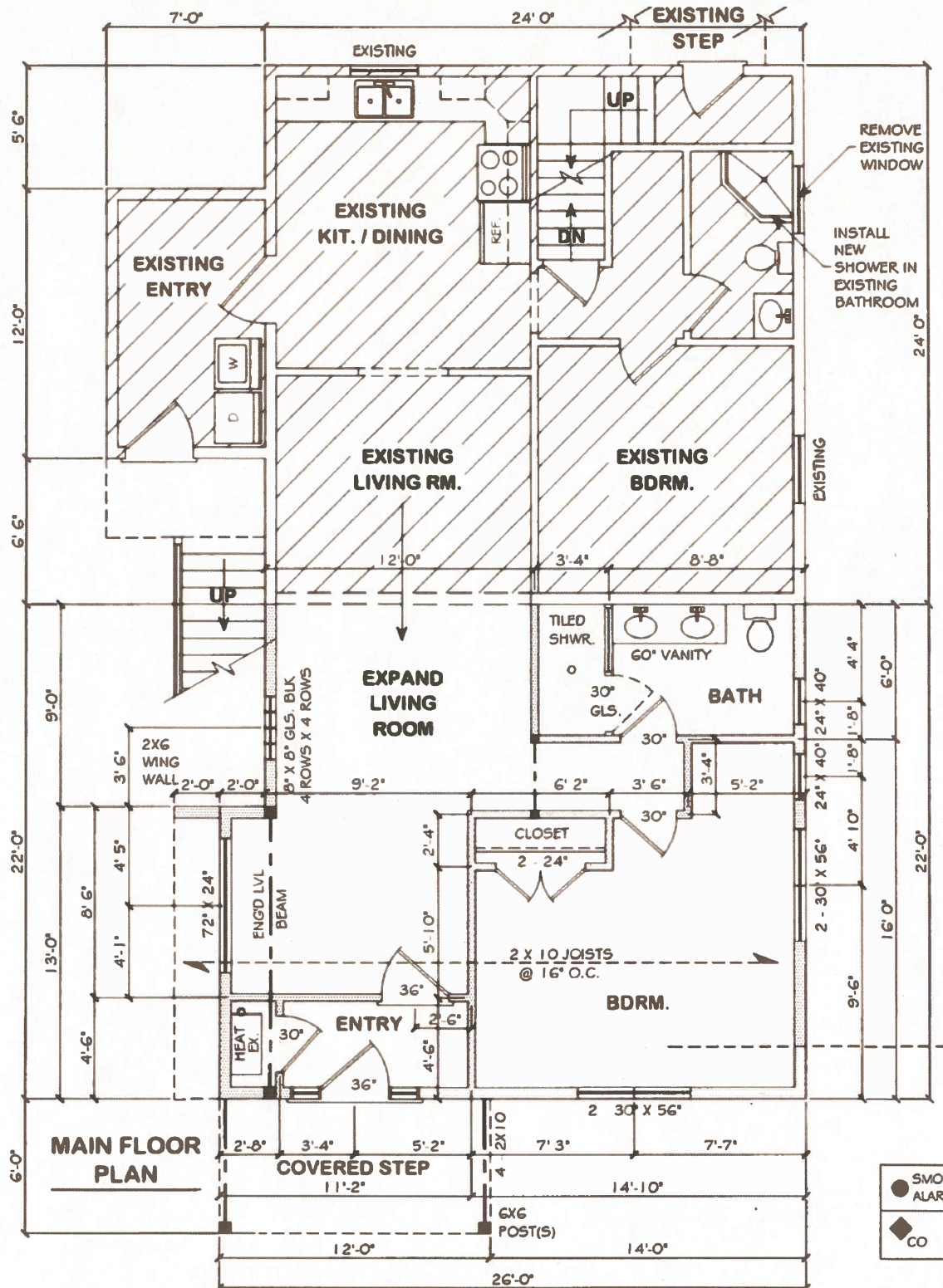
Map \ carte # IV

File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

Subject \sujet: rue 203 Dundonald Street

Ravinatha Prasad Gunarathna
& Pathmini Dissanayake



First Floor / Premier étage

Floorplans / Plans d'étage

Fredericton

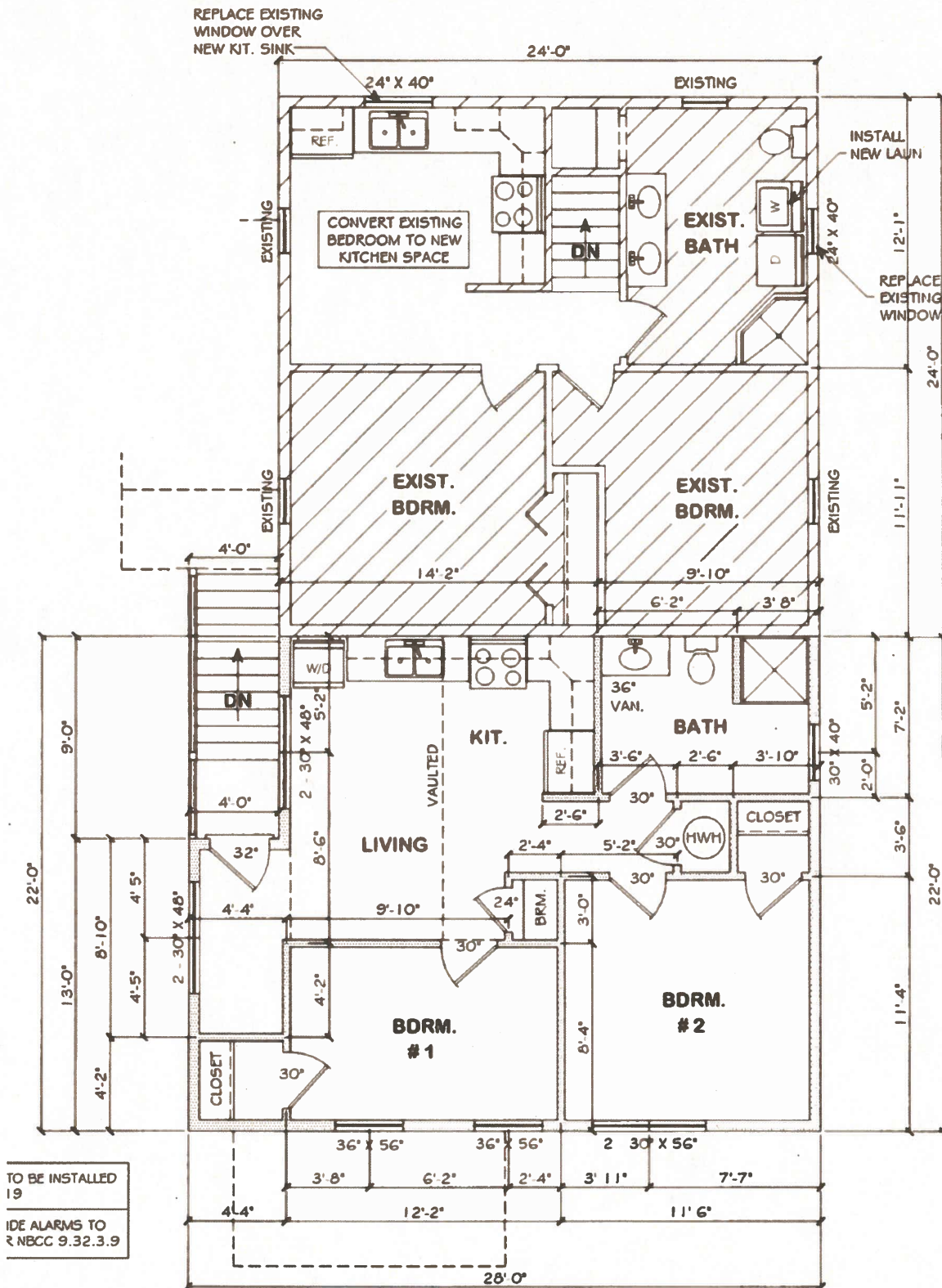
Community Planning
Planification urbaine

Map \ carte # V

File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

Subject \sujet: rue 203 Dundonald Street
Ravinatha Prasad Gunarathna
& Pathmini Dissanayake



Second Floor / Deuxième étage

Floorplans / Plans d'étage

Fredericton

Community Planning
 Planification urbaine

Map \ carte # VI

File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue 203 Dundonald Street
 Ravinatha Prasad Gunarathna
 & Pathmini Dissanayake

Robert & Estella Barton
[REDACTED]

September 16, 2024

City of Fredericton
City Hall
397 Queen Street
Fredericton, NB E3B 1B5

Re: Opposition to Variance at 203 Dundonald Street for a Three-Unit Dwelling

Dear Members of the City Council,

I am writing to formally express my opposition to the proposed variance allowing the development of a three-unit dwelling at 203 Dundonald St. (PID 754191176). As the owner of the adjacent property at [REDACTED] which has been in my family since 1950, I am deeply invested in the well-being of our community and the implications this development may have on it.

Safety Concerns

Dundonald Street serves as a busy truck route leading to the Trans-Canada Highway and is a primary thoroughfare for fire trucks and emergency responders. The intersection of Dundonald and Northumberland has already been the site of numerous accidents, and the proposed variance would further decrease visibility. This area includes a crosswalk used by many, particularly elementary-aged children and seniors, who rely on safe passage. Furthermore, the property at 203 Dundonald St. has a driveway access from Northumberland St., with indications from applicants that they plan to reinstate the original driveway on Dundonald St. This dual access point will increase traffic congestion and pose significant safety risks for pedestrians and cyclists. Also, 203 Dundonald (on Northumberland St) is the pick up location for the morning school bus for the District scolaire francophone Sud.

Densification Issues

The proposed variance contradicts existing zoning regulations intended to preserve the character of our residential neighbourhood. Rabbit Town, one of Fredericton's oldest neighbourhoods, is characterized predominantly by single-family homes. There is much character and charm to this area of Fredericton. Introducing multi-unit dwellings threatens to disrupt the established community dynamic, leading to increased noise, potential crime, traffic congestion, and diminished property values. I urge the council to reflect on the broader implications of increased density—what is the city's ultimate goal, and how will it measure the success of these changes against the negative impacts on existing residents?

Impact on Business Community

Residential densification along this route will impact further business growth in the city centre. Dundonald Street is an undersized trucking thoroughfare impacting not only the immediate neighbourhood but complicating and increasing traffic to and from downtown businesses. This is in opposition to the City of Fredericton's previously planned traffic calming measures. All densification efforts must include a traffic impact analysis, for the immediate vicinity and the impact on Fredericton's Business Community.

Environmental Considerations

Our area already grapples with significant water drainage challenges, with many basements flooding during the winter and spring. Conversations with previous and current residents and evidence from the property itself indicate that expanding the footprint of 203 Dundonald St. will only exacerbate these existing issues. Additionally, the potential loss of green space is a critical concern, as preserving our natural surroundings is vital for ecological balance.

Should the city consider approving this variance, it is imperative that special attention is given to drainage solutions. Any plans must be reviewed by qualified experts and shared with neighbouring residents, ensuring that liabilities for potential damages resulting from drainage alterations are clearly defined.

I strongly urge the council to consider the concerns and sentiments of existing residents. It is crucial for the city to fully consider the voices of its residents when making decisions that will shape our community for generations.

I respectfully request that the city deny the variance permitting the development of a three-unit dwelling at 203 Dundonald Street. It is vital that we preserve the character of our neighbourhood, protect property values, ensure the safety of all residents—especially our children—and safeguard our environment.

Thank you for your consideration of this matter. I look forward to witnessing our community maintain its unique character, quality of life, and safety for all residents.

Sincerely,

Robert and Estella Barton

BUILDING INSPECTION REPORT FOR August2024

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	7	\$2,645,815	\$24,476,889	\$23,887,500
Additions	- 4	\$203,000	\$1,708,000	\$1,214,000
<u>TINY / MINI HOMES</u>				
New	-	-	\$1,420,800	\$1,568,000
Additions	-	-	-	\$40,000
<u>SEMI-DETACHED / DUPLEX</u>				
New	- 2	\$383,000	\$8,708,280	\$4,546,000
Additions	1	\$100,000	\$100,000	-
<u>SECONDARY DWELLING UNIT</u>				
New	1	\$20,000	\$190,000	\$368,000
<u>TOWNHOUSES</u>				
New	1	\$350,000	\$2,940,400	\$20,013,360
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$11,134,110	\$35,119,923	\$78,090,000
Additions	-	-	-	\$225,000
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	1	\$3,000	\$353,946	\$294,669
Carport/Garage *	-	-	\$619,357	\$957,802
Swimming Pool	3	\$57,000	\$859,205	\$855,400
Deck	4	\$86,500	\$570,700	\$406,543
<u>RENOV/REPAIRS</u>				
	22	\$633,060	\$15,403,674	\$9,280,453
<u>TOTAL RESIDENTIAL</u>		\$15,615,485	\$92,471,174	\$141,746,727

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	\$7,337,360	\$6,065,000
Additions	-	-	\$3,243,086	\$720,000
Renov/Repairs	6	\$2,777,783	\$24,326,372	\$18,241,221
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	-	-
<u>GOVERN (Mun.)</u>				
New	1	\$1,315,000	\$1,842,500	\$3,227,000
Additions	-	-	-	-
Renov/Repairs	-	-	\$132,518	\$297,340
<u>GOVERN (Fed/Prov)</u>				
New	-	-	\$73,030,000	\$28,907,900
Additions	-	-	\$413,000	\$1,903,000
Renov/Repairs	-	-	\$4,486,300	\$6,222,245
<u>INSTITUTIONAL</u>				
New	-	-	\$66,300,000	\$130,000
Additions	-	-	-	\$17,954,000
Renov/Repairs	1	\$1,043,000	\$11,569,148	\$6,135,529
Others	-	-	-	-
<u>DEMOLITION</u>				
	1	-	-	-
TOTALS	57	\$20,751,268	\$285,151,458	\$231,549,962

(69,017,283 August 2023)

DEMOLITIONS

526 Priestman Street - Single Detached Dwelling

NUMBER OF NEW DWELLING UNITS

	<u>August 2024</u>	<u>THIS YEAR TO DATE</u>	<u>August 2023</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	7	73	12	67
SEMI-DETACHED / DUPLEX	1	25	4	16
TINY / MINI HOMES	0	13	1	33
SECONDARY DWELLING UNITS	2	11	6	13
APARTMENT UNITS	68	274	114	507
TOWNHOUSE UNITS	4	13	6	99
TOTAL	82	409	143	735

NUMBER OF PERMITS ISSUED

<u>BUILDING PERMITS</u>		<u>PLUMBING PERMITS</u>		<u>SIGN PERMITS</u>	
<u>August 2024</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>TO DATE</u>
55	580	24	278	5	70

<u>DEVELOPMENT PERMITS</u>	
<u>August 2024</u>	<u>TO DATE</u>
1	36

FEES FOR BUILDING PERMITS ISSUED

<u>August 2024</u>	<u>TO DATE</u>	<u>August 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$169,214.00	\$2,312,232.00	\$558,410.00	\$1,889,398.00

FEES FOR PLUMBING PERMITS ISSUED

<u>August 2024</u>	<u>TO DATE</u>	<u>August 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$18,010.00	\$128,290.00	\$46,290.00	\$196,020.00

FEES FOR SIGN PERMITS

<u>August 2024</u>	<u>TO DATE</u>	<u>August 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$625.00	\$8,125.00	\$600.00	\$4,800.00

FEES FOR DEVELOPMENT PERMITS

<u>August 2024</u>	<u>TO DATE</u>	<u>August 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$50.00	\$3,200.00	\$600.00	\$4,150.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>August 2024</u>	<u>TO DATE</u>	<u>August 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$187,899.00	\$2,451,847.00	\$605,900.00	\$2,094,368.00

SUBMITTED BY:

APPROVED BY:




Issued Building Permits
Sorted by Structure Type

August 2024

Table with columns: Permit #, PID, Issue Date, Project Location, Applicant, Ward, Structure Type, Type of Work, Permit Fee, Value, Description. Contains 45 rows of permit data.