

PLANNING REPORT



PAC – November 16, 2022
File No.: S-15-22, P.R. No. 69/22

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Planner
Proposal: Tentative plan of subdivision to add land to the public right-of-way (Sunset Drive)
Assent of Council is required
Property: 119 Currie Avenue (PID 01412972)

OWNER: N.B. Supply and Services
440 King Street, PO Box 6000
Fredericton, NB
E3B 5H1

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

SITE INFORMATION:

Location: Northeast corner of Currie Avenue and Sunset Drive
Context: General industrial uses and trail on the north side of Sunset Drive, low-rise residential area on the south side of Sunset Drive
Ward No: 1
Municipal Plan: Established Neighbourhood
Zoning: General Industrial (GI) Zone
Existing Land Use: New Brunswick Transportation Traffic Operations (Sign Shop & Supply Depot)
Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a 270 square metre parcel of land from 119 Currie Avenue (PID 01412972) to the public right-of-way (Sunset Drive). The land is required to facilitate realignment of the Northside Trail connection, which runs adjacent to the subject property and connects across Sunset Drive. The proposed subdivision complies with all of the requirements of the Zoning By-law. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made an application on property located at 119 Currie Avenue (PID 01412972) for a tentative plan of subdivision to add a 270 square metre parcel of land to the public right-of-way (Sunset Drive).

PLANNING COMMENTS:

Proposal:

- The Province of New Brunswick (DTI) is the current owner of 119 Currie Avenue (PID 01412972), which is located at the corner of Currie Avenue and Sunset Drive. The City leases the land known as the “Northside Trail” which runs adjacent to the subject property and connects across Sunset Drive.
- Realignment of the Northside Trail is a current project, and the acquisition of Parcel ‘B’, being a 270 square metre parcel as shown on Map II, will allow the City to make the changes required without further easements in the future. The importance of the Northside Trail is increasing, and by securing the land now, there is more control over future projects in the area.
- The Applicant has spoken with representatives for the Province in relation to obtaining an Easement over the subject land instead of acquiring the property outright, however the Province was more interested in disposing of the lands in question directly to the City as opposed to granting an Easement.

Discussion:

The property is zoned General Industrial (GI) Zone in *Zoning By-law Z-5*. The proposal related to the GI zone standards as follows:

Standard	Required	Provided
Lot Area (min)	2,000m ²	69,693.88m ²
Lot Frontage (min)	30m	~61m

- The proposed subdivision will not result in any further deficiencies to the subject property in regard to the requirements of the current Zoning By-law and no variances will be required.
- The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given. Based on the above, staff are prepared to support this application.

Engineering and Operations:

- Staff from Engineering and Operations are of the opinion that the subject land will be required for future improvements in the area that will benefit residents as a whole through an improved trail system.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 119 Currie Avenue (PID 01412972) for a tentative plan of subdivision to add a 270 square metre parcel of land to the public right-of-way (Sunset Drive), be forwarded to City Council with a recommendation that the location of the public street as shown on Map II be approved.

Additional Information

Pursuant to Section 75(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 69/22 to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled Her Majesty The Queen NB. Dept. of Supply and Services creating Parcel 'B' (Public) Sunset Drive, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

Prepared by:

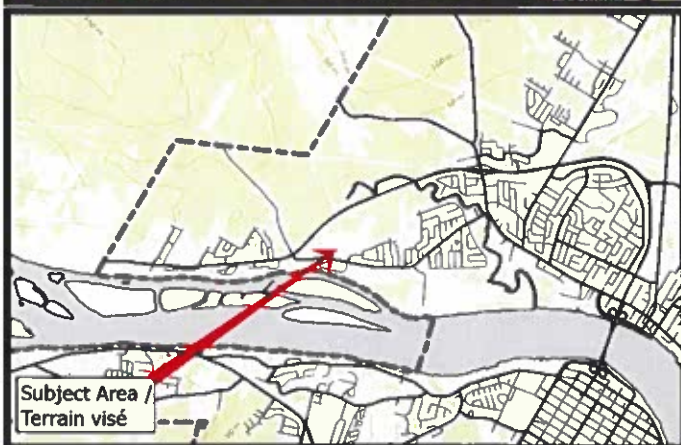
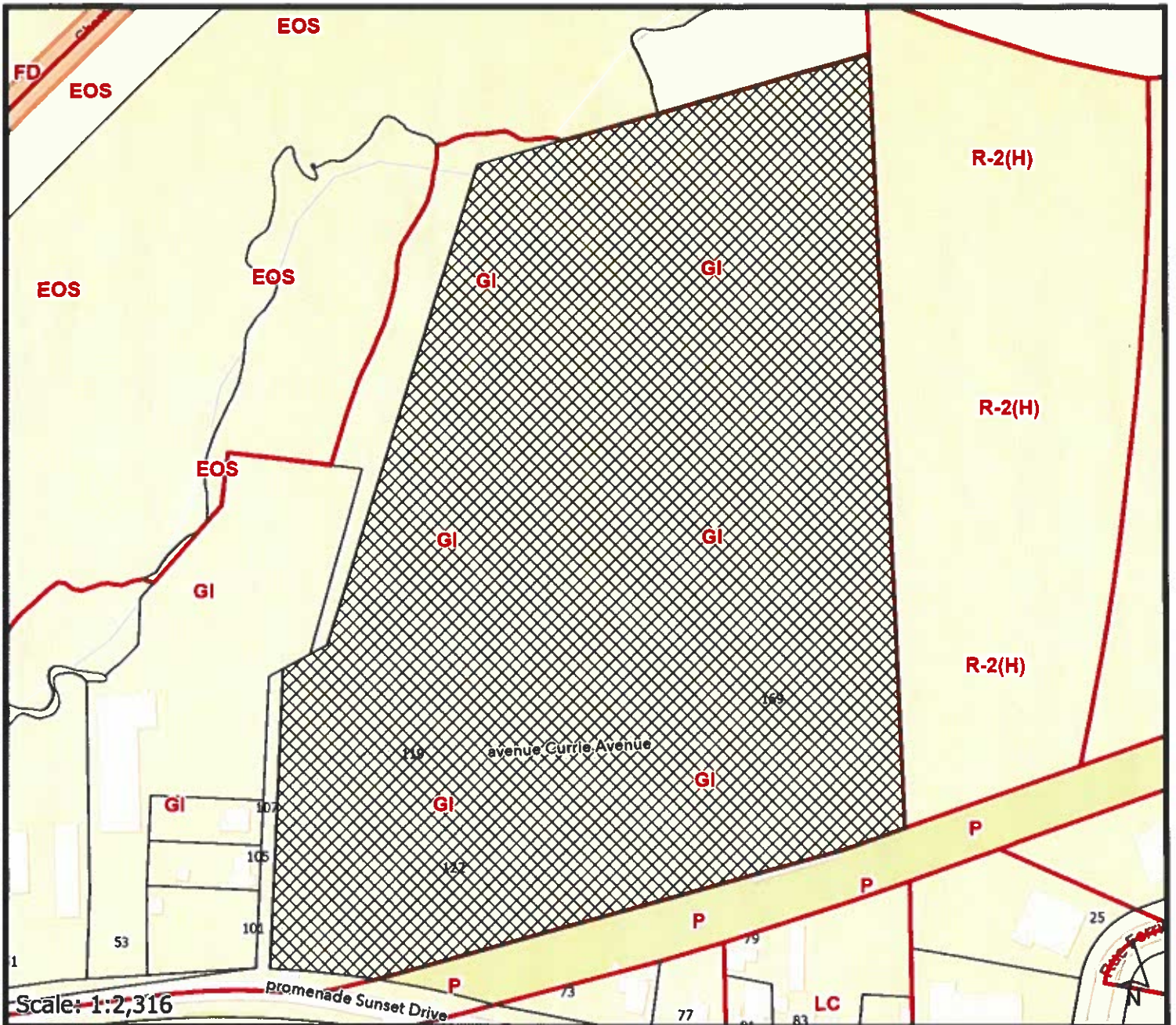



Fredrick Van Rooyen, MCIP, RPP
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development

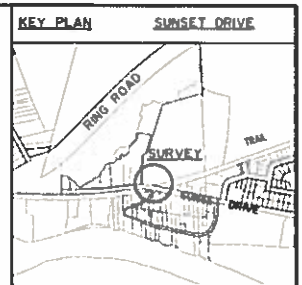
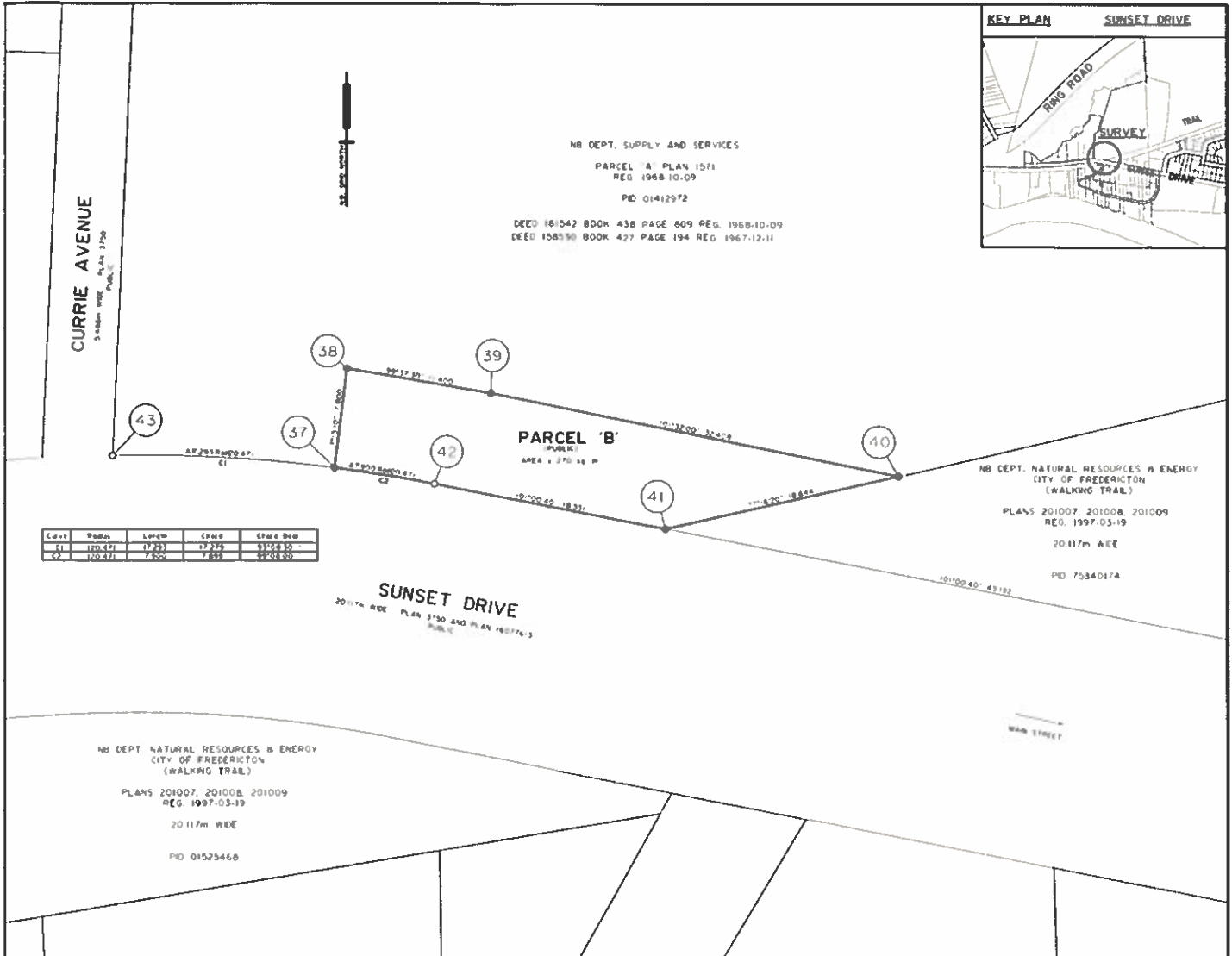


 Subject Area / Point d'intérêt
 Tentative plan of subdivision to add a 270 m² parcel of land from PID 01412972 to the public right of way (Sunset Drive).
 Plan provisoire de lotissement pour ajouter une parcelle de 270 m² du PID 01412972 à l'emprise publique (promenade Sunset).

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
 File \ fiche: PR-69-2022
 Date \ date: novembre \ Nov. 16, 2022
 Subject \ sujet: avenue 119 Currie Avenue
 City of Fredericton
 c/o Ryan Seymour



SURVEYOR'S SEAL
 ASSOC. OF NEW BRUNSWICK LAND SURVEYORS INC. (N.B.S.L.S.)

APPROVED/APPROUVE

REGULATORY OFFICER
 ELECT. DRAINAGE MASTER
THE CITY OF FREDERICTON

DATE

This approval is valid only if the proposed work is in accordance with the Development Office's approval. It does not constitute a guarantee from the Regulatory Office.

ASSISTANT TO COUNCIL

Pursuant to Section 50 Community Planning Act (Chapter 100) of the Statutes of New Brunswick, I hereby approve the proposed subdivision of land as shown on the attached plan and certify that the same complies with the provisions of the Subdivision Control Act, R.S.B. 1990, c. 121.

CLARE HENNING

PURPOSE OF PLAN

The purpose of this plan is:

1. TO CREATE PARCEL B (PUBLIC) FROM A PORTION OF PID 0142972
2. TO ADD PARCEL B (PUBLIC) TO AND BECOME PART OF SUNSET DRIVE AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 OF THE COMMUNITY PLANNING ACT, R.S.B. 2017 c.12

Tentative plan of subdivision to add a 270 m² parcel of land from PID 01412972 to the public right of way (Sunset Drive).

Plan provisoire de lotissement pour ajouter une parcelle de 270 m² du PID 01412972 à l'emprise publique (promenade Sunset).

Tentative plan of subdivision / Plan provisoire de lotissement