



PLANNING REPORT

PAC – March 15, 2023

File No. Z-5-2023

P.R. No. 9/23

To: Planning Advisory Committee

From: Matthew Robinson, City Planner

Proposal: Zone Amendment to permit COR-2 uses in the GI zone with the proposed commercial building

Property: 460 Saint Mary's Street (PID 01533553)

OWNERS: Loft Properties Inc. (Brad Wilcox)
527 Beaverbrook Court, Unit 166
Fredericton, NB
E3B 1X6

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot on Saint Mary's Street

Context: Commercial corridor with a mix of industrial and commercial uses, City of Fredericton Transit Depot to the east

Ward No: 4

Municipal Plan: Business and Industrial Parks

Zoning: General Industrial Zone (GI)

Existing Land Use: Concrete Plant

Previous Applications: P.R. 66/84, P.R. 126/84, Z/52/99 P.R. 153/99, P.R. 37/05

EXECUTIVE SUMMARY:

The Applicant is proposing to construct a new commercial building, repurpose an existing building, and construct a large self-storage facility at 460 Saint Mary's Street, which is currently zoned as General Industrial Zone (GI). A zone amendment is required to permit all Commercial Corridor Zone Two (COR-2) uses specifically within the new building to accommodate a variety of intended commercial retail or service uses. Due to the adjacent COR-2 and GI properties, staff does not anticipate any adverse effects as a result of the development and associated commercial uses. Overall, staff supports the application subject to terms and conditions.

APPLICATION:

Brad Wilcox, on behalf of Loft Properties Inc., has made application for a zone amendment to the General Industrial Zone (GI) to permit the uses of the Commercial Corridor Zone Two (COR-2) within the proposed commercial building on property located at 460 Saint Mary's Street.

PLANNING COMMENTS:

Proposal

- The subject property, 460 Saint Mary's Street, was previously used as a concrete plant and accessory storage for the adjacent property, 450 Saint Mary's Street. The applicant is proposing to redevelop the entire site, which would include the following:
 - Repurposing the concrete plant as office and storage;
 - Constructing a total of 114 storage units (32 total 5'x10' units; 82 total 10'x20' units); and
 - Constructing a new commercial building, with three ground floor commercial units and 25 self-storage units on the second floor.
- Self-Storage Facility is a permitted use in the GI zone and does not require a planning approval. As shown on Map II, the facility will be gated, and the renovated concrete plant will partially serve as the required office space. Additional storage space will also be located inside the building.
- The proposed new commercial building will have a total of two floors. Three commercial units will be on the ground floor, accessible by the parking lot located to the rear of the building. The second floor will include 25 additional self-storage accessible by stairs or elevator from the ground floor through a separate entrance.
- The intended commercial uses for the three units could vary from retail sales to customer services, although the applicant has stated there will be no uses related to food and beverage. Staff believe that all uses listed in the COR-2 zone will be suitable within the new building.

Municipal Plan

- The subject property is designated Business and Industrial. The Municipal Plan contains the following relevant policies for this designation:

Section 2.2.1(37): Land uses permitted in the Business and Industrial Designation includes a full range of employment and industrial uses, automobile-related uses, and recreation facilities. Complementary uses may include small-scale office, convenience or service retail, and restaurant uses.

Section 2.2.1(41): Development within the Business and Industrial Designation shall consider the following criteria:

- i. Proximity to the provincial highway system;*
- ii. Will have minimal traffic impacts on existing residential neighbourhoods;*
- iii. Has access to public transit and active transportation facilities;*

- iv. Will contribute to attractive streetscapes and is compatible with its surroundings;*
- v. Makes efficient use of land;*
- vi. Has adequately landscaped front yards;*
- vii. Locates loading and service areas at the rear or interior side of buildings where possible; screens outdoor storage from public view by buildings, landscaping, and/or fencing. and,*
- viii. Minimizes potential offsite impacts and nuisances, such as dust, noise, vibration, and odour.*

The inclusion of commercial uses on the subject property aligns with the Business and Industrial Parks designation, as they are small-scale and complementary to the primary self-storage use. The overall design of the new building is suitably located along the front yard setback to screen the parking and storage units from the public street. It makes efficient use of industrial land by maximizing a variety of compatible uses and will have minimal offsite impacts.

Zoning Bylaw

- As per the relevant standards for the General Industrial Zone (GI):

Standard	Permitted	Proposed
Lot Area (min)	2,000 m ²	6,112 m ²
Lot Frontage (min)	30 m	41.57 m
Lot Coverage (max)	40%	36.1%
Total Gross Floor Area for office(s) (max)	25%	26.75 m ² = 0.4%
Total Gross Floor Area for retail store(s) (max)	10%	297.3 m ² = 4.9%
Building Setback (min)		
Front Yard	6 m	6.05 m
Side Yard	3 m	3 m (*see <i>Side Yard</i> section)
Rear Yard	3 m	3 m
Parking (min)	<u>Office</u> 2 sp / 100 m ² x 26.75 m ² = 0.5 spaces = 1 space <u>Retail</u> 2.75 sp / 100 m ² x 297.3 m ² = 8.2 spaces = 9 spaces Total = 10 spaces (with 1 barrier-free space)	17 spaces

Side Yard

- The existing concrete building is setback from the side yard property line by approximately 1.8 metres. Since this is an existing condition, it is considered legal non-conforming.
- In Map II, there is a minor encroachment from a row of storage units on the side yard setback at the northwest corner of 450 Saint Mary's Street. The applicant has indicated they will remove this encroachment prior to permit approval in an updated final site plan.

Building Design

- The proposed design for the new commercial building shown on Maps III and IV meet the standards of the COR-2 zone. Specifically, the design and finish materials of the exterior wall containing the main public entrance shall be applied to any wall that faces a public street. Furthermore, the large windows and use of a second material colour will create a positive streetscape appearance.

Parking

- A total of 17 parking spaces have been included to exceed the requirements for all proposed uses on site. Staff would note that a parking plan will be required prior to permit approval, to ensure conformance with the *Zoning By-law* and include a barrier-free space.

Landscaping & Pedestrian Access

- Landscaping and pedestrian access features have been roughly identified in the site renderings, Map III. Staff would note that a landscape plan will be required prior to permit approval, to ensure conformance with the *Zoning By-law*.
- Since there is no immediate and accessible public sidewalk, building entrances facing the public street are not required or desired. However, if a public sidewalk is extended south from the City of Fredericton property to the subject property, a pedestrian connection to the proposed building entrances will be desired. This will also create an accessible connection to an existing transit stop.

Engineering & Operations

- Engineering & Operations have reviewed this application and have no concerns. A Storm Water Management Plan will be required at the time of building permit application. Any changes to the water and/or sanitary services are to be to the satisfaction of the Director of Engineering & Operations.
- The Traffic Engineer has no concerns with this application. Saint Mary's Street is classified as a minor arterial street and can accommodate traffic generated from this application.

RECOMMENDATION:

It is recommended that the application submitted by Brad Wilcox, on behalf of Loft Properties Inc., for a zone amendment to the General Industrial Zone (GI) to permit the uses of the Commercial Corridor Zone Two (COR-2) within the proposed commercial building on property located at 460 Saint Mary's Street be approved, subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II, III, IV, V attached to P.R. 9/23 to the satisfaction of the Development Officer.

- b) A Parking and Landscape Plan to the satisfaction of the Development Officer is required at the time of building permit application.
- c) A Storm Water Management Plan to the satisfaction of the Director of Engineering & Operations is required at time of building permit application.

Prepared by:

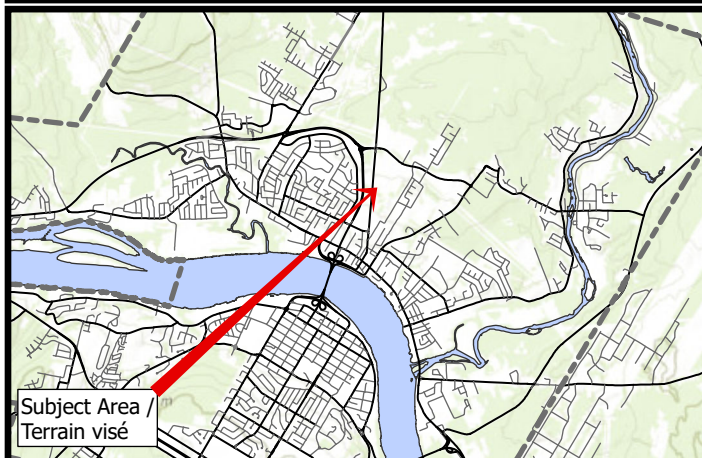
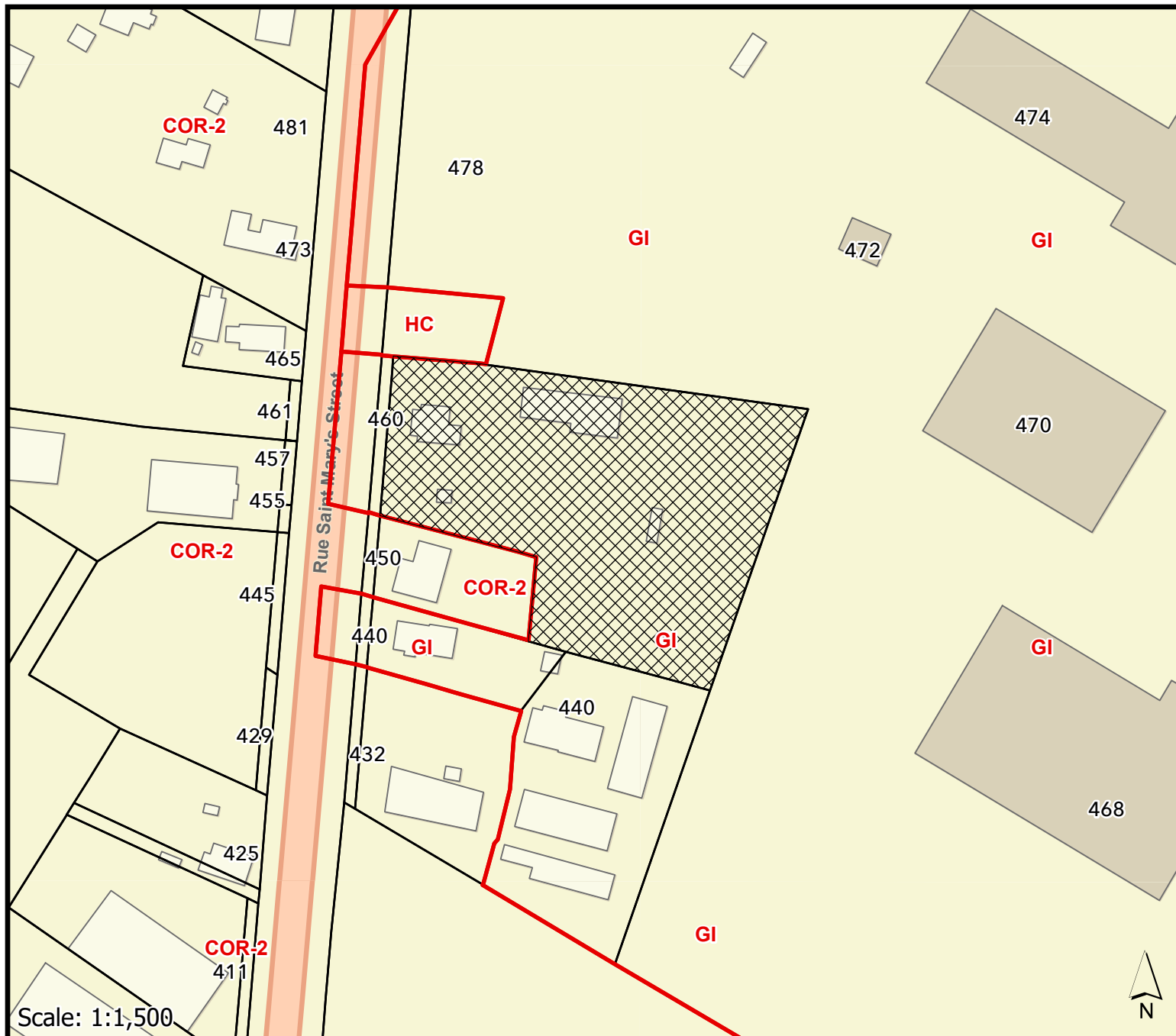


Matthew Robinson, MCP, MCIP, RPP
Planner
Community Planning


Approved by:



Marcello Battilana, MCIP
Assistant Director
Planning & Development



Subject Area /
Terrain visé

 Subject Property / Propriété Visé

Amendment to the General Industrial (GI) zone to permit the uses of the Commercial Corridor Zone Two (COR-2) within the proposed commercial building.

Une modification de la zone industrielle générale (GI) en vue de permettre les usages de la zone de corridor commercial deux (COR-2) dans l'immeuble commercial projeté.

Fredericton

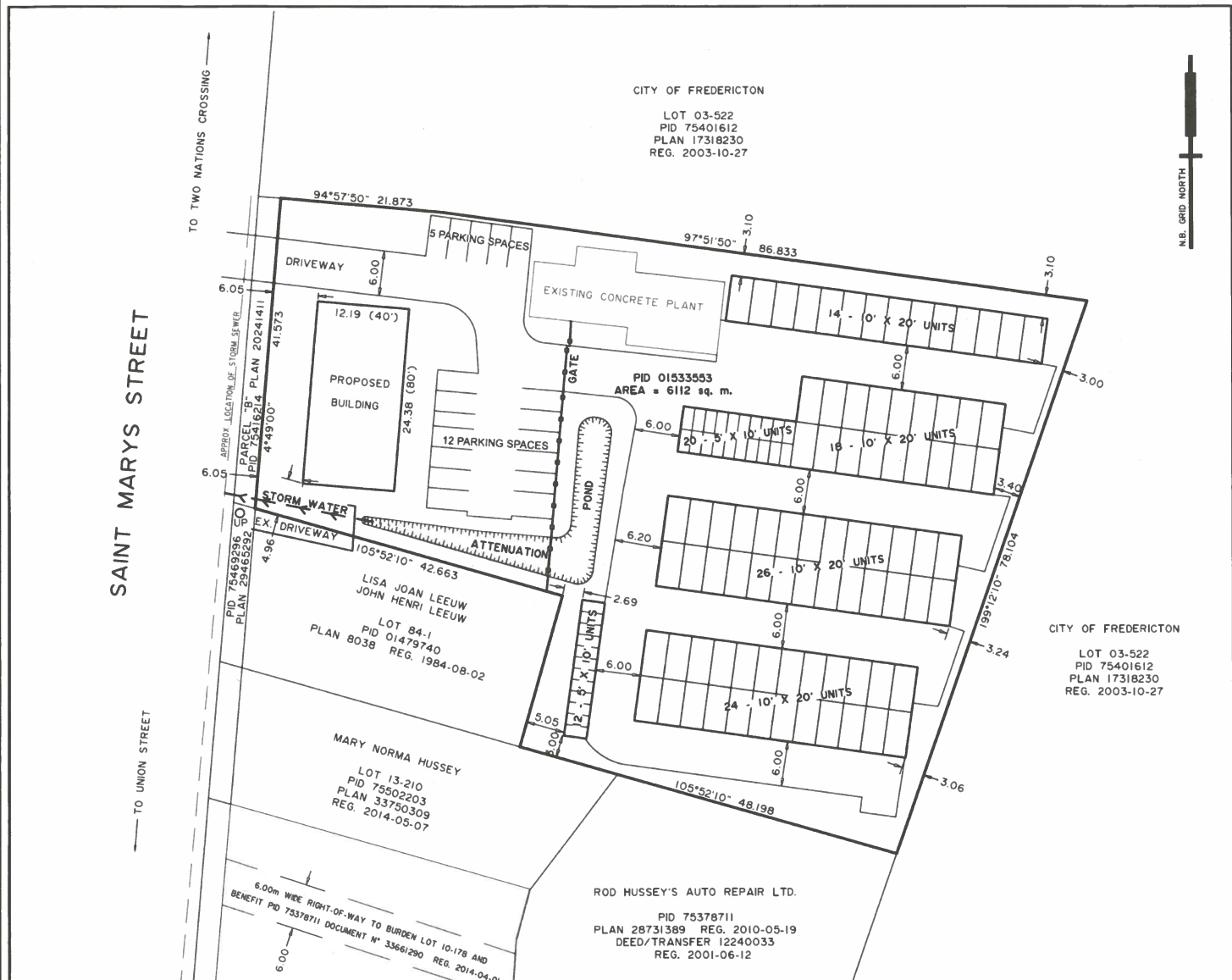
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-9-2023

Date \ date: mars \ March 15, 2023

Subject \sujet: rue 460 Saint Mary's Street
Brad Wilcox



Amendment to the General Industrial (GI) zone to permit the uses of the Commercial Corridor Zone Two (COR-2) within the proposed commercial building.

Une modification de la zone industrielle générale (GI) en vue de permettre les usages de la zone de corridor commercial deux (COR-2) dans l'immeuble commercial projeté.

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II
 File \ fiche: PR-9-2023
 Date \ date: mars \ March 15, 2023
 Subject \ sujet: rue 460 Saint Mary's Street
 Brad Wilcox



West / Ouest (rue Saint Mary's Street)



East (rear)/ Est (arrière)

North / Nord

South / Sud

Conceptual / Conceptuel

Fredericton

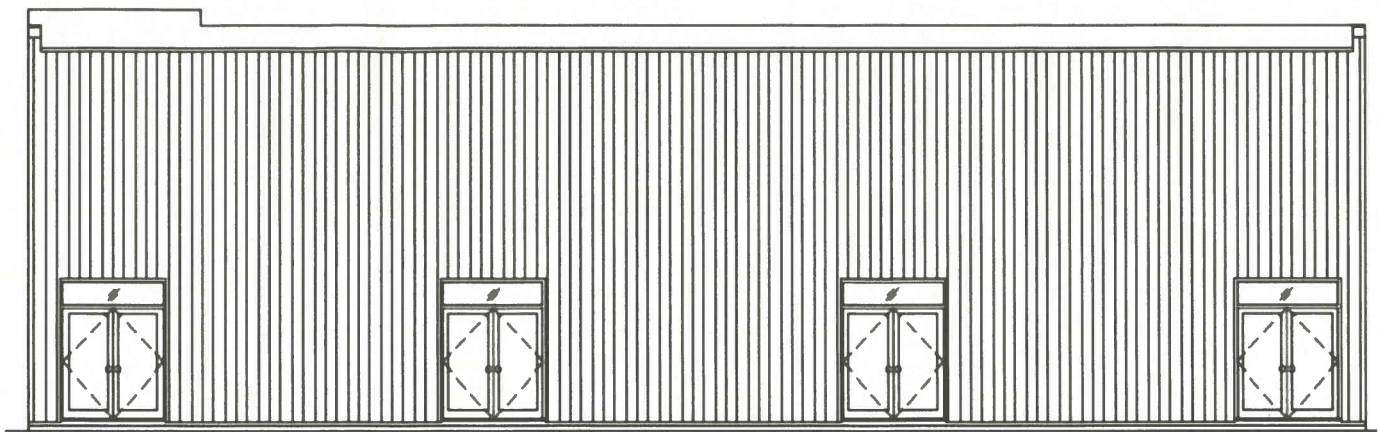
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Map \ carte # III

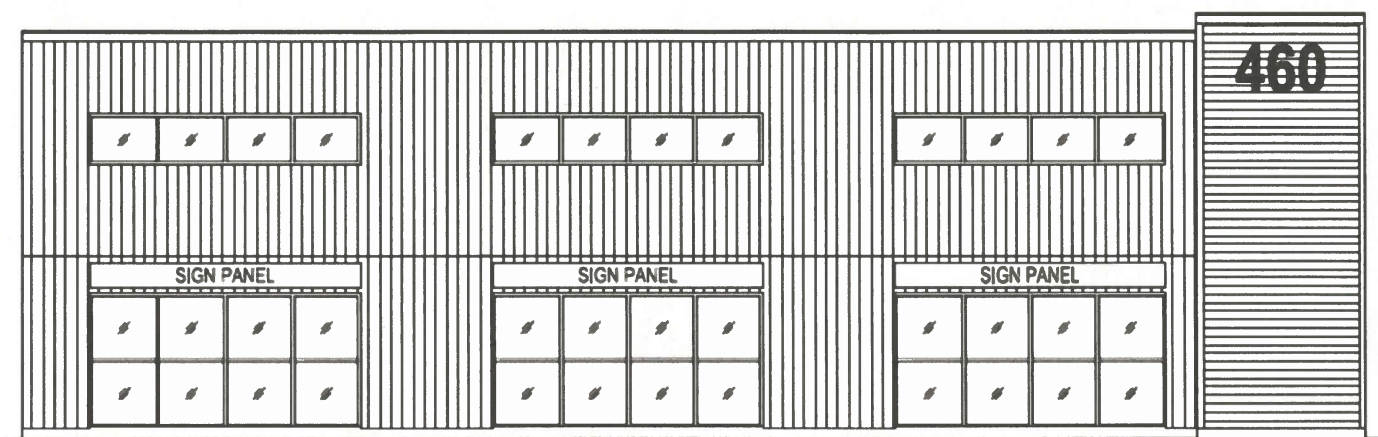
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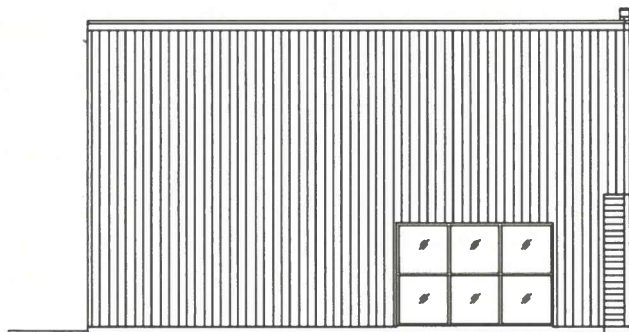
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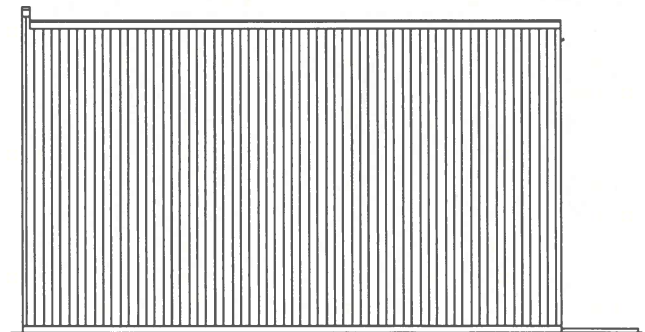
East / Est



West / Ouest (rue Saint Mary's Street)



North / Nord



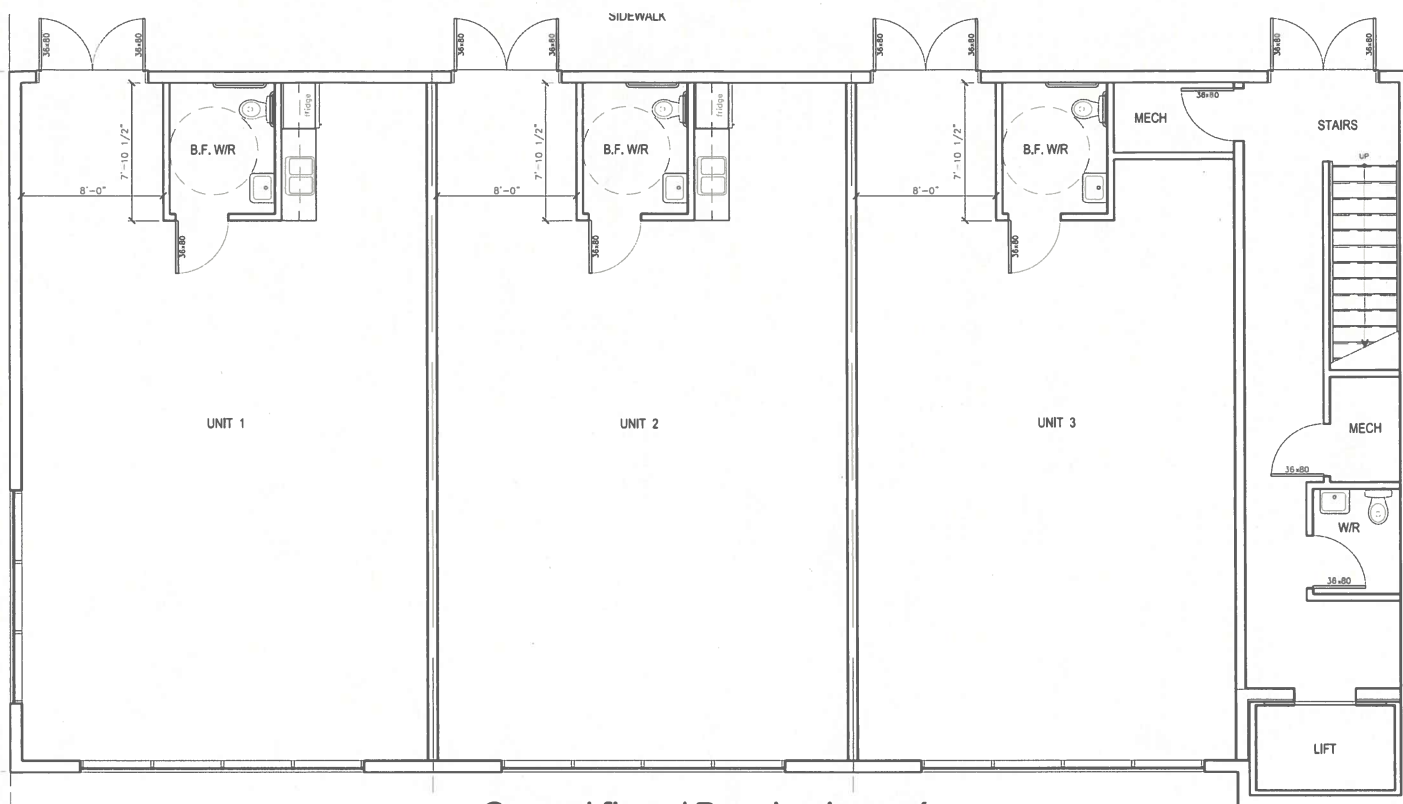
South / Sud

Elevations / Élévations

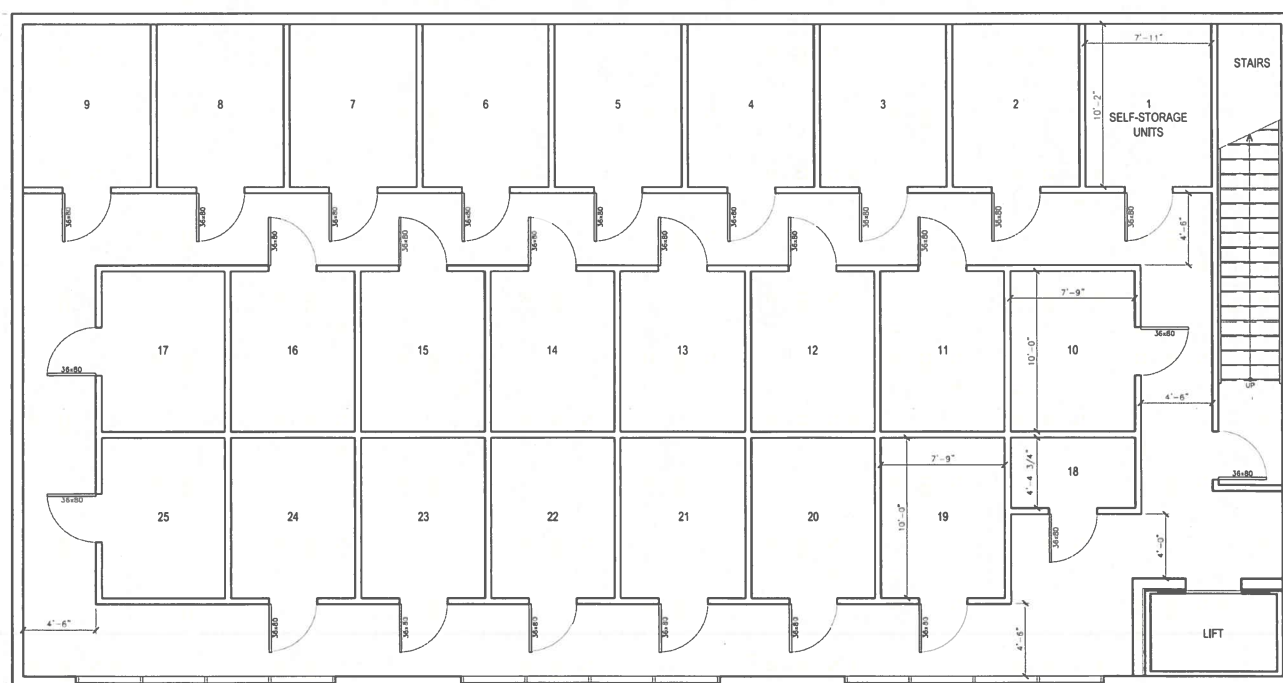


Community Planning
Planification urbaine

Map \ carte # IV
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Ground floor / Rez-de-chaussée



Second floor / Deuxième étage

Elevations / Élévations

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Map \ carte # V
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