



PLANNING REPORT

*PAC – March 15, 2023
File No. Z-3-2023, S-3-2023, V-3-2023
P.R. No. 6/23*

To: Planning Advisory Committee

From: Matthew Robinson, City Planner

Proposal: Rezoning, Tentative Plan of Subdivision to create 82 lots and five new public streets including an extension of Goodine Street, and a Lot Frontage Variance

Property: **Goodine Street (PID 75453571, 01484070, and 75444059)**

OWNERS: Chippin's Ltd (Arnold Chippin) 516234 NB Ltd.
89 York St. Fredericton, NB
Fredericton, NB
E3B 3N4

APPLICANT: Same as above

SITE INFORMATION:

Location: Southern portion of Lincoln Heights Subdivision

Context: Vacant area adjacent to an existing residential community with single-detached homes to the north, park land and Wilsey Road to the south, Vanier Industrial Park to the east

Ward No: 7

Municipal Plan: Established Neighbourhoods and Parks & Open Space

Zoning: R-2, R-3, R-5, MR-2, P, and EOS

Existing Land Use: Vacant

Previous Applications: P.R. 2/94, P.R. 187/95, P.R. 92/04, P.R. 5/13

EXECUTIVE SUMMARY:

The Applicant is proposing to revise a previously approved development which includes subdividing three vacant properties to create 82 lots and five new public streets including an extension to Goodine Street, and rezone a portion of each of these properties to better align with the proposed subdivision. The previous application was approved in 2013 to amend the municipal plan, rezone and subdivide these properties for residential development, however, only a portion of the subdivision was registered. A lot frontage variance of 16 meters is also required to allow for a private or public street entrance on a Multi-Residential Zone Two lot.

Staff are of the opinion that the proposal is a logical extension of the existing residential neighbourhood that meets the intent of the Municipal Plan and is an appropriate increase in density from the previous application. Overall, staff support the application subject to terms and conditions.

APPLICATION:

Arnold Chippin, on behalf of Chippin's Ltd. (516234 NB Ltd.), has made application for the following:

- Rezone portions of PID 75453571 from R-2, R-3, R-5, and P to MR-2, and R-2 to R-5; portions of PID 01484070 from R-2 to MR-2, R-2 to R-5, and R-2 to EOS; and portions of PID 75444059 from MR-2 to R-2, R-2 to MR-2, and R-2 and MR-2 to P;
- Tentative Plan of Subdivision to create 75 Residential Zone Two (R-2) lots, 2 Residential Zone Five (R-5) lots, 3 Multi-Residential Zone Two (MR-2) lots, 1 Environmental & Open Space Zone (EOS) lot and 1 Park Zone (P) lot, as well as 5 new public streets including an extension to Goodine Street; and
- 16 metre lot frontage variance for the MR-2 lot [PID 75444059].

PLANNING COMMENTS:

Background

- In 2013, a previous application (P.R. 5/13, as shown on Map IV) by the Applicant was made to amend the municipal plan, rezone, and subdivide the subject properties to allow for residential development that included a total of 142 single-detached dwelling lots (R-2), 14 duplex dwelling lots (R-3), 9 townhouse lots (R-5) and 1 row dwelling lot (Residential Zone Six [R-6]). This application was approved but only a portion of the subdivision plan was registered, and although the zoning and land use designation were altered for the entire area, only 18 R-2 lots were created along Goodine Street and Conley Court.
- Public land dedication as required for the proposed subdivision was previously dedicated in conjunction with earlier phases of the Lincoln Heights subdivision. Furthermore, two areas were identified for public land dedication to accommodate the later phases of development in this area and provide for a mix of passive and active recreation. At the time, staff felt these areas were in keeping with the policies of the Municipal Plan for the provision of recreation land and trail connections.
- Since there are no individual civic addresses for the subject properties, Map III identifies each of the three parcels by their PID number as follows:
 - Parcel 1 = PID 75444059
 - Parcel 2 = PID 75453571
 - Parcel 3 = PID 01484070

Proposal

- The Applicant is proposing to subdivide three vacant properties into 82 lots and five new public streets, and to rezone the area to better align with the proposed subdivision as shown on Maps I and II. The intent is to increase the residential density from the previously approved application.
- A Phase 1 has been identified on Map II, which would create 36 R-2 lots, 1 R-5 lot, 1 MR-2 lot and 1 EOS lot as well as provide a public street connection from Vanier Industrial Drive to Goodine Street.

Municipal Plan

- The subject properties are primarily designated Established Neighbourhood with a western portion of PID 75444059 designated Parks & Open Space. The Municipal Plan contains the following relevant policies for the Established Neighbourhood designation:

Section 2.2.1(17): Lands within the Established Neighbourhoods Designation may include a full range of residential dwelling types, community facilities, parks and open space, institutional uses and neighbourhood-supporting uses intended to serve local residents, such as local retail and service commercial uses.

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.*

(23) Where a rezoning or zoning by-law amendment is required for a new mid- or high-rise residential use in an Established Neighbourhood, proposals shall:

- i. Locate at the periphery of neighbourhoods and along arterial and collector roads;*
- ii. Have direct access to an arterial or collector road. If direct access to one of these road types is not possible, the development may gain access to an arterial or collector road from a local road;*
- iii. Incorporate underground parking facilities, where appropriate;*
- iv. Provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;*
- v. Be adjacent to or in close proximity to, an existing or planned public transit route;*
- vi. Be adjacent to, or in close proximity to, parks, open spaces and/ or other community facilities, services and amenities, and employment zones; and,*
- vii. Provide high-quality building design that contributes positively to the City's urban form.*

Overall, the proposed development meets the intent of the Established Neighbourhoods designation by incorporating a full range of compatible residential dwelling types along with areas for parks and open spaces. The lot pattern for the low- and mid-rise residential development is consistent with the existing neighbourhood and phased to logically extend infrastructure. The placement of the multi-residential development is appropriate at the periphery of the neighbourhood and adjacent to the arterial road and park land. While there are minimal services and amenities in the immediate area, there is a major employment zone nearby. Transit is accessible to Lincoln Heights residents and could be extended further south on Goodine Street to the proposed development. Trail connections, park land, and open space areas also support future residents. High-quality building and landscape design will be an important consideration going forward.

Rezoning

While there are multiple areas labelled for rezoning, as shown on Map I, they can be more concisely grouped as follows:

Adjustment of existing MR-2 lot on Parcel 1 (dark purple and light blue on Map 1)

- The previous lot layout concept that formed the current zoning boundaries for this property has been slightly altered. To account for a street entrance to the MR-2 lot and larger R-2 lots fronting an extension to Goodine Street, rezoning is required.

Adjustment of the Park Zone on Parcel 1 and 2 (light green on Map 1)

- Due to an alteration to the Goodine Street extension from the previous concept, the Park zone has been adjusted to maintain street frontage. This will result in a total Park area of 5,068 m², including the adjacent City-owned Park land that was previously transferred from the original property.

Increased density on Parcel 2 and 3 (pink, light blue, dark blue, and brown on Map 1) [R-2, R-3, and R-5 to MR-2]

- The largest change from the previously approved application is the significant addition of MR-2 zoned areas. This zone permits mid-rise apartment buildings (~4 storeys), stacked townhouse, and townhouse dwelling types. Staff feel that this is a suitable location for an increase in density and is an appropriate transition from the adjacent minor arterial road and industrial uses to the new low-rise residential lots. Specifically, the MR-2 lot has an area of 4.77 hectares (47,700 m²) and would have the ability to accommodate up to 265 townhouse units or 296 apartment units.

Increased density on Parcel 2 and 3 (yellow on Map 1) [R-2 to R-5]

- Two R-5 lots are proposed to frame the corners of Vanier Industrial Drive and the proposed street connection to Goodine Street. Permitted dwelling types include duplex, semi-detached and townhouses. Staff feel these are appropriate dwelling types to transition from the minor arterial road to the single-detached dwellings.

Environmental & Open Space Zone on Parcel 3 (dark green on Map 1) [R-2 to EOS]

- The existing wetland on a portion of Parcel 3 is not developable, and the EOS zone is the appropriate zone for this environmental feature.

Tentative Plan of Subdivision

- The tentative plan of subdivision will create 75 R-2 lots, 2 R-5 lots, 3 MR-2 lots, 1 EOS lot and 1 P lot. In addition, five new public streets including an extension to Goodine Street will be created, connecting Goodine Street with Vanier Industrial Drive as shown on Map II.
- Street names for four of the proposed public streets have not been identified in this application. Future street names will be reviewed by the Planning Advisory Committee prior to their respective registration.
- Aside from the lot frontage variance noted below, the proposed lots meet the minimum lot standards of the proposed zones. Future development on the MR-2 and R-5 lots will be required to meet zoning standards for their respective dwelling types.

- Public land dedication was dedicated in conjunction with earlier phases of the Lincoln Heights subdivision. Park and Environmental Open Space parcels were identified as satisfying public land dedication for later phases of the development, though it was noted Staff would continue to work with the Applicant to finalize the details of the proposed land dedication. This application constitutes the aforementioned later phases of development.
- The proposed Park Zone lot including a portion of the adjacent City-owned Park land that was previously transferred from the original property has a total area of 5,068 m², which constitutes 2.88% of the total developable area of the development application (~176,000 m²). To achieve the necessary 8% public land dedication, the remaining area will be attributed to lands in the EOS zone as established in the previous approval.

Variance

- A lot frontage variance for the proposed westerly MR-2 lot located on Parcel 1 is required due to the proposed public street layout. A private or public street entrance will be required to access the property once Goodine Street is extended. A variance of 16 metres will accommodate either a private or public street.
- The layout for this property is consistent with the previously approved concept plan, however, a variance was not applied since the plan of subdivision at the time applied only to earlier phases of the area.

Access & Services

- The Traffic Engineer has reviewed this application and has no concerns. The application and street network shown are in accordance with previously approved planning approval. The proposed land use and street network match the anticipated buildout of the area that was initially envisioned when this subdivision was first planned. The new street connecting the existing and proposed subdivision to Vanier Industrial Drive will provide better connection for Lincoln Heights residents to the Vanier Industrial Drive. This connection is anticipated to be completed in Phase 1. The detailed design of the street network and intersections will be reviewed and shall adhere to all applicable standards, to the satisfaction of the Director of Engineering & Operations.
- The proposed park at the south end of the development will facilitate placing a multi-use trail from the development to the existing trail on the north side of Vanier Industrial Drive. The City will be installing a multi-use trail from Goodine Street – Vanier Industrial Drive intersection south on the west side of Vanier, anticipated in 2025.
- The developer is required to install a sanitary sewage lift station because there is insufficient grade to accommodate a gravity-based sanitary system in this phase of Lincoln Heights development. The developer will be required to assess the downstream carrying capacity of the sanitary system. A separate lot will be required for the lift station and a small sediment pond for stormwater management. This lot will be located on the future street connecting Goodine Street to Vanier Industrial Drive.
- Regarding stormwater management, the developer has proposed to make use of the existing wetland to the north of the development for stormwater detention. The full drainage area tributary to the wetland is being modelled in pre- and post-development conditions to ensure that there is sufficient storage capacity. A small sediment pond next to the sewage lift station will serve as a pre-treatment facility before discharge into the

wetland. The stormwater design is to be approved by the NB Department of Environment & Local Government.

- There are significant areas that are identified as wetlands from the NB Hydrographic Network. The Applicant is responsible for obtaining a Watercourse and Wetland Alteration Permit from the NB Department of Environment and Local Government, if required.
- Following approval of this application, E&O staff will meet with the applicant's consultant to review sanitary and water servicing, lift station design, and storm water management to ensure that there are no issues.

RECOMMENDATION:

1. It is recommended that the application submitted by Arnold Chippin on behalf of Chippin's Ltd. (516234 NB Ltd.) for the following:
 - Rezone portions of PID 75453571 from R-2, R-3, R-5, and P to MR-2, and R-2 to R-5; portions of PID 01484070 from R-2 to MR-2, R-2 to R-5, and R-2 to EOS; and portions of PID 75444059 from MR-2 to R-2, R-2 to MR-2, and R-2 and MR-2 to P; and
 - 16 metre lot frontage variance for the MR-2 lot [PID 75444059];be approved subject to the following conditions:
 - a) Servicing, access, lot grading and storm water management plans to be provided to the satisfaction of the Director of Engineering & Operations.
 - b) All road and municipal services design, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services.
 - c) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. MSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.
 - d) If required, a Watercourse and Wetland Alteration Permit be obtained from the NB Department of Environment and Local Government.
2. It is recommended that the tentative plan of subdivision to create 75 Residential Zone Two (R-2) lots, 2 Residential Zone Five (R-5) lots, 3 Multi-Residential Zone Two (MR-2) lots, 1 Environmental & Open Space Zone (EOS) lot and 1 Park Zone (P) lot be forwarded to council with a recommendation that the location of the public streets be approved as shown on Map II and that the public land dedication be taken as land.

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) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 6/23 to the satisfaction of the Development Officer;


- b) Access, servicing, and lot grading / storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to registration of the subdivision plan.

Prepared by:



Matthew Robinson, MCP, MCIP, RPP
Planner
Community Planning

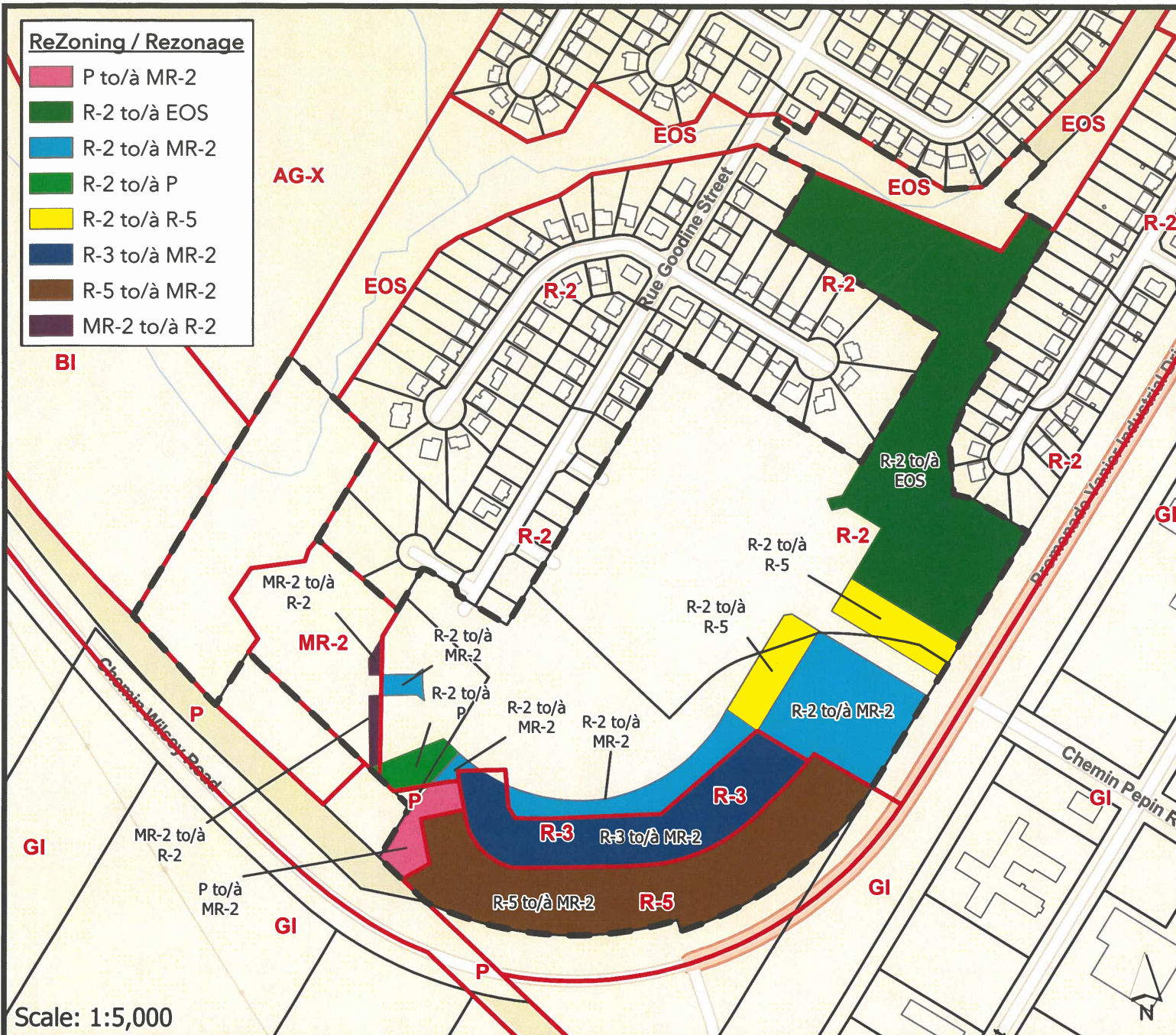
Approved by:



Marcello Battilana, MCIP
Assistant Director
Planning & Development

ReZoning / Rezonage

- P to/à MR-2
- R-2 to/à EOS
- R-2 to/à MR-2
- R-2 to/à P
- R-2 to/à R-5
- R-3 to/à MR-2
- R-5 to/à MR-2
- MR-2 to/à R-2



Subject Properties / Propriété Visées

Rezone portions of PID 75453571 from R-2, R-3, R-5, and P to MR-2, and R-2 to R-5; portions of PID 01484070 from R-2 to MR-2, R-2 to R-5, and R-2 to EOS; and portions of PID 75444059 from MR-2 to R-2, R-2 to MR-2, and R-2 and MR-2 to P. Tentative Plan of Subdivision to create 82 lots and five new public streets including an extension of Goodine Street. Variance to reduce lot frontage minimum on a MR-2 lot [PID 75444059] from 34 m to 18 m. Le rezonage de parties du NID 75453571 de R-2, R-3, R-5 et P à MR-2 et de R-2 à R-5; de parties du NID 01484070 de R-2 à MR-2, de R-2 à R-5 et de R-2 à EOS; parties du NID 75444059 de MR-2 à R-2, de R-2 à MR-2 et de R-2 et MR-2 à P. Un plan de lotissement provisoire afin de créer 82 lots et cinq voies publiques incluant un prolongement de la rue Goodine. Une dérogation visant à diminuer la façade minimale d'un lot zoné MR-2 [NID 75444059] de 34 m à 18 m.

Fredericton

Community Planning
Planification urbaine

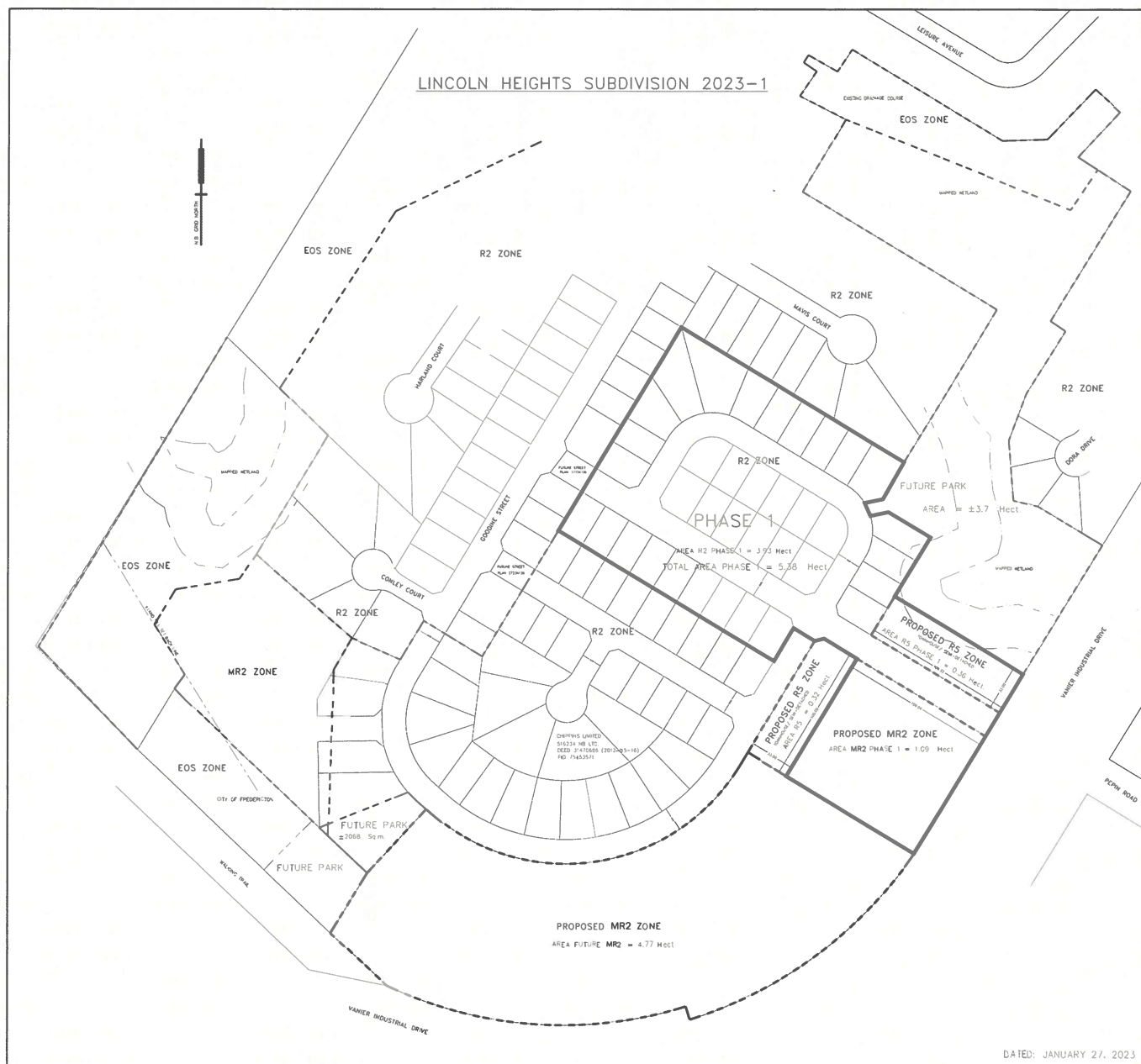
Map \ carte # 1

File \ fiche: PR-6-2023

Date \ date: mars \ March 15, 2023

Subject \ sujet: rue Goodine Street

Chippin's Ltd (Arnold Chippin)
516234 NB Ltd.



Rezone portions of PID 75453571 from R-2, R-3, R-5, and P to MR-2, and R-2 to R-5; portions of PID 01484070 from R-2 to MR-2, R-2 to R-5, and R-2 to EOS; and portions of PID 75444059 from MR-2 to R-2, R-2 to MR-2, and R-2 and MR-2 to P. Tentative Plan of Subdivision to create 82 lots and five new public streets including an extension of Goodine Street. Variance to reduce lot frontage minimum on a MR-2 lot [PID 75444059] from 34 m to 18 m.

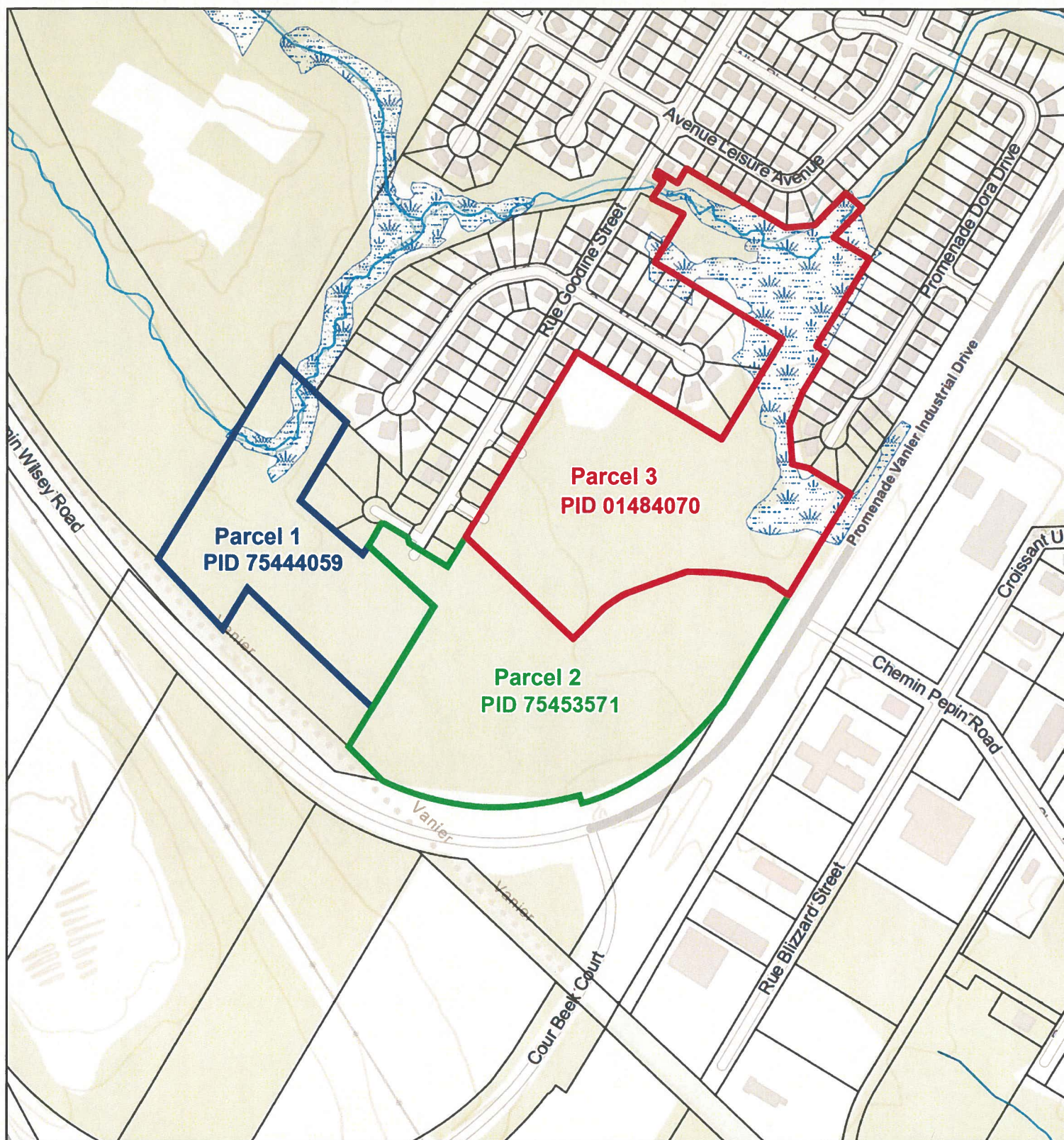
Le rezonage de parties du NID 75453571 de R-2, R-3, R-5 et P à MR-2 et de R-2 à R-5; de parties du NID 01484070 de R-2 à MR-2, de R-2 à R-5 et de R-2 à EOS; parties du NID 75444059 de MR-2 à R-2, de R-2 à MR-2 et de R-2 et MR-2 à P. Un plan de lotissement provisoire afin de créer 82 lots et cinq voies publiques incluant un prolongement de la rue Goodine. Une dérogation visant à diminuer la façade minimale d'un lot zoné MR-2 [NID 75444059] de 34 m à 18 m.

Concept Plan / Plan Conceptuel

Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-6-2023
Date \ date: mars \ March 15, 2023
Subject \ sujet: rue Goodine Street
Chippin's Ltd (Arnold Chippin)
516234 NB Ltd.



Parcel identification map / Carte d'identification de parcelle

Fredericton

Community Planning
Planification urbaine

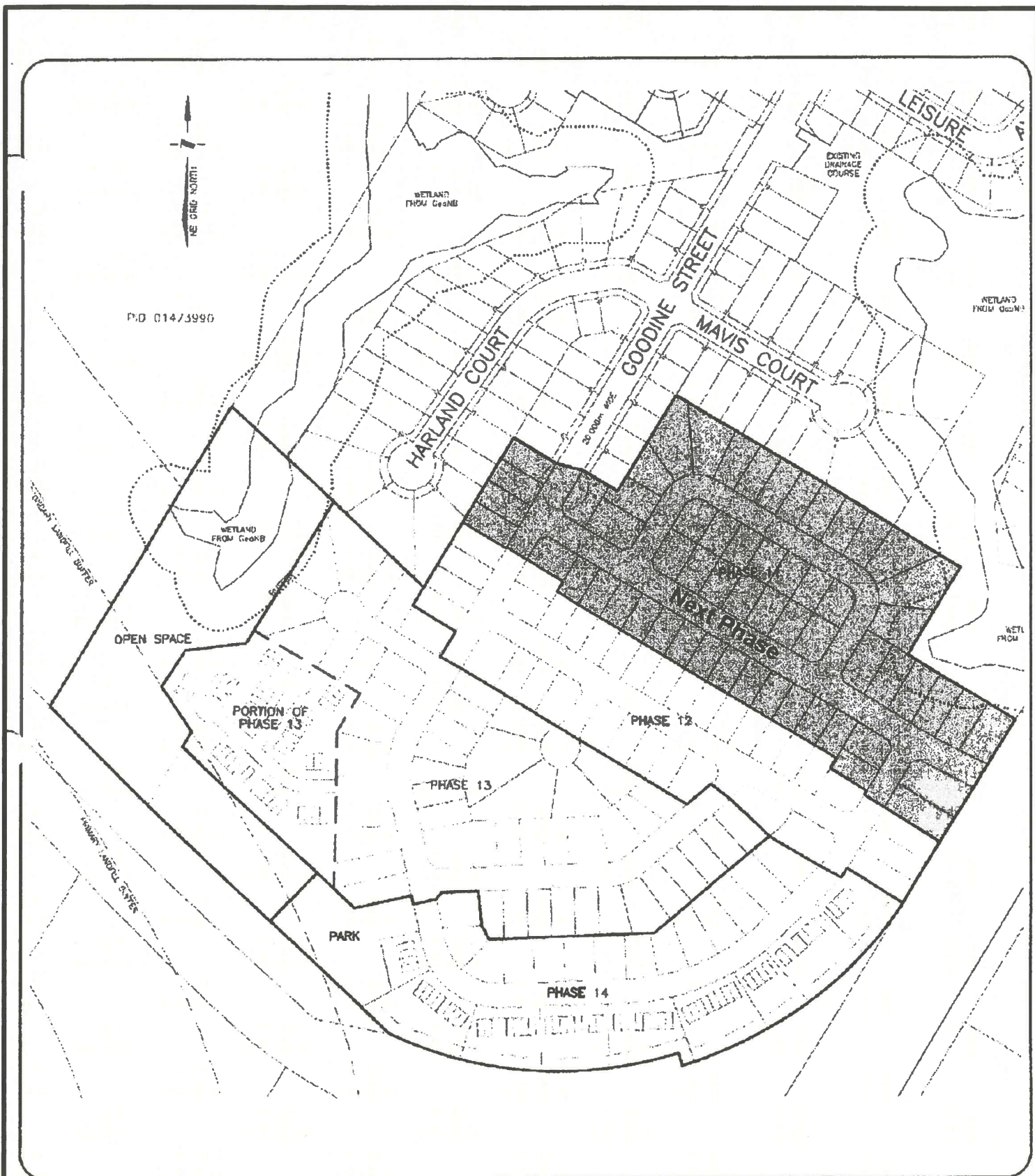
Map \ carte # III

File \ fiche: PR-6-2023

Date \ date: mars \ March 15, 2023

Subject \ sujet: rue Goodine Street

Chippin's Ltd (Arnold Chippin)
516234 NB Ltd.



Previous approval - concept plan / Précédente approuvé - plan conceptuel

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-6-2023
Date \ date: mars \ March 15, 2023
Subject \ sujet: rue Goodine Street
Chippin's Ltd (Arnold Chippin)
516234 NB Ltd.