

PAC – March 19, 2025

File No.: Z/9/2025, S/3/2025, V/5/2025

P.R. No. 13/25

To: Planning Advisory Committee

From: Helen Harris, Planner

Proposal: Rezoning, variances, and tentative plan of subdivision to permit two semi-detached building lots.

Property: **378 Woodstock Road (PID 01438431)**

OWNER: 710861 NB Inc c/o David Davis

4419 Rte 102, Upper Kingsclear, NB, E3E 1N1

APPLICANT: As above

SITE INFORMATION:

Location: Southern side of Woodstock Road, east of the Hanwell Road intersection.

Context: Low density residential, predominantly comprising of single-family detached dwellings. Directly opposite the site on the northern side of Woodstock Road lies Fredericton Rural Cemetery.

Ward No: 10

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone Two (R-2)

Existing Land Use: Vacant Residential Building Lot

Previous Applications: P.R. 44/18– application to rezone a portion of the property from Residential Zone Two (R-2) to Residential Zone One Narrow (R-1N) and for subdivision to create two (2) R-1N lots. (Denied at City Council meeting dated July 9, 2018)

EXECUTIVE SUMMARY:

The Applicant is proposing to rezone the subject property from Residential Zone Two (R-2) to Residential Zone Three (R-3) and create two semi-detached building lots. Additionally, lot frontage variances between 1.22 and 2.20 metres are required. The proposal is considered to be appropriate for the development of the land as it maintains a low-rise built form that is compatible with its surroundings, the development complies with the majority of the zoning standards and meets the intent of the Established Neighbourhood designation. Accordingly, staff support the application subject to terms and conditions.

APPLICATION:

David Davis has made application on property located at 378 Woodstock Road for the following:

- Rezoning from Residential Zone Two (R-2) to Residential Zone Three (R-3);
- Lot frontage variances of 2.20m, 2.16m, 2.16m, and 1.22m; and,
- Tentative plan of subdivision

to permit two semi-detached building lots.

PLANNING COMMENTS:

Background:

- The subject property previously contained a single detached dwelling, which was demolished in 2014. In 2018, the Applicant made an application on the subject property to rezone a portion of the land from Residential Zone Two (R-2) to Residential Zone One Narrow (R-1N) and a tentative plan of subdivision to create two R-1N building lots (P.R. 44/18). The proposal at the time would have resulted in three lots, two being for narrower single detached dwellings on the created lots and one single detached dwelling on the remnant lot. While both Planning Staff and the Planning Advisory Committee recommended approval of the application, Council ultimately denied the rezoning and subdivision citing concerns with changes to the streetscape, building design, increased density, driveways/parking in the front yard and a lack of detail in the proposal. It is important to recognize that since the 2018 planning application, the City adopted a new Municipal Plan (2020) with policy criteria for established neighbourhoods as well as an Affordable Housing Strategy (2022) given the ongoing housing crisis. Instead of three single detached dwelling lots (two being narrower lots), the current proposal looks at rezoning and a subdivision for two semi-detached building lots.

Proposal:

- The Applicant is proposing to create two semi-detached buildings from the existing large vacant property. The existing property has a lot area of 2,014 square metres, over 40 metres of lot frontage along Woodstock Road, and over 50 metres of lot depth. The Applicant has indicated that the two semi-detached buildings would be further subdivided into individual lots (see Map II). Each semi-detached dwelling unit would be two-storeys and contain three-bedrooms, two and a half bathrooms, and an attached garage (see Map V & VI). To minimize the number of driveways, each half of the semi-detached building would share the driveway, which runs down the middle of the building leading to the attached garages. With rear yard setbacks ranging from 19 to 22 metres, the proposed lots would have significant rear yard space. The proposed buildings have generally been sited to be aligned with the abutting properties to limit any overlooking or impact on the rear yards. The overall design for the semi-detached buildings look to use a pitched roof, a recessed entryway, and a mix of materials and colours to break up the massing of the buildings. The Applicant has indicated that they would use varying colours to help define each unit and eliminate monotonous design.

Growth Strategy:

- The proposal is consistent with the Growth Strategy in terms of the Areas of Stability and Minor Change, which calls for modest forms of intensification at the edges of neighbourhoods and along main roads. The proposed two-storey building scale and semi-detached form is compatible with neighbouring land uses and the lot is appropriately sized to accommodate the development. With the subject site being along a major arterial road (Woodstock Road) and at the edge of the Sunshine Gardens neighbourhood, the proposed infill development represents a prime opportunity for modest intensification on an underutilized lot within the limits of the Growth Boundary.

Municipal Plan:

- The site is designated “Established Neighborhood” in the Municipal Plan. Within the Established Neighborhood designation, intensifications are intended to be limited and will be primarily through complementary and compatible development on vacant lots, minor infill development and accessory units. The Municipal Plan contains the following relevant policies:
 - Section 2.2.1(18) The City shall support the stability of Established Neighborhoods 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.
- Staff would note that the Municipal Plan identifies a range of low-rise residential forms (semi-detached, duplex, town house) which are compatible as it relates to massing, scale and use. In this regard, it is appropriate to have semi-detached dwellings adjacent to single detached dwellings, especially given that these are only two-storey in height.
 - 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.

- Section 2.2.1 (22) Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.
- Section 3.1.1 (1) promotes housing delivery 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.

Overall, the proposal meets the objectives of the Established Neighbourhood designation by providing:

- Infill development which is compatible with adjacent properties, adhering to Section 2.2.1 (18);
- Building design is compatible with the surrounding area and positively contributes to the neighbourhood, in accordance with Section 2.2.1 (21);
- Infill development is appropriately scaled in relation to its site and the proposed dwellings are orientated such that the primary entrances face onto the public street (i.e. face towards Woodstock Road), in line with Section 2.2.1 (22);
- A development which puts forward a change in housing type and density from the existing prevailing context in the form of two semi-detached building lots utilising and responding positively to a housing delivery opportunity, in accordance with Section 3.1.1 (1).

The proposal to create two new semi-detached building lots complies with the R-3 lot standards as follows:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
Lot Area (Min)	360 m ²	Between 499m ² - 515m ²
Lot Frontage (Min)	12 m	9.80m-10.78m*
Lot Depth (Min)	30 m	Between 50.7m – 51.2m
Lot Coverage (Max)	40%	Between 23.6% - 24.4%
Building Setbacks (Min)		
Front (Woodstock Rd)	6 m	Between 11.52m – 12.68m
Side (East & West)	1.8 m	Between 1.88m – 2.51m
Rear	7.5 m	Between 19.49m – 22.65m

***Variance required**

Lot Frontage Variance

- As shown on Map II, following the individual subdivision of each semi-detached dwelling, the lot frontage is slightly below the minimum 12 metres. Moving from west to east, the lot frontage variances would be 2.20m, 2.16m, 2.16m, and 1.22m accordingly. While deficient, the proposed buildings comply with all other zoning standards and the reduced lot frontage is able to accommodate the required driveways and parking. As such, staff consider the proposed lot frontage variances minor in nature, appropriate for the development of the land, and in keeping with the general intent of the Zoning By-law.

Building Design and Layout

- Maps III and IV illustrate the concept and design for the semi-detached dwellings. The proposed intention is for two pairs of semi-detached dwellings, which would be two-storeys in height with pitched roofs, recessed entryways and integral garages. Staff will work with the Applicant at the building permit stage to ensure a mix of materials and colours to help break up the massing and eliminate any monotonous design, including a varied roofline for the second building.
- The proposal is considered to be compatible with the variety of housing forms in the neighbourhood and the proposed use is not anticipated to give rise to any adverse impacts upon adjacent properties or the wider surrounding area given its location on Woodstock Road at the periphery of the more internal neighbourhood.
- The submitted floorplans on Maps V and VI show that the ground floor would be given over to an open-plan kitchen, dining and living room, toilet facilities, walk-in pantry and utility room, together with closet and storage cupboards. To the upper floor, there would be 3 good-sized bedrooms (one with en-suite bathroom) and family bathroom, as well as a laundry room and ample closet space. In this way, Staff are of the view that the proposed development would provide good-sized accommodation, with a logical layout to the floorspace, which would ultimately meet the needs of future occupiers.

Tentative Plan of Subdivision

- The 8% land dedication applies to all newly created lots in the City. The 8% land dedication would be payable on the two new R-3 lots. Staff are recommending that the dedication be taken in the form of cash.

Construction and Servicing

- The property at 378 Woodstock Road previously contained a single dwelling unit that was demolished in 2014.
- Upon demolition, the service stub remained in place to the original dwelling. A shut-off at main may be required depending on the applicability of the existing service, as well as the installation of new individual services to the proposed units.
- There is no storm sewer system available. Any drainage requirements will need to be managed on-site.
- There are two existing driveways that will need to be reinstated to full curb, and two proposed driveways that may require a curb cut. Curb cuts are to be completed by the City, and require a curb cut fee.
- The applicant is responsible for shut-off-at-main of any existing services, and installation of new services to the property and all curb cuts and/ or curb and sidewalk reinstatements.
- Services must be installed by an approved Water & Sewer contractor.

- The project is located in Wellfield Zone B; all plans must conform to the NB Wellfield Protected Area Designation Order and Municipal Specifications sections 5.3 and 5.4.

Traffic

- Woodstock Road is a major arterial roadway that contains a bus route and has an existing sidewalk along the northern side of the roadway. A sidewalk will be installed in the future along the southern side of Woodstock Road between Hanwell Road and Haviland Street. This requires that a +/-1.0 metre wide piece of property is required to facilitate the future sidewalk. The City will work with the proponent to acquire the +/-1.0 metre parcel from the applicant at the time of subdivision.
- The service installation and shut off at main required at this location will require a traffic and construction signage plan to be submitted and approved to the satisfaction of the director of engineering & operations.

RECOMMENDATION:

1. It is recommended that the application submitted by David Davis on property located at 378 Woodstock Road to rezone the property from Residential Zone Two (R-2) to Residential Zone Three (R-3) and lot frontage variances of 2.20m, 2.16m, 2.16m, and 1.22m, be approved subject to the following terms and conditions:
 - a) The site be developed generally in accordance with Map II attached to P.R. 13/25, to the satisfaction of the Development Officer;
 - b) Final building design be generally in accordance with Maps III and IV, including a variety of building materials and colours to reduce a monotonous design, including a varied roofline to the second building, to the satisfaction of the Development Officer
2. It is recommended that the application submitted by Mr. David Davis for a tentative plan of subdivision to create two R-3 building lots, be forwarded to City Council with the recommendation that the public land dedication be taken in the form of cash.

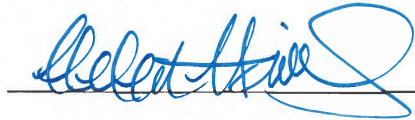
Additional Information

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 PR 13/25 to the satisfaction of the Development Officer;
- b) Access, servicing, lot grading, and stormwater management plans be provided to the satisfaction of the Director of Engineering & Operations;
- c) A lot grading and site servicing plan (prepared by a professional engineer) are to be provided to the satisfaction of the Director of Engineering & Operations;

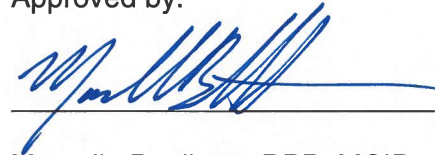
- d) A curb cut fee may be required;
- e) Applicant is responsible for shut-off-at-main of any existing services, and installation of new services to the property and all curb cuts and/ or curb and sidewalk reinstatements; and,
- f) Applicant will negotiate in good faith for the transfer of a +/- 1.0 metre wide parcel of land to be added to the City right-of-way to facilitate future construction of a sidewalk on the south side of Woodstock Road.

Prepared by:

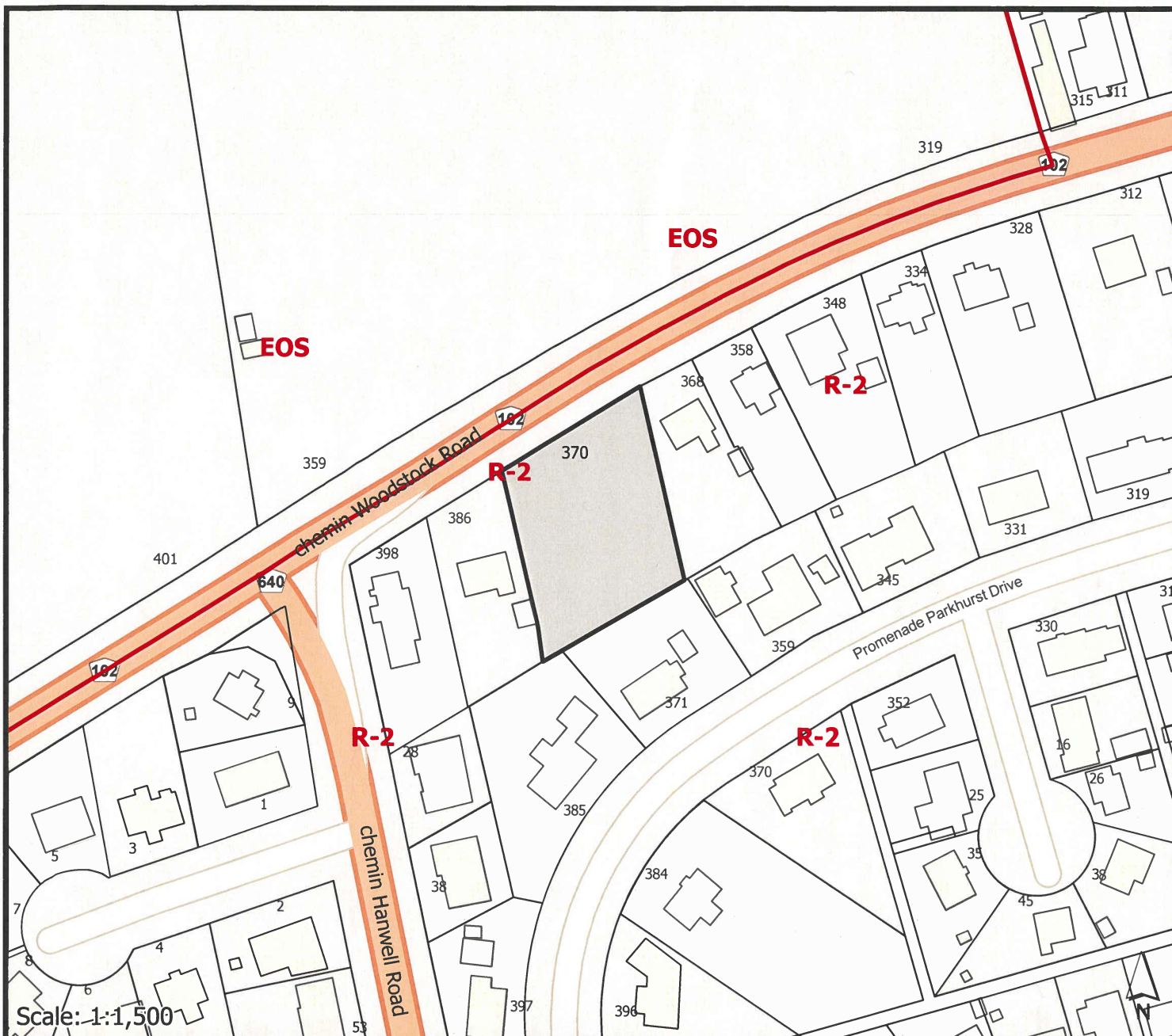


Helen Harris MRTPI, AssocRICS
Planner, Community Planning

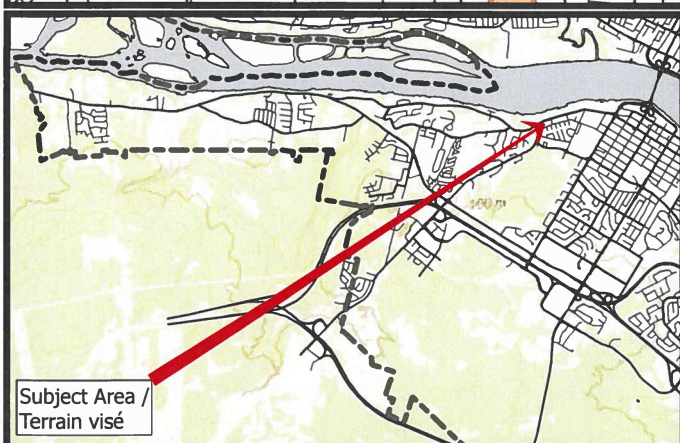
Approved by:



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



Scale: 1:1,500



Subject Area /
Terrain visé

 Subject Property / Propriété Visé

Rezoning from R-2 to R-3. Lot frontage variances.
Tentative plan of subdivision to permit two semi-detached building lots.

Rezonage de R-2 à R-3. Dérogation à la règle de façade
du lot. Plan provisoire de lotissement permettant
l'aménagement de deux lots à bâtir jumelés.

Fredericton

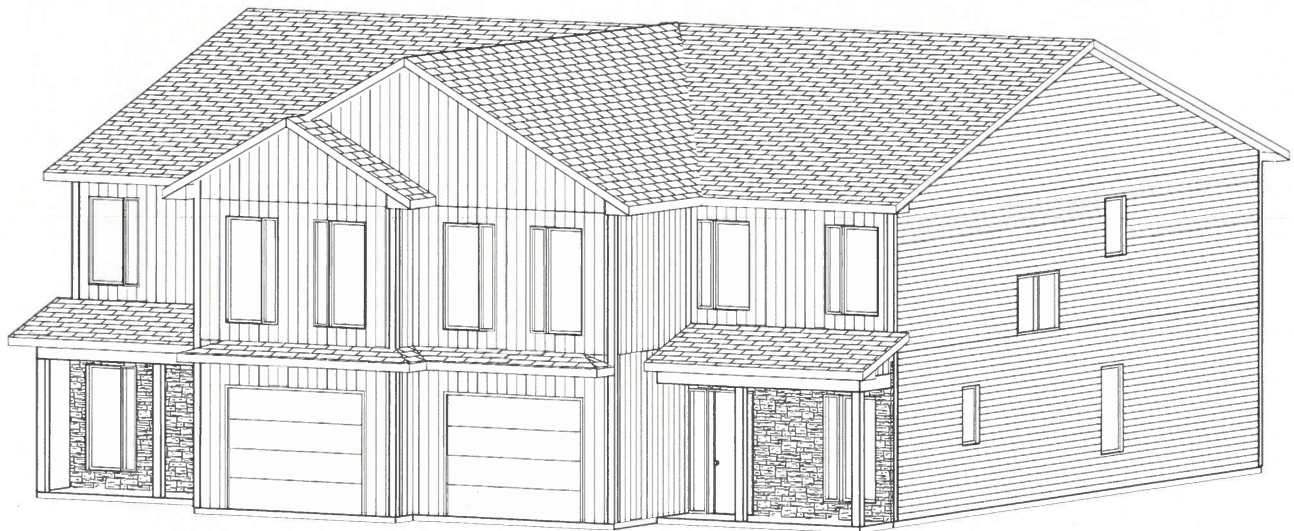
Community Planning
Planification urbaine

Map \ carte # I

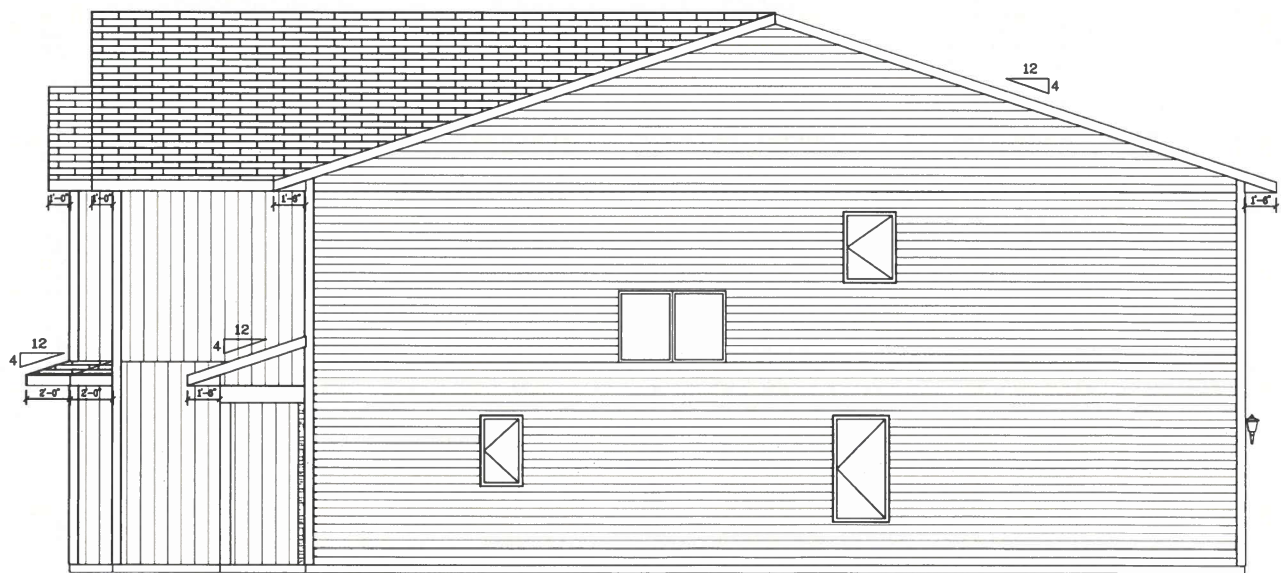
File \ fiche: PR-13-2025

Date \ date: mars \ March 19, 2025

Subject \sujet: chemin 378 Woodstock Road,
710861 NB Inc.
c/o David Davis



Facing Woodstock Road (North) / Face à la chemin Woodstock (Nord)



West / Ouest

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

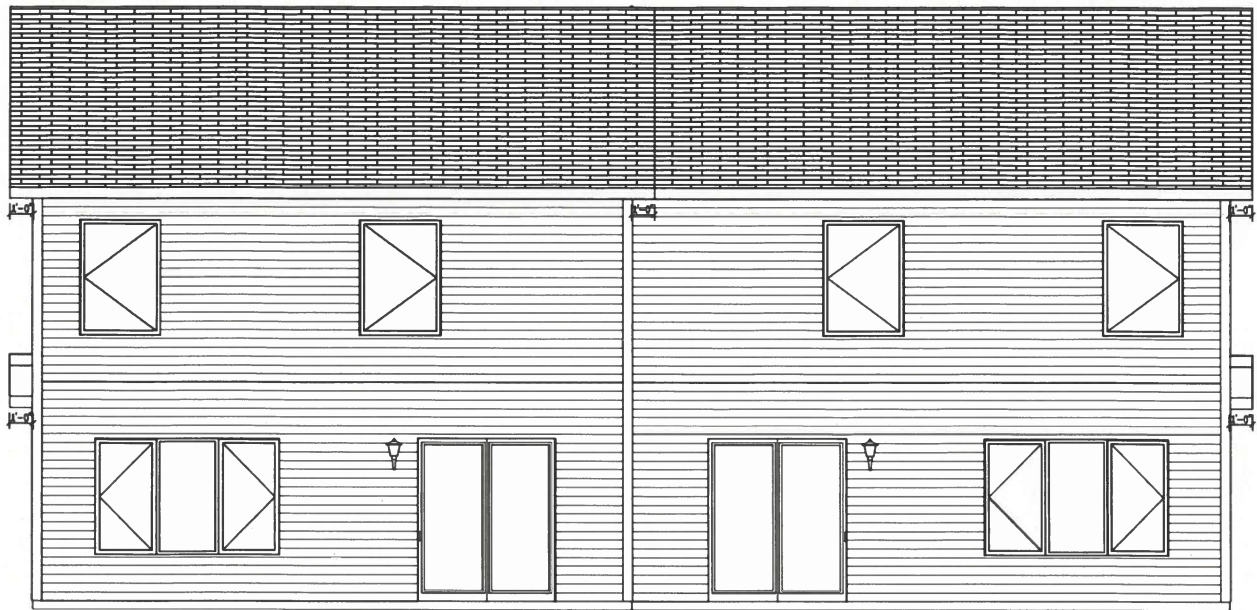
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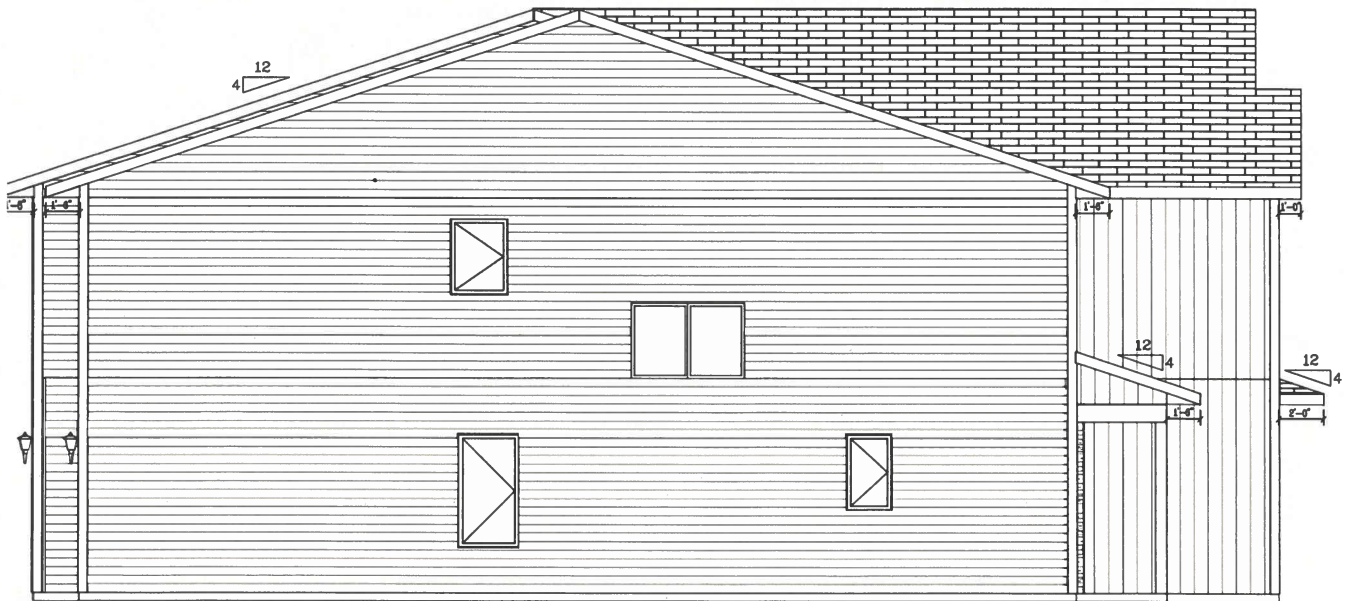
Subject \ sujet: chemin 378 Woodstock Road

710861 NB Inc.

c/o David Davis



South / Sud



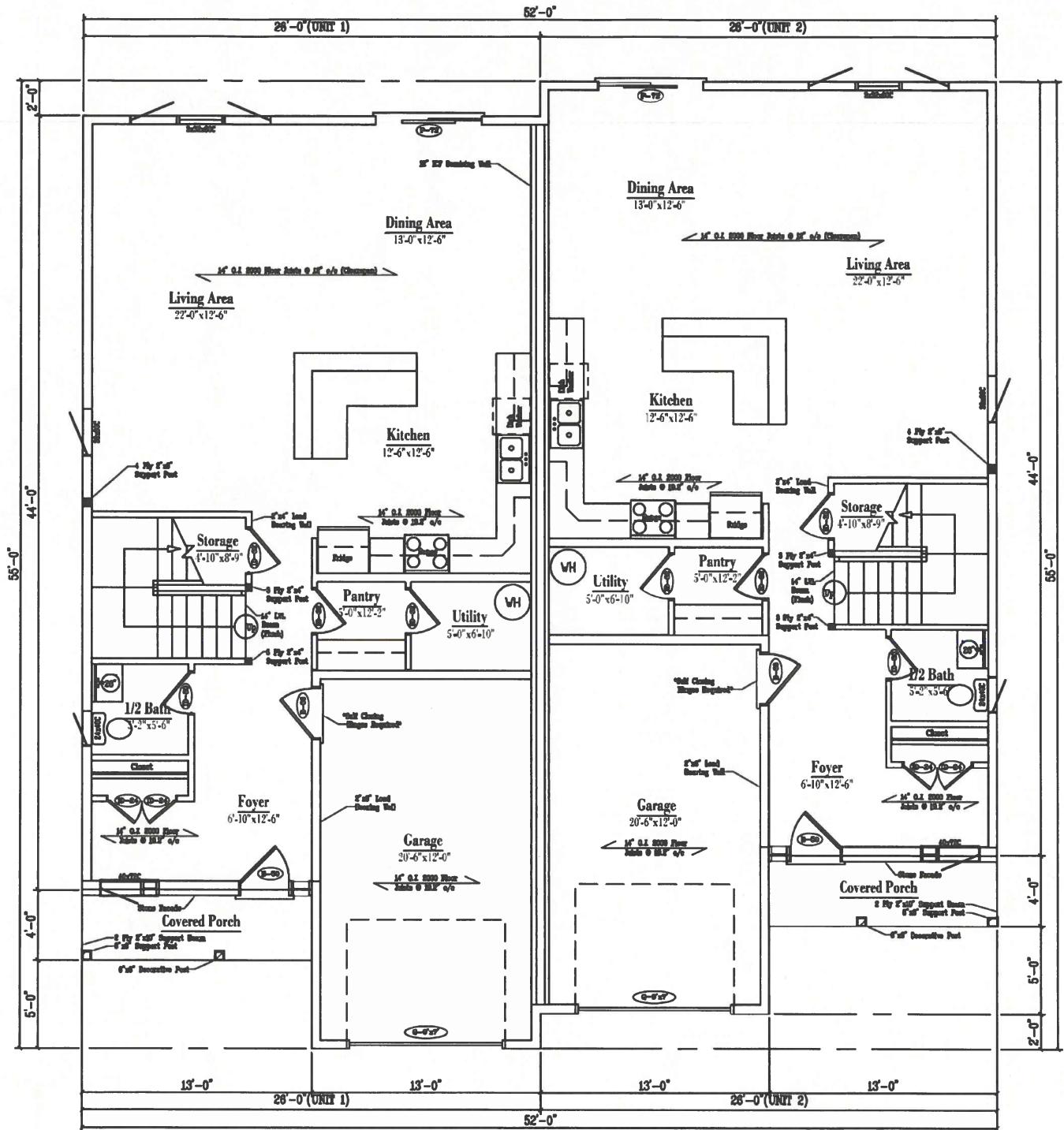
East / Est

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-13-2025
Date \ date: mars \ March 19, 2025
Subject \ sujet: chemin 378 Woodstock Road
710861 NB Inc.
c/o David Davis



First Floor / First Floor / Premier étage

Floor Plans / Plans d'étage

Fredericton

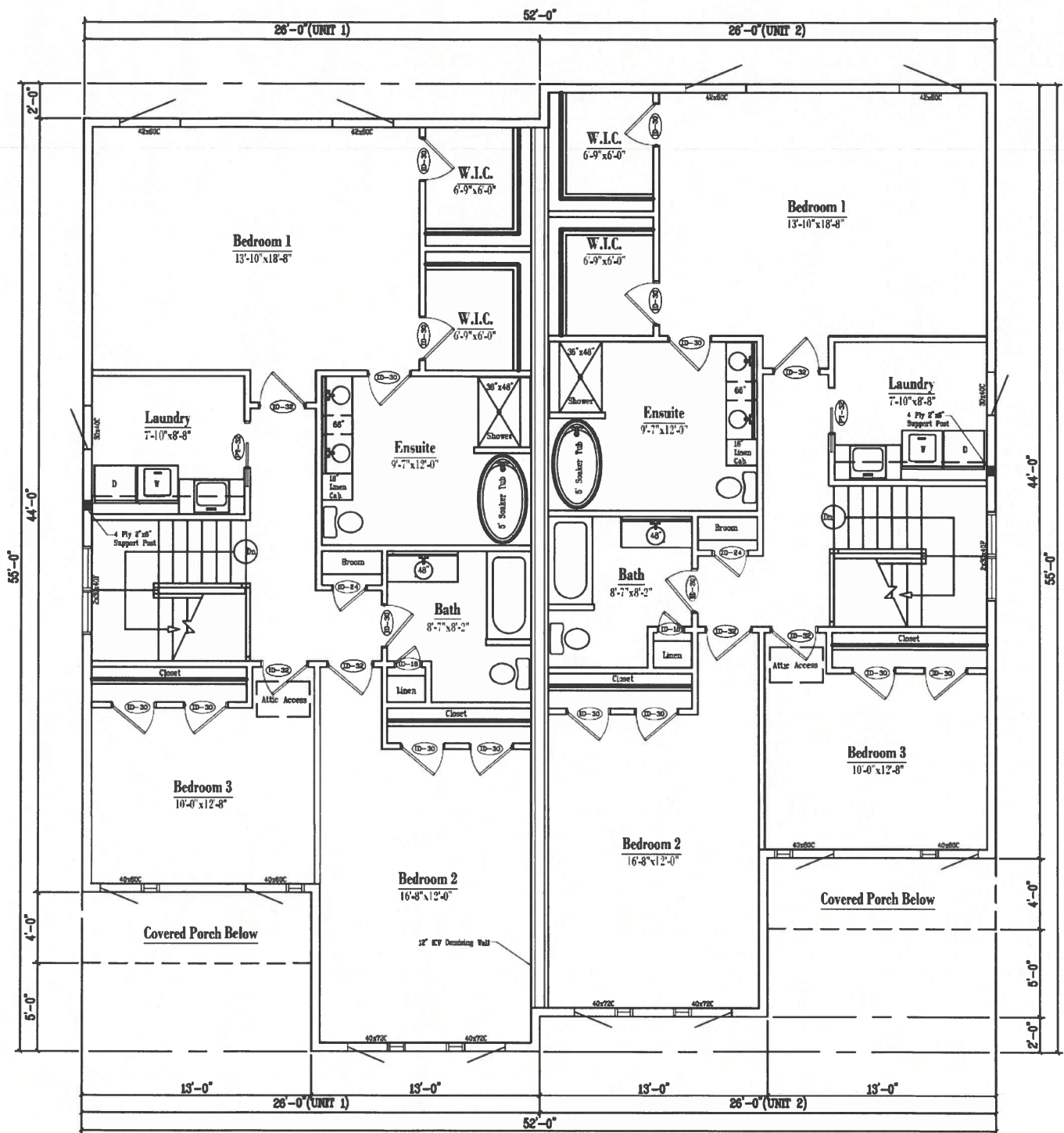
Community Planning
Planification urbaine

Map \ carte # V

File \ fiche: PR-13-2025

Date \ date: mars \ March 19, 2025

Subject \ sujet: chemin 378 Woodstock Road
710861 NB Inc.
c/o David Davis



Second Floor / Deuxième étage

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # VI

File \ fiche: PR-13-2025

Date \ date: mars \ March 19, 2025

Subject \ sujet: chemin 378 Woodstock Road
710861 NB Inc.
c/o David Davis