



## PLANNING REPORT

PAC – March 15, 2023  
File No.: S-5-2023 P.R. No. 10/23

**To:** Planning Advisory Committee

**From:** Fredrick Van Rooyen, Planner

**Proposal:** Tentative plan of subdivision to create 20 RMH lots on an extension of Fearnley Street, along with 12 R-2 lots and 10 R-3 lots on an extension of Glennorth Street

**Property:** **Fearnley Street & Glennorth Street (PID 75506998)**

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**OWNER:** Northrup Holdings Ltd.  
975 Alison Boulevard  
Fredericton, NB  
E3C 0E5

**APPLICANT:** Exp Services Inc. c/o Frank Flanagan  
1133 Regent Street, Suite 300  
Fredericton, NB  
E3B 3Z2

### **SITE INFORMATION:**

**Location:** Fearnley Street (extension) and Glennorth Street (extension) in the Northbrook subdivision off Brookside Drive

**Context:** Low rise residential area

**Ward No:** 2

**Municipal Plan:** New Neighbourhood

**Zoning:** Residential Mini-Home Zone (RMH), Residential Zone Two (R-2), Residential Zone Three (R-3)

**Existing Land Use:** Vacant

**Previous Applications:** P.R. 35/07, P.R. 146/07, P.R. 74/09, P.R. 105/09, P.R. 142/10, P.R. 109/12, P.R.68/20

### **EXECUTIVE SUMMARY:**

The Applicant is proposing a tentative plan of subdivision to create 20 Residential Mini Home Zone (RMH) lots on an extension of Fearnley Street along with 12 Residential Zone Two (R-2) lots and 10 Residential Zone Three (R-3) lots on an extension of Glennorth Street. The Northbrook Master Plan provides a framework and context for the proposed subdivision and future development in the area. The proposed subdivision represents a logical extension of the existing residential area and is consistent with the existing lot pattern. Overall, the proposed subdivision

complies with the requirements of the Zoning By-law and meets the intent of the Municipal Plan's New Neighbourhood designation. Staff do not anticipate any negative impacts and support the application subject to terms and conditions.

### **APPLICATION:**

Exp Services Inc., on behalf of Northrup Holdings Ltd., has made application for a tentative plan of subdivision to create 20 Residential Mini Home Zone (RMH) lots on an extension of Fearnley Street along with 12 Residential Zone Two (R-2) lots and 10 Residential Zone Three (R-3) lots on an extension of Glennorth Street.

### **PLANNING COMMENTS:**

#### Background:

- The Northbrook subdivision has gone through several phases since 2007, with the most recent phase being the extension of Burns Street in 2020. The Northbrook Master Plan, as shown on Map IV, provides a comprehensive development plan for the entire lands and has established a framework for orderly development of the area, including an interconnected street network, pathways, and parkland. The master plan has been updated to reflect the current phase of development.

#### Proposal:

- The Northbrook subdivision is proceeding westward on two fronts, one is the extension of Fearnley Street, and the other is the extension of Glennorth Street. The extension of Fearnley Street would include the creation of 20 Residential Mini-Home Zone (RMH) lots (see Map II). The RMH zone accommodates residential development in the form of mini-homes on individual lots fronting on public streets. The extension of Glennorth Street would include the creation of 12 Residential Zone Two (R-2) lots on the northside of the extension and 10 Residential Zone Three (R-3) lots on the southside of the extension (see Map III). The R-2 zone accommodates residential development in the form of single detached dwellings which may contain a basement apartment, while the R-3 zone accommodates residential development in the form of semi-detached dwellings, duplex dwellings, and single detached dwellings. The continued development of the Northbrook subdivision provides a variety of low-rise housing options for the community.
- The Fearnley Street extension features RMH lots that back onto a future park and provides a pedestrian connection on the southside of the extension for residents of Burns Street to better access the future park (see Map II). The Fearnley Street extension also includes the stub for Hank Street that would ultimately connect to Shannon Street as part of a future phase.
- Similarly, the Glennorth Street extension incorporates a pedestrian connection on the southside of the extension that would link to Shannon Street (see Map III). The Glennorth Street extension also includes the stub for Aiden Street that would loop around and connect with existing Aiden Street. When looking at the broader Northbrook Master Plan, these pedestrian connections play an important role in creating an integrated neighbourhood where residents can have more direct linkages to parks and amenities.

- The 8% public land dedication (LPP) applies to all newly created lots in the city. In previous phases, LPP has been taken as land. Based on the LPP taken as part of previous phases, there is a credit that would cover the public land dedication for the 20 RMH lots on the Fearnley Street extension. However, the 12 R-2 lots and 10 R-3 lots on the Glennorth Street extension are subject to LPP. The dedication is being recommended to be taken as a portion of the future neighbourhood park to the north that is designated in the Northbrook Master Plan (see Map IV). As the future park does not abut the Glennorth Street extension, but is in close proximity, an easement would be established across the future right-of-way to connect the dedicated parkland to the subdivision (see Map III). As future phases progress northward towards the park, LPP would continue to contribute to the full built out of the park as envisioned in the Northbrook Master Plan.

#### Growth Strategy:

- The subject lands are within the Brookside future residential growth area, one of four growth areas identified in the Growth Strategy that will accommodate three quarters of the City's residential growth. These growth areas are intended to bring a variety of new housing in a more compact and complete neighbourhood form. The Brookside neighbourhood in particular, will see future development tie existing neighbourhoods together and reinforce the amenities in the Brookside Mall area. The Northbrook subdivision includes a variety of housing types and densities that are tied together through an interconnected street network and pathway connections that led to a number of neighbourhood parks.

#### Municipal Plan:

- The subject lands are designated New Neighbourhood in the Municipal Plan. This designation comprises areas of the city that 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 proposed tentative plan of subdivision is consistent with the Municipal Plan policy criteria for the design of New Neighbourhoods. Subsection 2.2.1(24) states:

*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.*

Overall, the proposed tentative plan of subdivision meets the intent of the New Neighbourhood designation by providing:

- A mix of housing types including mini-homes, single detached, duplex, and semi-detached dwellings, and options for multi-residential development in future phases;
- A focal point for the neighbourhood through the dedication of public parkland in a central convenient location;
- A logical hierarchy of streets and pathway connections that provide proper linkages throughout the neighbourhood; and,
- An efficient use of land and an economic extension of water and sewer services.

#### Zoning By-law:

- The proposed lots as shown on Maps II & III all comply with the applicable lot requirements of the RMH, R-2, and R-3 zones. No rezoning is required as the zoning is already in place for this phase of the Northbrook subdivision.

<b>Standard</b>	<b>RMH Zone</b>	<b>R-2 Zone</b>	<b>R-3 Zone</b>
<b>Lot Area (min)</b>			
Interior Lot:	465 m <sup>2</sup>	540 m <sup>2</sup>	720 m <sup>2</sup>
Corner Lot:	550 m <sup>2</sup>	690 m <sup>2</sup>	840 m <sup>2</sup>
<b>Lot Frontage (min)</b>			
Interior Lot:	15 m	18 m	24 m
Corner Lot:	18 m	23 m	28 m
<b>Lot Depth (min)</b>	30 m	30 m	30 m

#### Engineering & Operations:

- Engineering & Operations have reviewed the application and have no concerns. Should the application be approved, Engineering & Operations staff will meet with the Applicant's consultant to review sanitary and water servicing and stormwater management to ensure that there are no issues.

#### **RECOMMENDATION:**

It is recommended that the application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 20 Residential Mini Home Zone (RMH) lots on an extension of Fearnley Street along with 12 Residential Zone Two (R-2) lots and 10 Residential Zone Three (R-3) lots on an extension of Glennorth Street be forwarded to City Council with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public streets be approved as shown on Maps II & III.

#### Additional Information

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

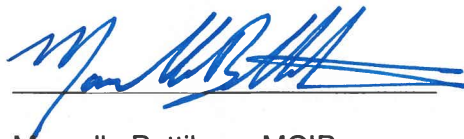
- a) A final plan of subdivision be submitted substantially in accordance with Maps II & III attached to PR 10/23 to the satisfaction of the Development Officer;
- b) Access, servicing, lot grading and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- c) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services; and,
- d) All required easements be provided gratuitously to the appropriate authorities.

Prepared by:

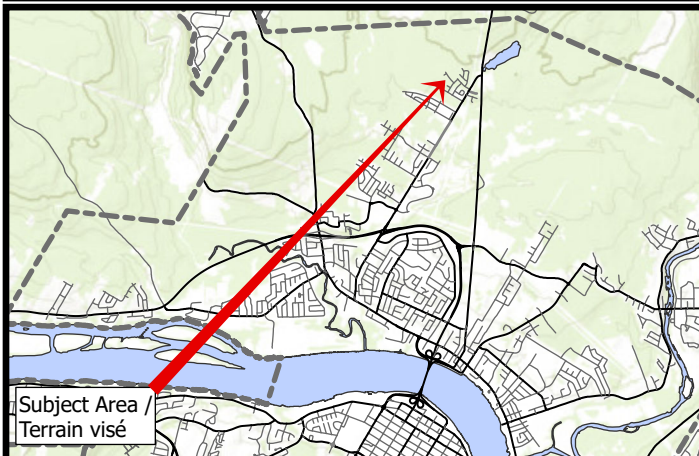
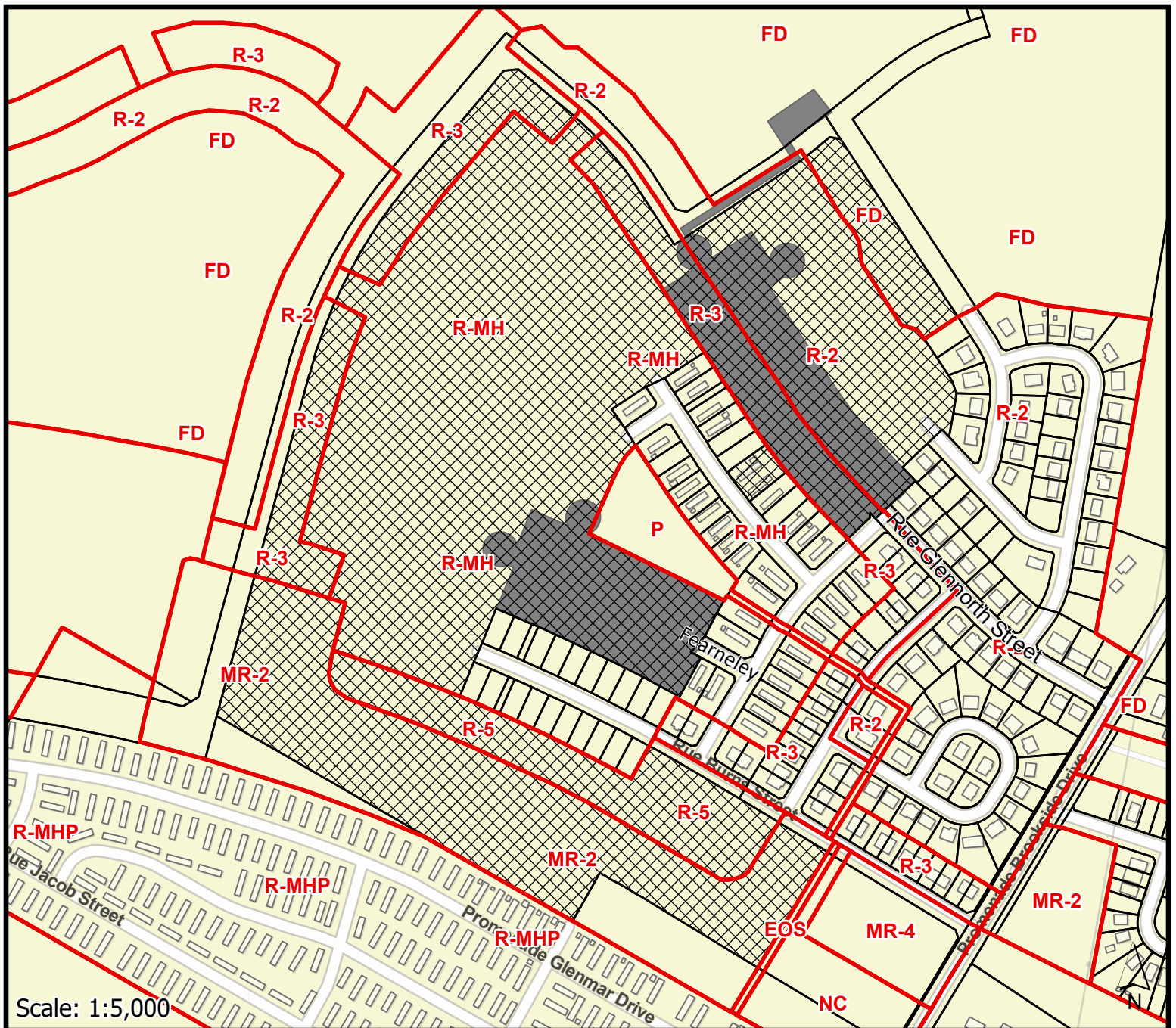




Fredrick Van Rooyen, MCIP, RPP  
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP  
Assistant Director, Planning & Development



-  Subject Property / Propriété Visé
-  Subject Area / Point d'intérêt

Tentative plan of subdivision to create 20 Residential Mini-Home (RMH) lots on an extension of Fearnley Street, as well as 12 Residential Zone Two (R-2) lots and 10 Residential Zone Three (R-3) lots on an extension of Glennorth Street. Un plan de lotissement provisoire visant à créer 20 lots de zone résidentielle de maisons préfabriquées mobiles (RMH) dans un prolongement de la rue Fearnley ainsi que 12 lots de zone résidentielle deux (R-2) et 10 lots de zone résidentielle trois (R-3) dans un prolongement de la rue Glennorth.

**Fredericton**

Community Planning  
Planification urbaine

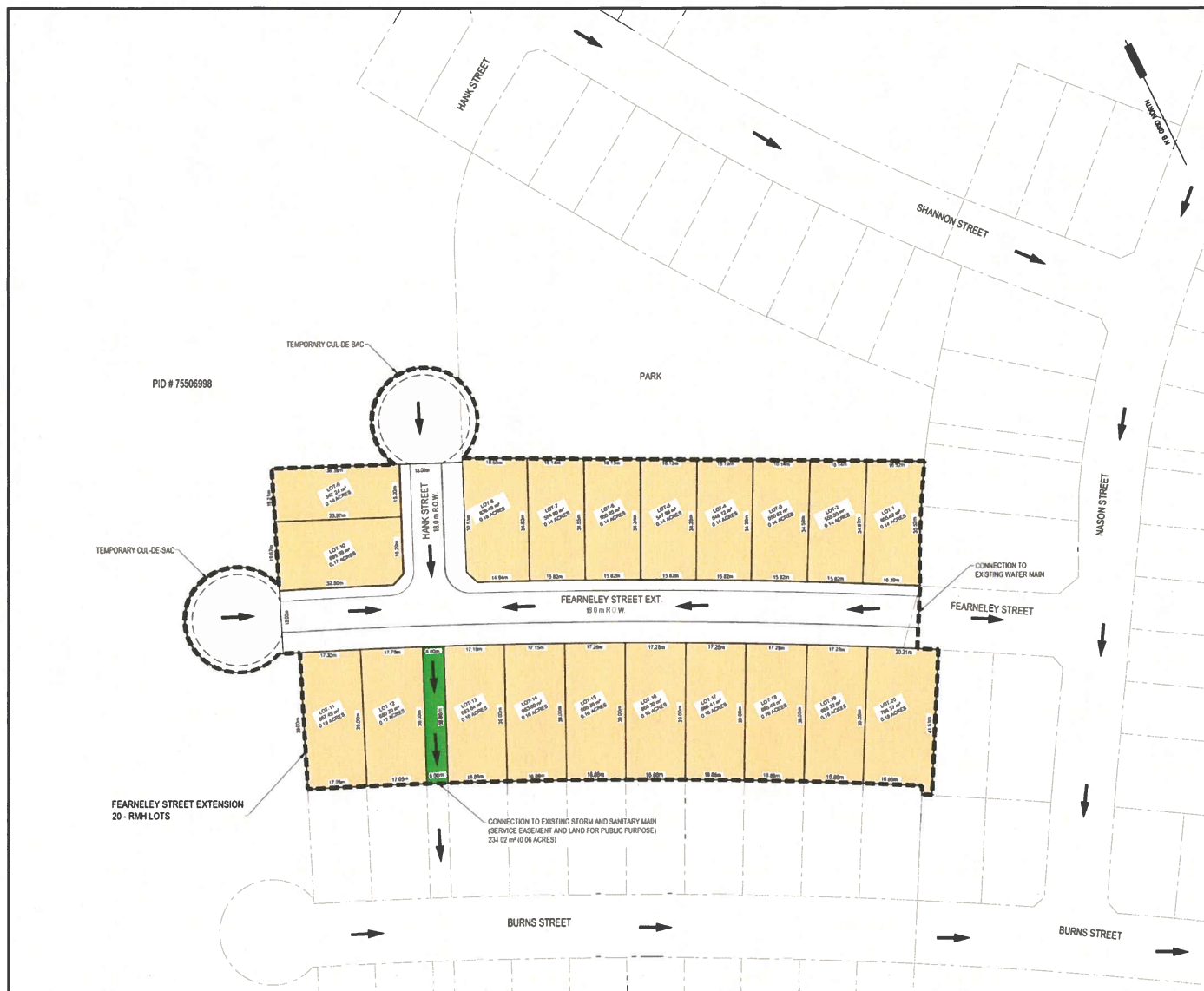
Map \ carte # I

File \ fiche: PR-10-2023

Date \ date: mars \ March 15, 2023

Subject \ sujet: rue Fearnley St & rue Glennorth St  
Exp Services Inc.  
c/o Frank Flanagan





**Fearneley Street Tentative plan of subdivision**  
**/ rue Fearneley Plan provisoire de lotissement.**

**Fredericton**

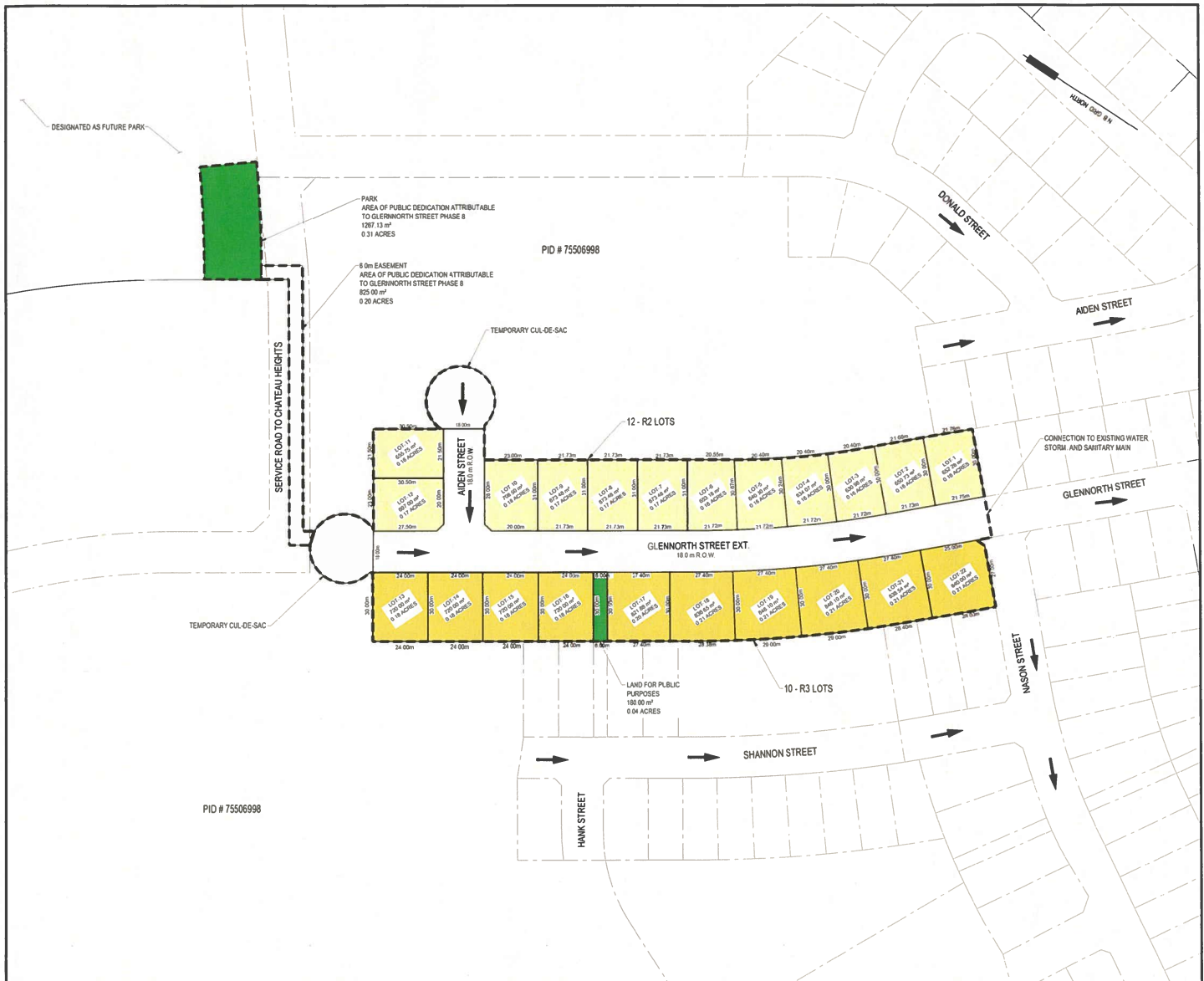
Community Planning  
Planification urbaine

Map \ carte # II

File \ fiche: PR-10-2023

Date \ date: mars \ March 15, 2023

Subject \ sujet: rue Fearneley St & rue Glennorth St  
Exp Services Inc.  
c/o Frank Flanagan



**Glennorth Street Tentative plan of subdivision**  
**/ rue Glennorth Plan provisoire de lotissement.**

**Fredericton**

Community Planning  
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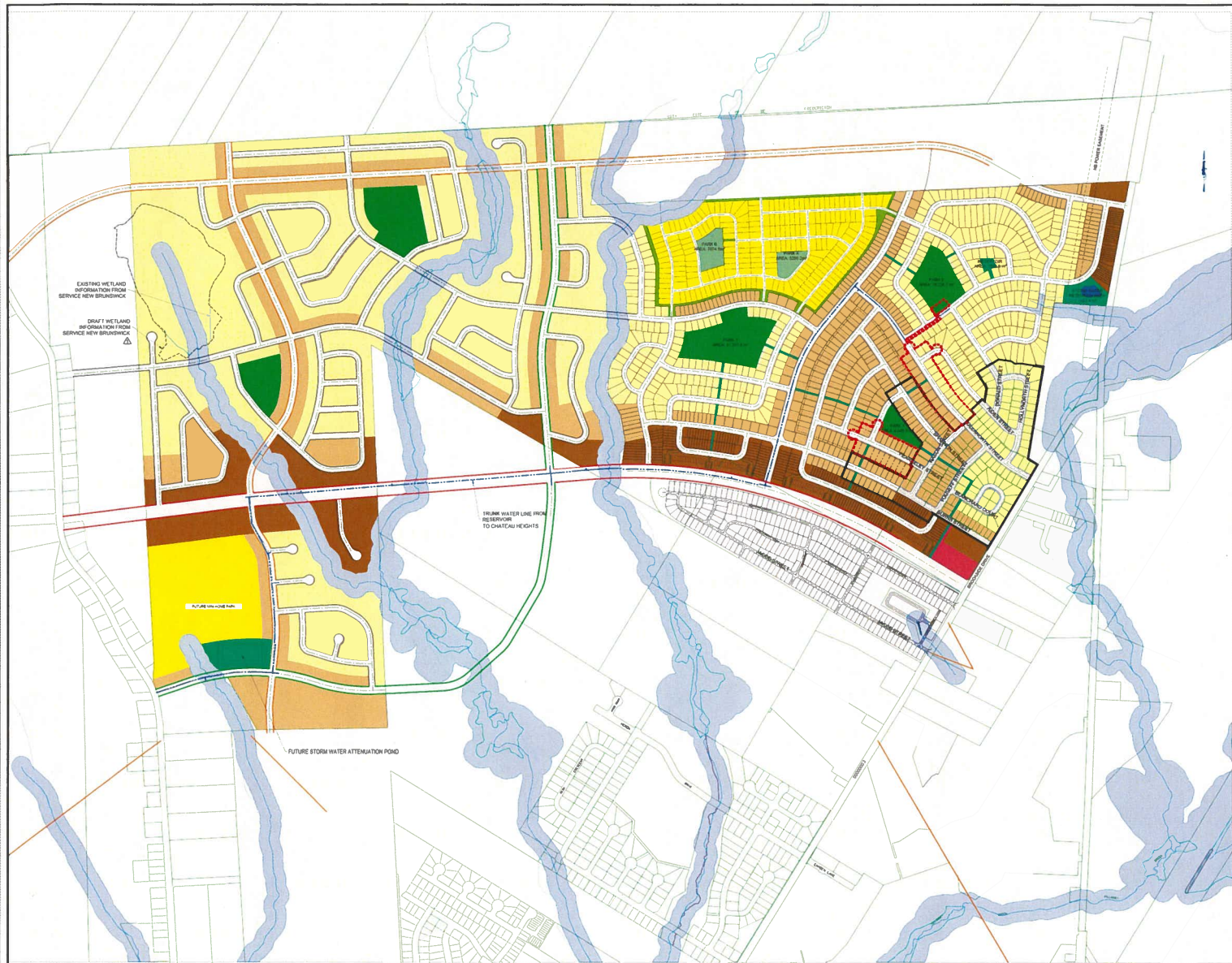
Map \ carte # III

File \ fiche: PR-10-2023

Date \ date: mars \ March 15, 2023

Subject \sujet: rue Fearnley St & rue Glennorth St  
 Exp Services Inc.  
 c/o Frank Flanagan





### Land Use Type

- Low Density Residential
- Low-Medium Density Residential
- Medium-High Density Residential
- Private Mini Home Park
- Park
- Open Space

### Northwest Fredericton Master Plan Street Network:

- Arterial (40m Right-of-Way)
- Major Residential Collector (23m ROW)
- Minor Residential Collector (20m ROW)
- Residential Local (18m/15m ROW)
- Commercial/Industrial Collector (23m ROW)
- Previously Approved Development
- Phase 7 and 8 Application

- Property Line
- Property Identification Number (PID)
- Contours (Interval 1m) (source: City of Fredericton)
- Watercourse
- 30m Watercourse Buffer

## Northbrook Master Plan / Plan directeur de Northbrook

**Fredericton**

Community Planning  
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Map \ carte # IV

File \ fiche: PR-10-2023

Date \ date: mars \ March 15, 2023

Subject \ sujet: rue Fearnley St & rue Glennorth St

Exp Services Inc.

c/o Frank Flanagan

**Murray, Elizabeth**

*Fearneley + Glennorth*

**From:** Sheena Hathaway <sheena\_hathaway@outlook.com>  
**Sent:** Sunday, March 5, 2023 8:32 AM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** File S-5-2023 Fearneley st and Glennorth St  
**Attachments:** 3583.jpg

You don't often get email from sheena\_hathaway@outlook.com. [Learn why this is important](#)

**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.**

Good morning,

We received your letter with respect to the new development behind Aiden St. On Glennorth.

I would like to request if possible to keep the one large maple tree behind our property. This maple is very healthy and is beautiful and full of leaves in Spring right into Fall (attached a photo for reference). I think it would be both a benefit to whomever purchases the lot behind 63 Aiden St and also, to our family. It is in the back of the lot, so should not impact house build.

I appreciate your consideration on this matter.

Thank you,

Sheena Hathaway

Sent from [Outlook for Android](#)





**Murray, Elizabeth**

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**From:** James Nelson <jamesarthurnelson17@gmail.com>  
**Sent:** Monday, March 6, 2023 8:46 AM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** S-5-2023 zoning

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Good morning

I am writing regarding the subject file for development on Fearnley and Glennorth streets. My only comment is if it does go forward that it also include a joining street to link the two that runs parallel to Nason street.

This will help with development of the area but creating more walkable space for pedestrians as well as access for traffic. I've noticed when new homes would be added to Burns, that large vehicles had significant trouble in moving in a limited space without adding a turnaround on the end of the street so I believe that linking Fearnley and Glennorth will have significant improvements on the area

Best

James Nelson

22 Nason St, Fredericton, NB E3G 0B2, Canada

Murray, Elizabeth

**From:** Elizabeth Walker <yogaann@outlook.com>  
**Sent:** Thursday, March 9, 2023 3:35 PM  
**To:** PLANNING AND DEVELOPMENT  
**Cc:** yogaann@outlook.ca  
**Subject:** File S-5-2023

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Hello and thank you for allowing this opportunity to express my concerns about the development plans.

Context – I purchased my home at 43 Nason in June 2020. Although I had asked specifically if there were plans for development of the area, I was told that there wasn't. ( It was a private sale and I now realize that I should have gone to the city office.) As an athletic person, I purchased this retirement home bordering on a forest full of trails to bike, ski and snowshoe etc because this is what I love. The Burns Street Development started soon after and I watched as the tree line disappeared. And now the area where I access the trails is also going to be made inaccessible.

I am NOT asking that this development be stopped as it has been in the works for a long time.

What I would ask humbly is that –

- 1) -The developers give the neighbourhood a grace period from development of one year. The Burns Street development led to a long time period of constant noise and dust and heavy machinery and hub bub. It would be very appreciated if our neighbourhood could have a peaceful summer before development began. I have spoken to many of my neighbours about this and they agree that this would be appreciated.  
No harm in asking !
- 2) -The developers leave a tree line buffer between the homes on Nason Street and the continuation of Fearnley Street. A tree line would make the development seem less like a parking lot and more like a neighbourhood. The plans for parks in the development are much appreciated .

43 Nason will be bordering on a park, for which I am very grateful. It would be very wonderful if the current tree line below my house in the direction of Fearnley remain. A tree line was maintained behind the homes on the other side of the street and it makes a huge difference in terms of quality living.

- 3) -The developers also leave a tree line as a buffer for the new development on Glennorth street for the same reasons.

Thank you very much for considering this request.  
I look very forward to hearing from you .

Elizabeth Ann Walker

Sent from [Mail](#) for Windows



*Fearneley St + Glennorth St*

**Murray, Elizabeth**

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**From:** Brenda Bell <brendabell@rogers.com>  
**Sent:** Wednesday, March 15, 2023 9:39 AM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** Letter for planning commission meeting  
**Attachments:** Northbrook Heights Subdivision development plan.docx

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**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.**

Please find attached a letter for the city planning committee meeting today.

Thank you,

Brenda Bell

March 15, 2023

Fredericton Planning Commission

Re: File S-5-2023

To whom it may concern:

I live in the Joycelands subdivision on Fredericton's northside and I am aware that you are meeting to examine the next phase of Northrup Homes' future development of this area. When I purchased my home in 2019, Northrup Homes had designated Lot 12-457, between Shannon Street and Fearnley as lands for a future community park. Many residents of our neighborhood use this wooded area for walks and snowshoeing. Leaving the trees and natural habitat of this green area would be a significant benefit for the neighborhood. The demonstrated value of such a green area in a neighborhood is improved health and wellbeing of community members.

Also please consider the value of leaving trees as a buffer zone between other areas planned for development in the Northbrook Heights Subdivision.

Thank you for your consideration in this matter.

Respectfully,

Brenda Bell

*Fearneley St + Glennorth St*

**Murray, Elizabeth**

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**From:** jeanbrideau24 <jeanbrideau24@gmail.com>  
**Sent:** Wednesday, March 15, 2023 10:41 AM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** File s-5-2023

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Hello I do realize that the city is expanding, but what I was kind of wondering if when you do plan on expanding on glennorth ,shannon and fearneley, if it would be possible to have a tree line buffer zone be left behind the homes on shannon street, that is were I reside for the last year ,but I grew up and lived up till a year ago in the rural areas and it was nice to have some trees and with the trees comes a little wilderness as well, it was great , now with no tree line will be reduced to not having any real privacy,as this is why we chose this end of the city it was country living within the city, thank again

Sent from my Bell Samsung device over Canada's largest network.