

PLANNING REPORT



PAC – September 21, 2022
File No.: Z/18/2022 P.R. No. 59/22

To: Planning Advisory Committee
From: Matthew Robinson, Planner
Proposal: Zone amendment to permit a jewelry boutique in the I-1 Zone
Property: 184 Woodstock Road (PID 01438225)

OWNER: 512437 N.B. Inc
77 Westmorland Street, Suite 420
Fredericton, NB, E3B 6Z3

APPLICANT: Stephen Cole
1381 Regent Street, Compartment 187
Fredericton, NB, E3C 1A2

SITE INFORMATION:

Location: Southside of Woodstock Road, east of the Brookmount/Woodstock Rd intersection
Context: Between low density residential uses on an arterial street. Backing on low density residential neighbourhood (Sunshine Gardens) and across the street from the Delta Hotel.
Ward No: 10
Municipal Plan: Established Neighbourhood
Zoning: Institutional Zone One (I-1) with restrictions
Existing Land Use: Vacant building
Previous Applications: Z-21-82; Z-7-2021; P.R. 12/21; P.R. 59/21

EXECUTIVE SUMMARY:

This application is to establish a jewelry boutique in the existing building at 184 Woodstock Road. The nature of the use will be for in-person meetings to determine customers jewelry design requirements, with no manufacturing on site. As such, this business is expected to see a minimal amount of customer traffic. The applicant indicated that changes to the site would be limited to repaving the existing parking lot, cleaning up the property, and minor alternations to interior spaces, exterior siding, landscaping and the addition of non-digital signage. It is the opinion of staff that a jewelry boutique is compatible with the adjacent low density residential neighbourhood and fronting arterial street. The use will also improve the current vacant condition of the property. Therefore, staff recommends the application be approved.

APPLICATION:

Stephen Cole has made application for a Zone Amendment to permit a jewelry boutique in the Institutional Zone One (I-1) on property located at 184 Woodstock Road.

PLANNING COMMENTS:

Proposal:

- Spicer Cole Fine Jewellers plans to develop a jewelry boutique at 184 Woodstock Road for custom design products. The primary intent is to provide scheduled in-person meetings for customers to design custom pieces but will not contain any manufacturing uses.
- The proposed boutique would have an average of five full-time staff and two part-time staff, with a minimum of three associates on site.
- The applicant has indicated that typical hours of operation would be 10am to 6pm Monday to Wednesday, 10am to 7pm Thursday, 10am to 6pm Friday, and 10am to 4pm Saturday. Temporary seasonal changes would also be expected.
- The applicant intends to operate within the existing building, renovating the current floor plan. Anticipated alterations to the site include repaving the parking lot, changing the exterior siding, landscaping, and the addition of non-digital signage. The property would be cleaned up to meet the standards of their boutique operation.

Municipal Plan:

- The Property is designated Established Neighborhood in the Municipal Plan. Lands within the Established Neighborhood designation are not expected to receive significant intensification but rather to evolve slowly by accommodating development that is complimentary and compatible with the general character of the area. The Municipal Plan contains the following policies for Established Neighbourhoods:
 - Section 2.2.1 (17) Lands within the Established Neighbourhoods Designation may include a full range of residential dwelling types, community facilities, parking and open space, institutional uses and neighbourhood-supporting uses intended to serve residents such as local retail and service commercial uses.
 - Section 2.2.1 (18) The City shall support the stability of 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-laws to ensure acceptable maintenance and occupancy standards; and,
 - vii. Requiring that new or infill development be compatible with adjacent properties.
 - Section 2.2.1 (21) 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.

The policies of the Municipal Plan for Established Neighbours intend for any non-residential use to be sensitively integrated and discourage the location of uses that threaten the stability and character of the neighbourhood. A jewelry boutique will not have a negative land use impact on the area given its hours of operation, location on a major arterial road, and that any customer traffic the use generates will be of relatively low impact. Staff are recommending restricting the properties to only the proposed use to ensure the property does not transition to general retail uses. The addition of the proposed use at this location has potential to stabilize the neighbourhood, providing an active operation in the building so the property is maintained and kept in good condition.

Zoning By-law:

- The property is zoned Institutional Zone One (I-1), however this was due to a previous rezoning that restricted use of the site to a religious institution. At the time, staff did not support the rezoning and restriction of the use of the site to only that of a church was due to concerns of other institutional uses not being appropriate at this location.
- A jewelry boutique with the intended operations as aforementioned would be considered similar to a Personal Service – Apparel in the Zoning By-law.
- In terms of how the site compares to the relevant standards of the I-1 Zone, the site has 48m of frontage and 44m of depth, exceeding the minimum standards of 40m, respectively. The site has a lot area of 2,100m², exceeding the minimum standards of 900m².
- The proposed use will operate within the existing building and will therefore only require non-structural alterations to the interior as shown in Map IV. It will not result in any deficiencies to the subject property with respect to the requirements of the current *Zoning By-law*.

Parking

- Based on a net floor area of approximately 290m², the Zoning By-law requires 10 parking spaces (3.5sp / 100m² NFA). Staff are confident the parking can be accommodated on the site and will require a detailed parking plan to be submitted with the building permit application.

Engineering and Operations

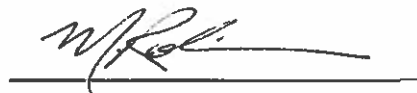
- Engineering & Operations Department, including the Traffic Engineer, has no concerns with this application. There is a municipal storm pipe that traverses the property and there is no formal easement for the pipe. The City will work with the applicant for the acquisition of a Local Government Services Easement to facilitate future maintenance of the pipe by the City.

RECOMMENDATION:

It is recommended that the application submitted by Stephen Cole for a Zone Amendment to permit a jewelry boutique in the Institutional Zone One (I-1) as it relates to property located at 184 Woodstock Road be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map IV and any alteration or addition to the building is limited to the interior and façade to the satisfaction of the Development Officer.
- b) The applicant enter into a Section 59 Development Agreement that will limit the approval to operate a jewelry boutique at this location to the current applicant to the satisfaction of the Development Officer;
- c) The use of the property shall be limited to the proposed jewelry boutique and shall not be carried forward should the proposed jewelry boutique cease to operate;
- d) A detailed parking plan be provided to the satisfaction of the Development Officer;
- e) A signage permit is obtained for any signage; and
- f) Property is located in Wellfield Zone A. All plans must conform to the NB Wellfield Protected Area Designation Order. Refer inquiries to the City Wellfield Protection Officer.

Prepared by:

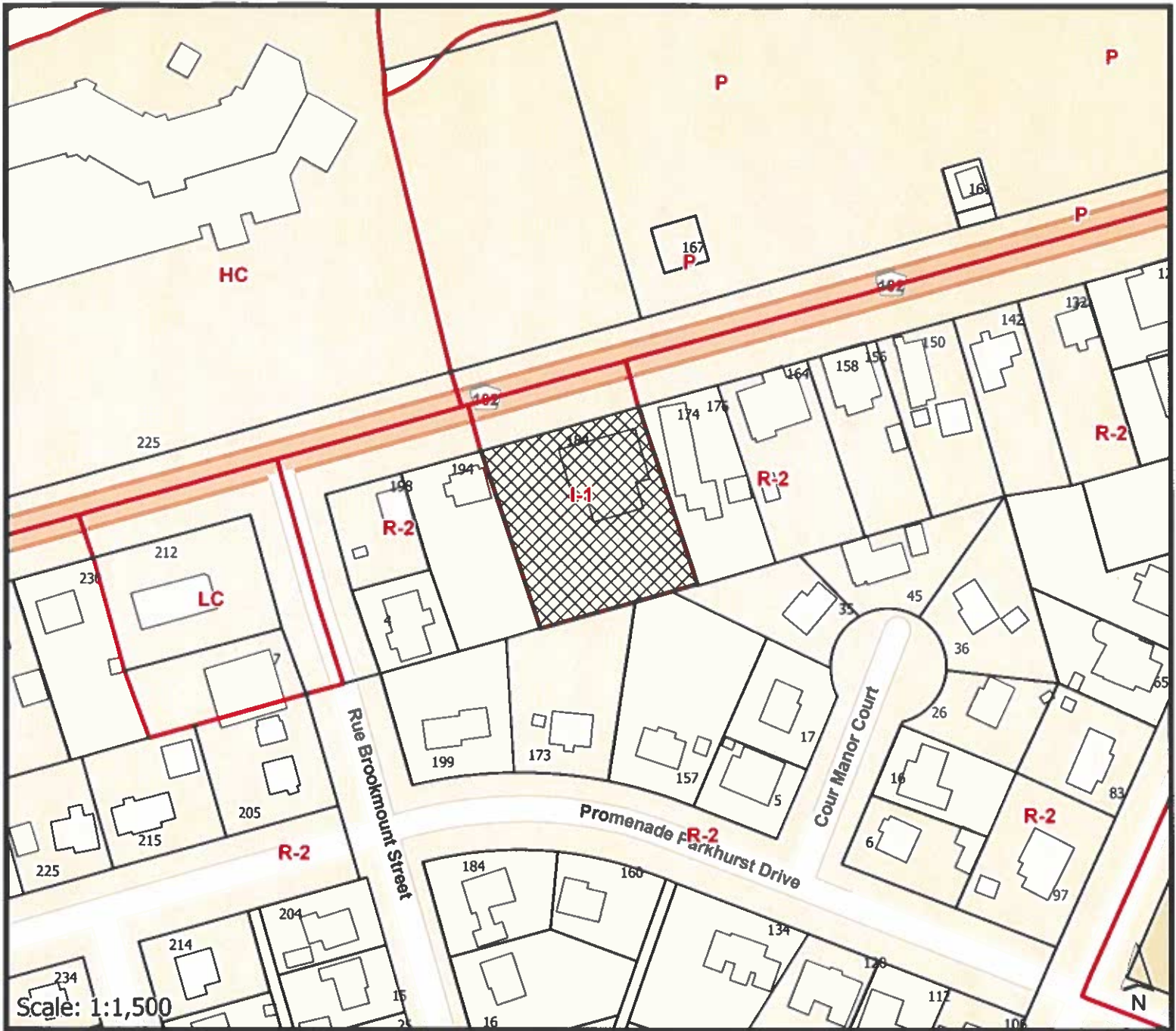
A handwritten signature in black ink, appearing to read 'M. Robinson', written over a horizontal line.


Matthew Robinson, MCP, MCIP, RPP
Planner, Community Planning

Approved by:

A handwritten signature in blue ink, appearing to read 'Marcello Battilana', written over a horizontal line.

Marcello Battilana, MCIP
Manager, Community Planning



 Subject Area / Point d'intérêt

Amend the I-1 Zone to permit a jewelry boutique on property located at 184 Woodstock Road.

Modifier la zone I-1 pour autoriser une boutique de bijoux sur la propriété située au 184 Woodstock Road.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-59-2022

Date \ date: septembre / Sept. 21, 2022

Subject \ sujet: chemin 184 Woodstock Road
Stephen Cole



Amend the I-1 Zone to permit a jewelry boutique on property located at 184 Woodstock Road.

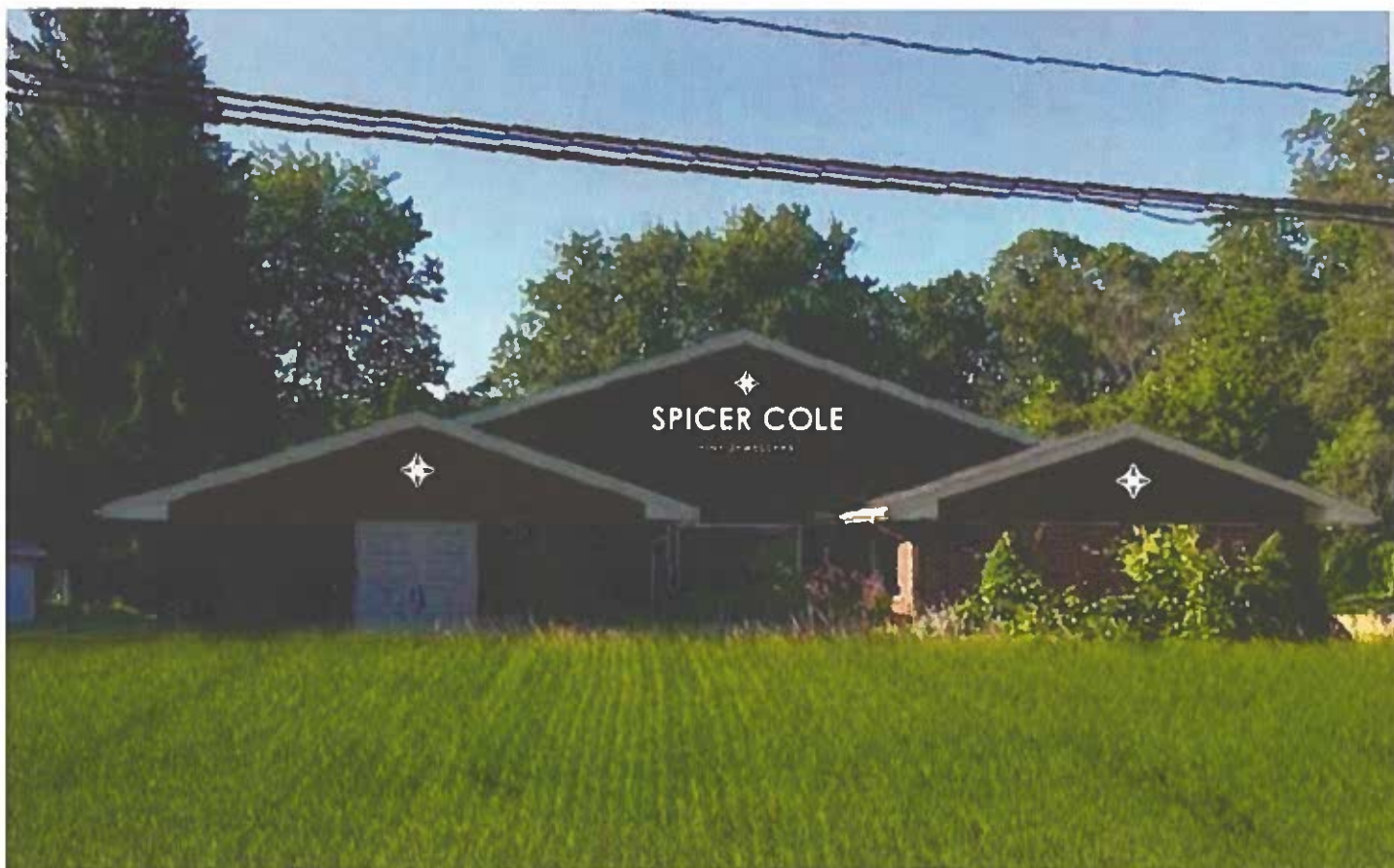
Modifier la zone I-1 pour autoriser une boutique de bijoux sur la propriété située au 184 Woodstock Road.

Site Plan / Plan du site

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Planification urbaine

Map \ carte # II
File \ fiche: PR-59-2022
Date \ date: septembre / Sept. 21, 2022
Subject \ sujet: chemin 184 Woodstock Road
Stephen Cole



North (Woodstock Rd) / Nord (chemin Woodstock)

Elevation / Élévation

Fredericton

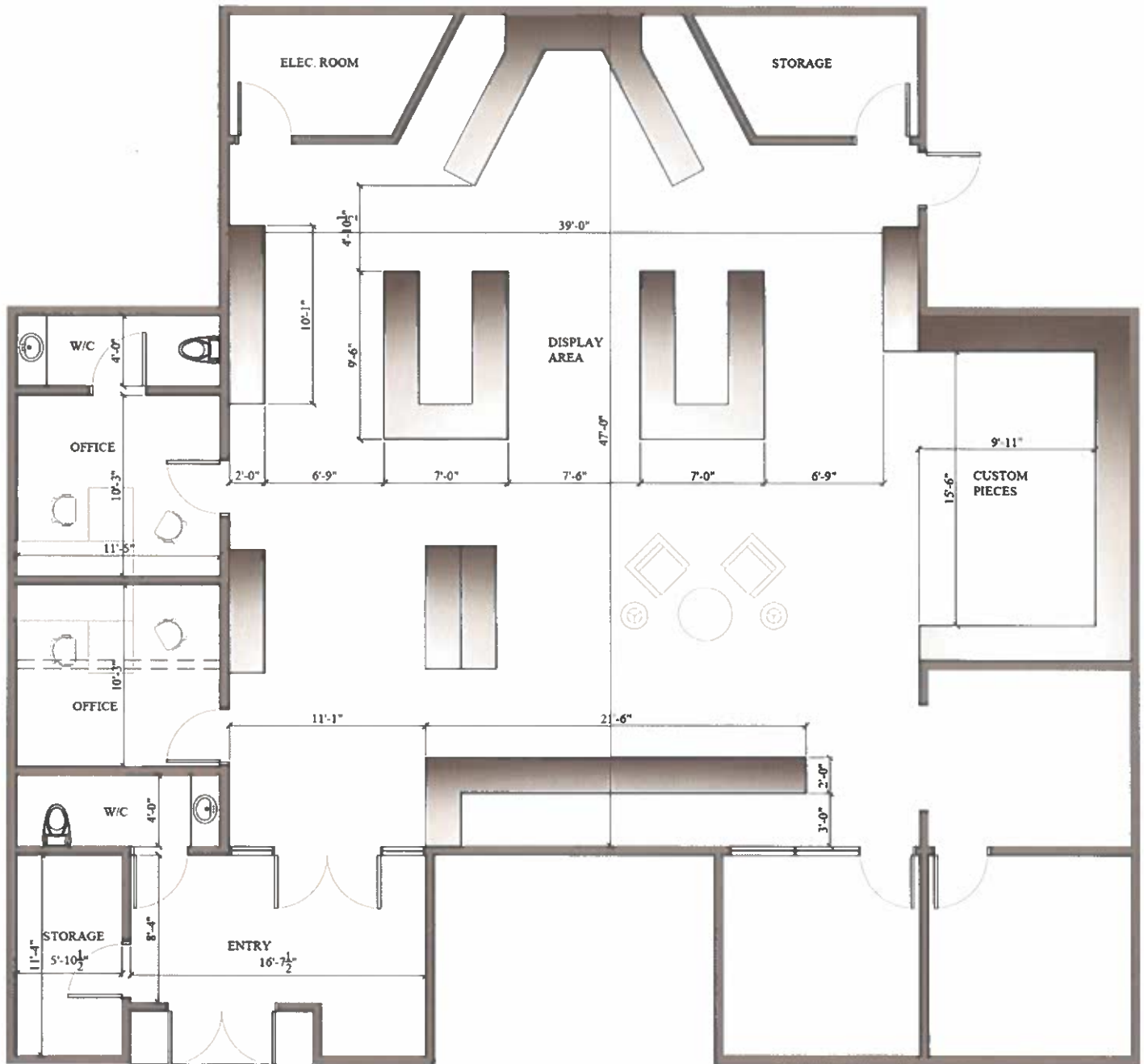
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Map \ carte # III

File \ fiche: PR-59-2022

Date \ date: septembre / Sept. 21, 2022

Subject \ sujet: chemin 184 Woodstock Road
Stephen Cole



Floor Plan / Plan d'étage

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Map \ carte # IV
File \ fiche: PR-59-2022
Date \ date: septembre / Sept. 21, 2022
Subject \ sujet: chemin 184 Woodstock Road
Stephen Cole

Brown-Snook, Julie

From: Joan McCready <jmccread@nb.sympatico.ca>
Sent: Friday, September 9, 2022 6:43 PM
To: PLANNING AND DEVELOPMENT; John Bagnall
Subject: WoodstocRoad Jewellery Store

[You don't often get email from jmccread@nb.sympatico.ca. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

I support the proposed jewellery store at 184 Woodstock Road.

Joan McCready, 65 Rookwood Avenue

Sent from my iPhone