

PLANNING REPORT



PAC – September 21, 2022
File No.: Z-19-2022 P.R. No. 61/22

To: Planning Advisory Committee

From: Alicia Brown, Planner

Proposal: Zone Amendment to the City Centre Institutional Zone to permit a total of five (5) dwelling units

Property: **103 Church Street (PID 01456334)**

OWNER: Scott & Victoria Boer
103 Church Street
Fredericton, NB
E3B 4C8

APPLICANT: As above

SITE INFORMATION:

Location: West side of Church Street, corner of Church and King Street

Context: Eastern gateway to the downtown, commercial, institutional and low-density residential area, within historical preservation area

Ward No: 11

Municipal Plan: City Center Plan – Cathedral District

Zoning: City Centre Institutional (CCI)

Existing Land Use: Retail Space with dwelling unit above

Previous Applications: PR. 216/92, PR. 79/93, PR. 169/93 & PR. 87/20

EXECUTIVE SUMMARY:

The Applicant is proposing to amend the City Centre Institutional Zone (CCI) to allow a total of five (5) dwelling units on the property. The property currently contains a retail store (Urban Threadz) and three dwelling units. The Applicant will be re-locating the commercial use to another location and is proposing to convert the retail space into two dwelling units. The property is located within the St. Anne's Point Heritage Preservation Area and any exterior work to the building will need to be reviewed by the Community Heritage Officer.

Staff feel that the proposal is consistent with the overall objectives of the Municipal Plan and is an appropriate infill development for this area. Staff feel that the zone amendment to allow two additional residential dwelling units on the property is reasonable and would support the application subject to terms and conditions.

APPLICATION:

Scott and Victoria Boer have made application amend the City Centre Institutional Zone (CCI) to permit five (5) dwelling units on the property at 103 Church Street.

PLANNING COMMENTS:

Proposal:

- The Applicants own a retail store on the property (Urban Threadz) and have their own living unit above the business. In 2020, the Applicants constructed a 2-storey rear addition that included a garage, personal living space for the applicants and two additional dwelling units.
- The Applicants are planning to re-locate the commercial use to another location and convert the existing commercial space into two additional residential units. The proposed dwelling units will be single units with a kitchen, bathroom, and living/bed area (see Units #3 & #4 on Map III).

Municipal Plan:

- The subject property is within the Cathedral district of the City Centre plan which contains the following objectives:
 - Preserve the existing built form and heritage of the Cathedral District by protecting the existing visual prominence, scale, and character of the district's buildings.
 - Preserve the complete integrity of the green space surrounding Christ Church Cathedral.
 - Permit infill that respects the prominence and scale of existing buildings but is architecturally distinct from established buildings.
 - Encourage the conversion of largescale residential properties to either apartments of smaller scale office uses;
 - Preserve and add to the District's tree canopy.
- The proposal will allow for an additional two residential units in the City Centre. This is in line with one of the key characteristics of the Cathedral district as well as the Urban Growth Strategy which encourages infill and adds more residential units within a walkable distance to the City Centre.
- Staff feel that the proposal represents a good opportunity for a smaller-scale residential infill development given the context of the area. The addition of the two new units is reasonable and should not negatively affect the neighbouring properties.

Zoning By-law:

- The property is located within the CCI zone, Section 11.15(2) of *Zoning By-law Z-5* permits only dwelling units in the CCI Zone that have been in existence as of March 1995. The CCI Zone accommodates primarily institutional development in the form of community and cultural facilities and government services in the city's downtown core.
- The land surrounding the subject property is zoned for various different uses. The property is located on the corner of Church and King Street and backs on to properties in the City

Centre Institutional Limited Zone (CCIL) which permits up to 4 dwelling units. Additionally, the property at 115 Church Street recently received Council approval for 6 dwelling units. Staff would view the addition of dwelling units to this property as a positive transition between zones.

Parking

- With respect to parking, the property is located within the Central Business District (CBD). The CBD requires at maximum, 1 space per dwelling unit. The Applicant is able to provide 5 spaces on the site which includes the garage which will accommodate the Applicant's personal parking.

Access and Servicing

- The applicant is responsible for verifying the capacity and condition of water and sanitary sewer services to the building for the intended use.

RECOMMENDATION:

It is recommended that the application submitted by Scott and Victoria Boer to amend the City Centre Institutional Zone (CCI) to permit the construction of two additional dwelling units on property at 103 Church Street, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 61/22 to the satisfaction of the Development Officer;
- b) Any renovations or changes to the exterior of the building will require a building permit and must be to the satisfaction of the Community Heritage Officer;
- c) The Applicant is responsible for verifying the capacity and condition of water and sanitary sewer services to the building for the intended use.

Prepared by:




Alicia Brown, MCIP
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Community Planning



 Subject Area / Point d'intérêt

Amend the City Centre Institutional Zone (CCI) to allow for 5 dwelling units on the property.

Modification de la zone CCI en vue de permettre cinq logements sur la propriété.

Fredericton

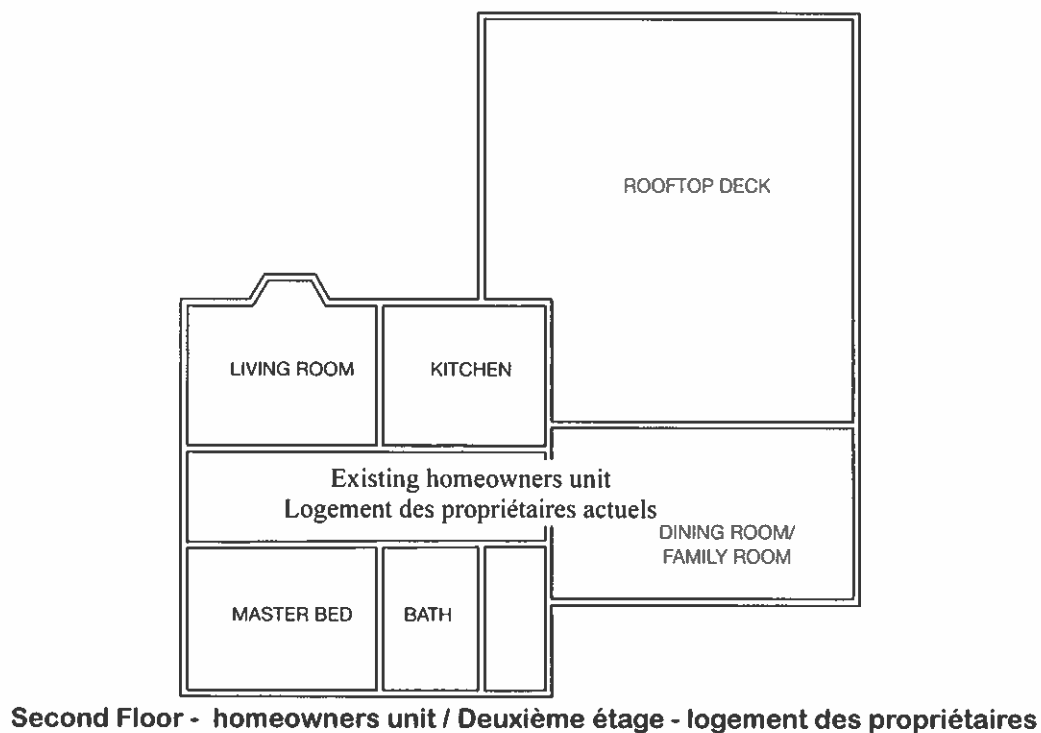
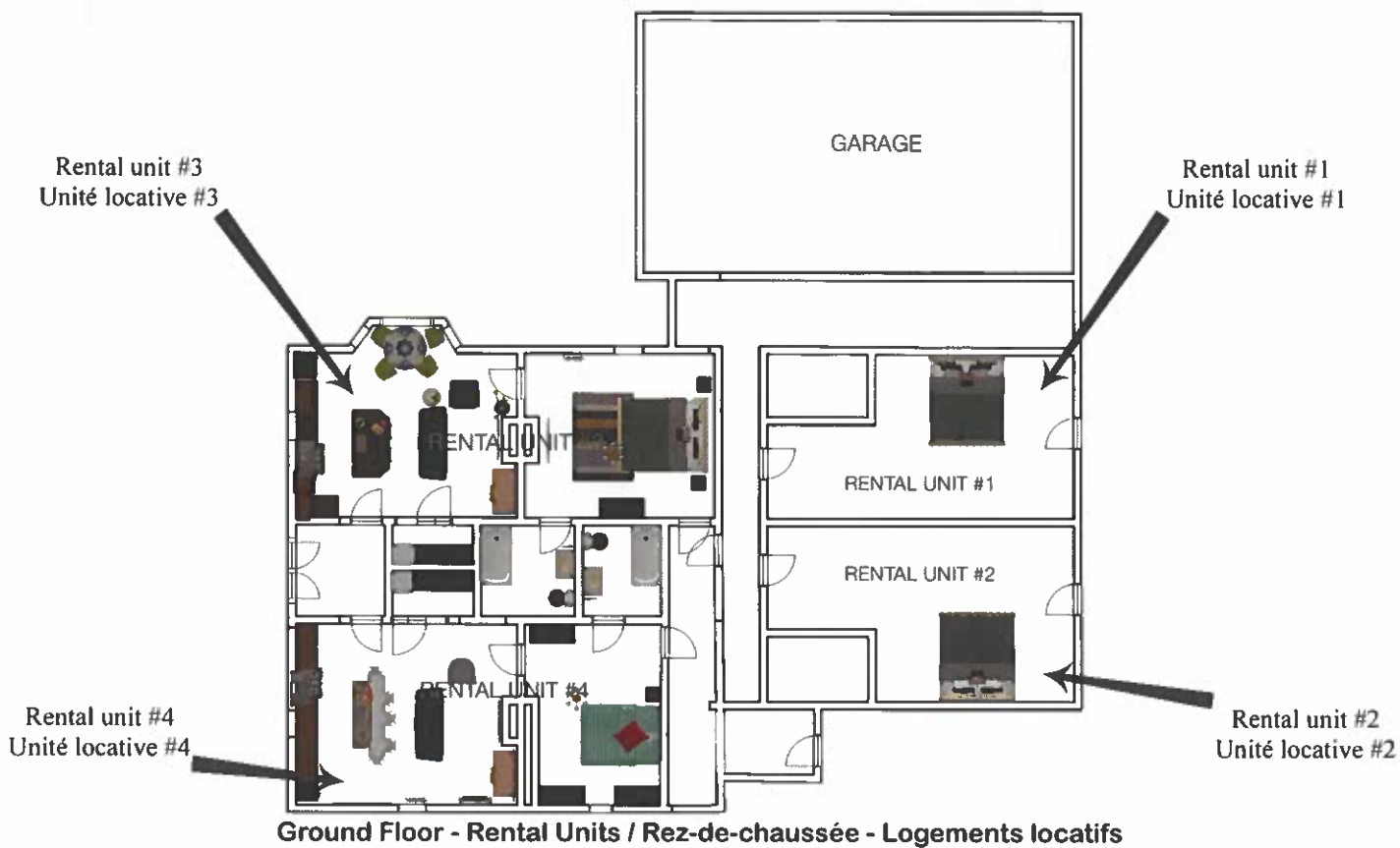
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-61-2022

Date \ date: septembre \ Sept. 21, 2022

Subject \ sujet: rue 103 Church Street
Victoria Boer



Floor Plan / Plan d'étage

Fredericton

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Map \ carte # III

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