

PLANNING REPORT



PAC – October 18, 2023
File No.: Z-25-23, S-20-2023, V-23-2023
P.R. No. 71/23

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Rezoning, Variance, and Tentative Plan of Subdivision for 17 R-1N lots on an extension of Draco Road
Property: 115 Draco Road (PID 01474725)

OWNER: Fredericton Oromocto Development Ltd.
830 Hanwell Road, Suite #5
Fredericton, NB
E3B 6A2

APPLICANT: Colpitts Developments c/o Craig McElroy
830 Hanwell Road, Suite #5
Fredericton, NB
E3B 6A2

SITE INFORMATION:

Location: West side on the end of Draco Road
Context: Low rise residential area on Draco Road to the north, Experimental Farm to the west and south, NAV Canada property to the east
Ward No: 7
Municipal Plan: Established Neighbourhood
Zoning: Residential Zone Two (R-2), Agriculture Experimental Zone (AGX)
Existing Land Use: Vacant
Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant has applied for a rezoning, variance, and tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road. Staff consider the proposed rezoning and lot depth variances appropriate as they are consistent with the Municipal Plan, maintain the single detached dwelling form on Draco Road while providing for the efficient use of land, and the lots are approximately sized to accommodate the proposed development. The tentative plan of subdivision is required for the location of the Draco Road extension and future street and the 8% public land dedication is recommended to be taken as cash. Staff support the application subject to terms and conditions.

APPLICATION:

Colpitts Developments have made application on property located at 115 Draco Road to rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), a lot depth variance for five of the R-1N lots (lots 23-90, 23-91, 23-92, 23-96 and 23-99), and a tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road.

PLANNING COMMENTS:

Proposal:

- The subject property is currently vacant and is approximately 1.24 hectares (3.07 acres) in size. Draco Road currently ends at 105 Draco Road with an access road extending further south to provide access to the Government of Canada property (NAV Canada), east of the subject property. There is also a watercourse that runs along the southern and western extend of the property as seen on Map II.
- The Applicant is proposing to extend Draco Road further south and alter the alignment to the west to create 17 Residential Zone One Narrow (R-1N) lots, one of which would be used as a stormwater attenuation pond lot (lot 23-92). The proposal also includes a future street that would be provided in lieu of the current documented access for the NAV Canada property; this would also provide a proper access to accommodate any future development on that property. Staff would note that there is a small remanent piece adjacent to the future street that would be conveyed to the City and likely added to the public right of way in the future. The proposed R-1N zone maintains the single detached dwelling form that is already permitted in the existing Residential Zone Two (R-2), while providing a more efficient use of land on smaller residential lots. The Applicant has outlined that there would be a variety of building designs, materials, and colours for the single detached dwellings as shown on Map III.

Municipal Plan:

- The subject property is designated Established Neighbourhood in the Municipal Plan, which permits a full range of residential dwellings. Lands within the Established Neighbourhood designation are expected to evolve slowly over time, with intensification being primarily through complementary and compatible development on vacant lots and minor infill development.
- The Established Neighbourhood designation looks to maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment. The Established Neighbourhood designation outlines the following policies:

2.2.1(18) The City shall support the stability of Established Neighbourhoods by:

- i. Encouraging the maintenance of the existing housing stock;*
- ii. Discouraging the encroachment of incompatible uses;*
- iii. Routing higher volume traffic along arterial and collector roads;*
- iv. Maintaining community services and facilities at a scale appropriate for the neighbourhood;*
- v. Encouraging the relocation of existing incompatible uses;*

- vi. *Enforcing by-laws to ensure acceptable maintenance and occupancy standards; and,*
- vii. *Requiring that new or infill development be compatible with adjacent properties.*

The proposal meets the intent of this policy through a compatible development with the adjacent properties by extending the existing single detached dwelling form. Single detached dwellings maintain the low-rise built form and the level of density is considered appropriate for the local road.

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.*

The proposal meets the intent of this policy by continuing the existing single detached lot pattern. Staff consider the proposed narrow lots in the R-1N zone a more efficient use of land that still provides consistent and compatible development with the abutting R-2 zone given the land use remains single detached dwellings. Adequate servicing and road infrastructure would also be readily and efficiently provided through the minor extension of Draco Road. A term and condition is being recommended to be included for the approval to ensure healthy, mature trees that are currently existing on site be protected wherever feasible.

- The Municipal Plan also includes policies related to housing diversity and intensification including:

3.1.1(1) Promote housing diversity by requiring a mix of housing types, sizes and densities that will accommodate changes in community needs over time. The City shall promote opportunities for increased housing densities and intensification for residential development.

The proposal meets the intent of this policy by recognizing that there is a need for more affordable home ownership, with the R-1N zone providing sensitive intensification and a more affordable product on a smaller lot.

Overall, the proposed development meets the intent of the Municipal Plan by providing:

- Compatible development and consistent lot pattern with the adjacent properties by extending the existing detached dwelling form;
- An efficient use of land with narrower lots where adequate servicing and road infrastructure is provided; and,
- Sensitive intensification that offers a more affordable home ownership option.

Rezoning:

- Staff would note that the current zoning lines run down the centre line of the existing access road, which has established the Residential Zone Two (R-2) on one side and the Agriculture Experimental Zone (AGX) zone on the other side. However, the access road is not a public street and is owned by Fredericton Oromocto Development Ltd., and so the R-2 zone should be to the extent of the property line and not the centreline of the access road. Staff consider the rezoning from the AGX zone administrative given the error in the current zoning lines. With respect to the rezoning from Residential Zone Two (R-2) to Residential Zone One Narrow (R-1N), staff consider the proposed rezoning appropriate as it maintains the single detached dwelling form on Draco Road while providing for the efficient use of land on smaller single detached dwelling lots. The R-1N zone provides for a more dense single detached layout on narrower lots, which provides a more affordable product when compared to the R-2 zone.

Subdivision & Lot Depth Variance:

- While the majority of the proposed R-1N lots comply with the minimum lot standards (lot area: 345m², lot frontage: 11.5m, lot depth: 30m), five of the proposed R-1N lots require a lot depth variance (as seen on Map II), including:
 - Lot 23-90: 29.91m lot depth
 - Lot 23-91: 24.74m lot depth
 - Lot 23-92: 29.12m lot depth
 - Lot 23-96: 27.01m lot depth
 - Lot 23-99: 27.29m lot depth
- Staff consider the proposed lot depth variances minor in nature and appropriate for the development on the R-1N lots. The lot depth variances are primarily a factor of the Draco Road extension alignment, and as the lots comply with the minimum lot area and lot frontage, staff are of the opinion that the lots are appropriate sized and would be able to accommodate the proposed single detached development.
- The 8% public land dedication is applicable for the proposed lots and staff are recommending that the dedication be taken in the form of cash.

Servicing, Stormwater & Traffic:

- Engineering staff have reviewed the proposal with the Applicant and their engineering consultant. The primary concern is to design the subdivision such that minimum grade and depth for the sanitary pipes can be achieved, in compliance with the City's "General Specifications for Municipal Services". Final servicing and lot grading plans and all construction design and inspection will need to be provided to the satisfaction of the Director of Engineering & Operations.
- The consultant has identified a parcel at the end of the bulb (Lot 23-92) to be used for a public stormwater attenuation pond lot. There may be a more optimal location for the stormwater attenuation pond lot that does not diminish the development potential on the Draco Road extension and staff with the Applicant and their engineering consultant during the detailed design to determine whether a more efficient location for the stormwater attenuation pond is feasible. The final size and shape of the pond will be determined during detailed design and following a stormwater management plan being completed by the

developer's consultant. The pond is to have an access road to any structures for maintenance purposes, and an outlet channel/pipe with a registered easement from the pond to the watercourse. The public stormwater attenuation pond will require landscaping elements to the satisfaction of both the Development Officer and the Director of Engineering & Operations. All construction work is to be inspected by the developer's consultant and record drawings are to be provided at completion of the project.

- The City Traffic Engineering has no issues with the application. Engineering & Operations are satisfied with the width and proposed location of the Draco Road extension. The width is to be 15 metres (standard width for courts) except for the short section from the current end of Draco Road to the proposed future street. This section will be 18 metres wide to accommodate a future sidewalk which will eventually connect the future street to Lincoln Road (there is no timeline for sidewalk construction on Draco Road). From this connection, residents will be able to connect to the Lincoln Trail. The tentative subdivision plan shows a future street to the property to the east. This is to provide a relocated access to the current Government of Canada property (NAV Canada) in lieu of the current documented access, and to accommodate any future development of the property. The future street will need to be built (services, asphalt, curbing) with the registration of the subdivision plan. There may be a more efficient location for the current access road/future street to the current NAV Canada property and staff will work with the Applicant to attempt to find the most efficient location to minimize the length and therefore cost of building it.

RECOMMENDATION:

1. It is recommended that the application submitted by Colpitts Developments on property located at 115 Draco Road to rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), a lot depth variance for five of the R-1N lots (lots 23-90, 23-91, 23-92, 23-96 and 23-99), be approved subject to the following terms and conditions:

- a) A mix of R-1N building designs be provided on the Draco Road extension generally in accordance with Map III attached to P.R. 71/23 to the satisfaction of the Development Officer.

2. It is further recommended that the tentative plan of subdivision submitted by Colpitts Developments on property located at 115 Draco Road to create 17 R-1N lots on an extension of Draco Road be forwarded to City Council with a recommendation that a sum representing 8% of the market value of the land be taken in the form of cash and that the location of the public streets be approved as shown on Map II.

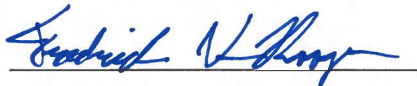
Additional Information

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

- a) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 71/23 to the satisfaction of the Development Officer;
- b) The Applicant shall obtain any applicable provincial approvals, including but not limited to a Watercourse and Wetland Alteration (WAWA) Permit from the NB Department of Environment & Local Government;

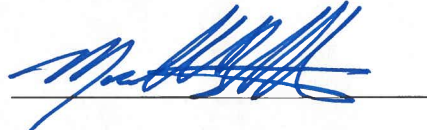
- c) Servicing, lot grading, and stormwater management plans and all construction design and inspection are to be provided to the satisfaction of the Director of Engineering & Operations;
- d) Local Government Services Easements (LGSE), Public Utility Easements (PUE), drainage easements and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs and stormwater pond lots are to be granted gratuitously to the City of Fredericton;
- e) The public stormwater attenuation ponds will require landscaping elements to the satisfaction of both the Development Officer and the Director of Engineering & Operations; and,
- f) Healthy, mature trees that are currently existing on site be protected wherever feasible.

Prepared by:



Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:

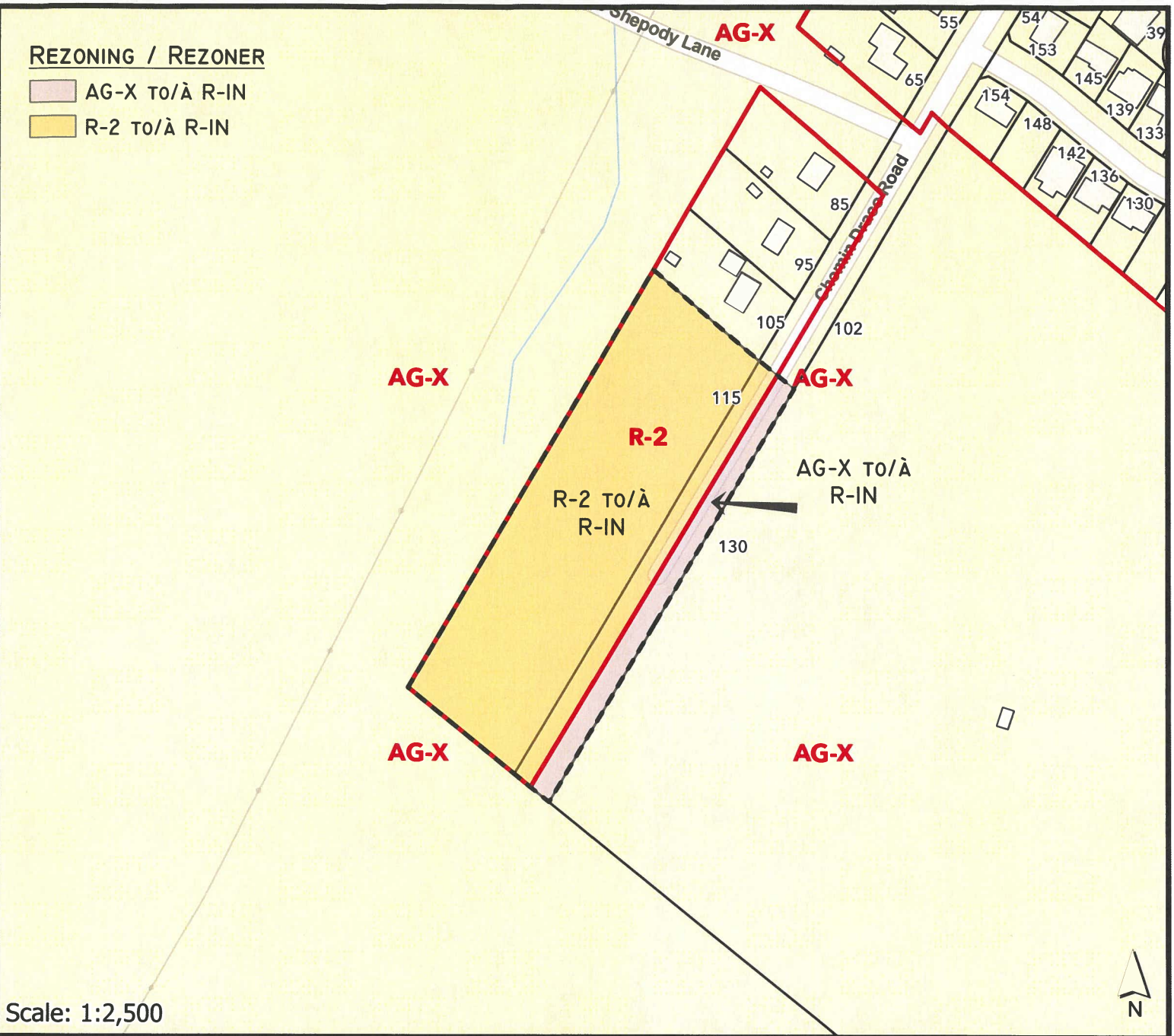


Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development

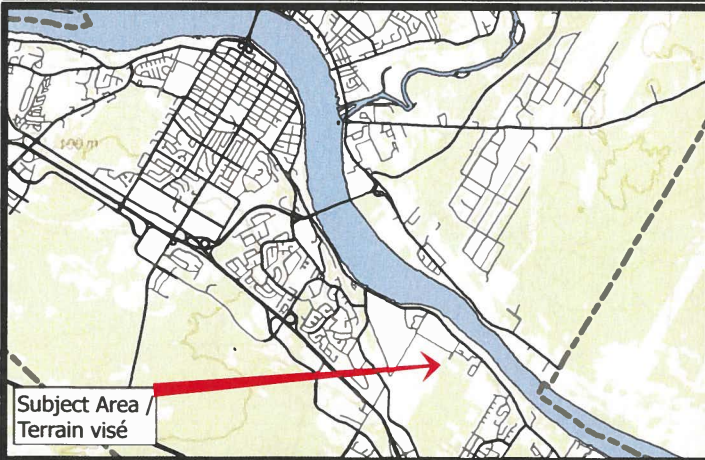
REZONING / REZONER

AG-X to/à R-IN

R-2 to/à R-IN



Scale: 1:2,500



Subject Area / Terrain visé

Subject Property / Propriete Visé

Rezoning the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), lot depth variance, and a tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road.

Un rezonage de zone résidentielle deux (R-2) et zone expérimentale agricole (AGX) à zone résidentielle un sur terrains étroits (R-1N); Une dérogation de profondeur des lots; Un plan de lotissement provisoire visant à créer 17 lots R-1N dans un prolongement du chemin Draco.



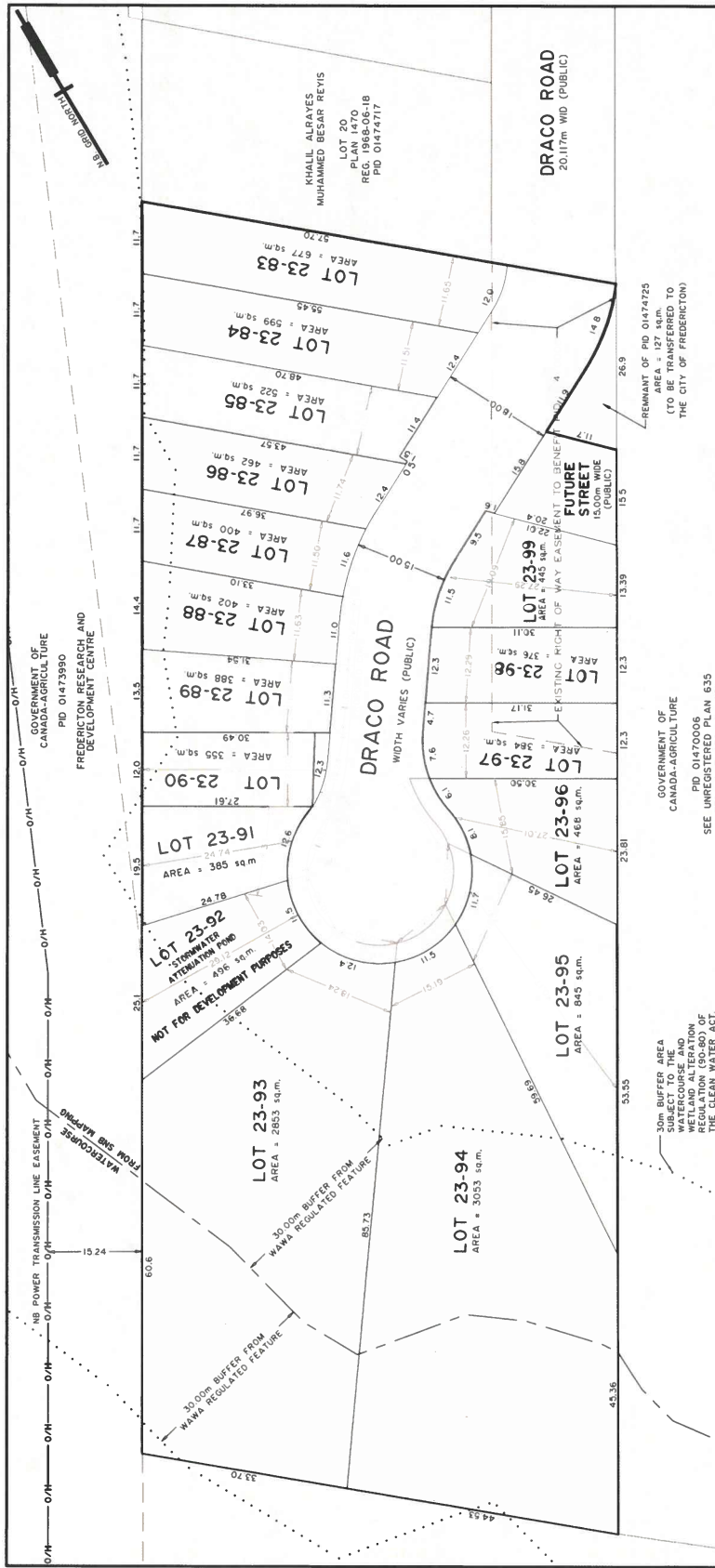
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-71-2023

Date \ date: octobre \ Octobr 18, 2023

Subject \sujet: chemin 115 Draco Road
Colpitts Developments
c/o Craig McElroy



Tentative plan of subdivision / Plan provisoire de lotissement



Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-71-2023
Date \ date: octobre \ Octobr 18, 2023
Subject \ sujet: chemin 115 Draco Road
Colpitts Developments
c/o Craig McElroy



Elevations / Élévations

Typical R-1N building designs / Conceptions typiques de bâtiments R-1N



Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-71-2023
Date \ date: octobre \ Octobr 18, 2023
Subject \ sujet: chemin 115 Draco Road
Colpitts Developments
c/o Craig McElroy