

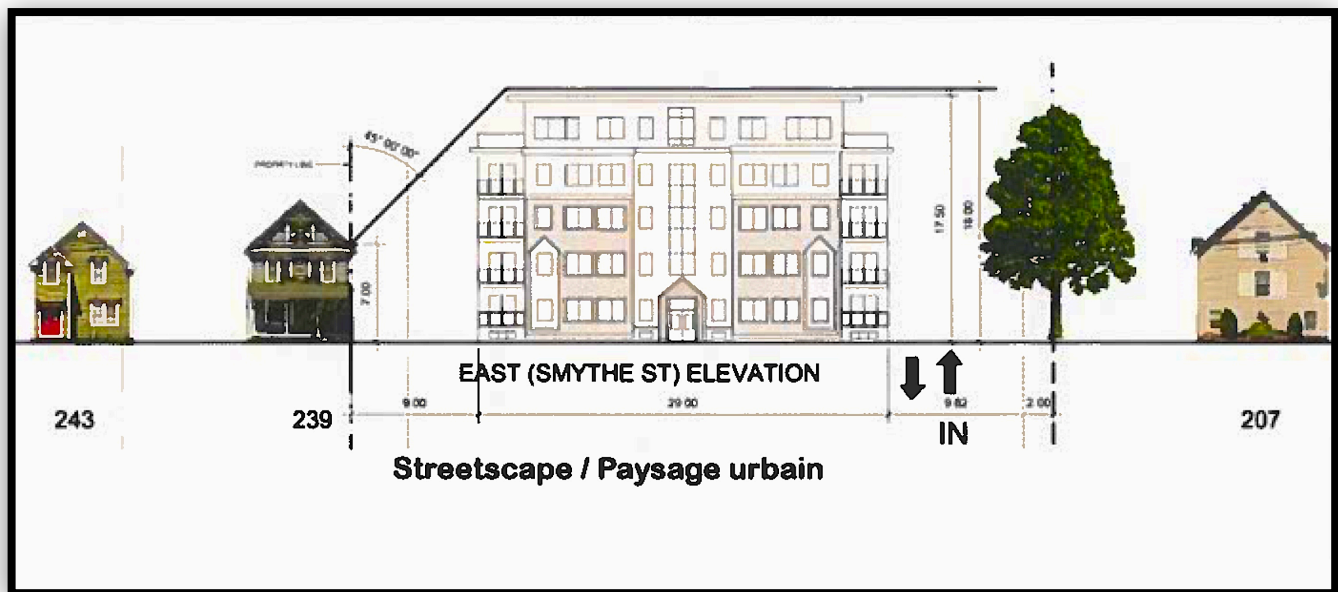
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# Where's the Affordable Housing?

**Ward 10 Councillor Cassandra LeBlanc and other members of the Planning Advisory Committee must follow the Municipal Plan for medium-density intensification along Smythe Street. Also, insist on affordable housing units (CMHC definition) in exchange for density bonus.**

Submission by Mark D'Arcy - November 16, 2022

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## RE: 24-UNIT APARTMENT BUILDING FOR 231-219 SMYTHE STREET

I respectfully ask my Ward 10 Councillor, Cassandra LeBlanc, and other members of Planning Advisory Committee to make the following recommendations to City Council for this application:

- (1) Only medium-density apartment buildings are allowed on this portion of Smythe Street. High-density apartment buildings are designated for the Exhibition Grounds and the Railway Lands (beside the York Street Train Station). The Municipal Plan for this area, the South Core, explicitly calls for "low-to-mid-rise buildings" and "modest intensification along the principal corridors in the area". This includes Smythe Street, York Street, and Regent Street.

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The proposed zoning for this 24-unit apartment building is MR-4 which is for high-density apartment buildings. PAC should reject this proposal and insist that the law in our Municipal Plan be followed. The proposed zoning for this 24-unit apartment building is MR-4 which is for high-density apartment buildings (100 units per hectare).

One or two medium-density apartment buildings using MR-2 zoning (62 units per hectare) would be in keeping with our Municipal Plan. On the north side of the proposed development is an existing 8-unit apartment building that is zoned MR-2.

(2) Please be vigilant and ask for a minimum of 20% of the units be affordable (CMHC definition) for any future development of apartment buildings, in exchange for the granting of increased densification up to a maximum of 87 dwelling units per hectare. The definition of affordable housing should be in accordance with the national standard recommended by Canada Mortgage and Housing Corporation (CMHC).

City Council has already adopted policy statements in our Zoning By-law Z-5 on achieving Affordable Housing through Bonus Density incentives . The policy statements for medium-density apartment buildings is clearly stated in section 9.3 (4) Standards for MR-2 zoning: and

## CITY OF FREDERICTON ZONING BY-LAW Z-5

### **9.3 MULTI-RESIDENTIAL ZONE TWO (MR-2)**

#### 9.3(4) STANDARDS

##### **(b) Density Bonus**

(ii) For any affordable housing dwelling unit: MAX 87 dwelling units per hectare (MIN 115m<sup>2</sup> per dwelling unit)

(3) Please be vigilant that the City of Fredericton will not remove the boulevard green on Smythe Street for any future development of apartment or commercial buildings. One only has to walk across the street, and over a block, to see the barren, widened sidewalk in front of the NBCC building. Imagine how ugly and pedestrian-unfriendly that Smythe Street will become if this is the future plan for the entire sections of Smythe Street in the downtown. And York Street.... And Regent St....