



PLANNING REPORT

*PAC – March 18, 2026
File No.: S-5-2026 P.R. No. 13/26*

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Tentative plan of subdivision to create 83 RMH lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street

Property: **Burns Street, Fearnley Street, Goddard Street, Shannon Street, Tori Street (PID 75565531)**

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

APPLICANT: Exp Services Inc. c/o Frank Flanagan
140 Carleton Street, Suite 200
Fredericton, NB
E3B 3T4

SITE INFORMATION:

Location: Western portion of Northbrook subdivision off Brookside Drive

Context: Low rise residential area

Ward No: 2

Municipal Plan: New Neighbourhood

Zoning: Residential Mini-Home Zone (RMH)

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, P.R. 10/23, P.R. 19/23, P.R. 47/24, P.R. 27/25, P.R. 38/25

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to create 83 Residential Mini-Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, along with a new public street named Tori 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 83 Residential Mini Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street.

PLANNING COMMENTS:

Background:

- The Northbrook subdivision has gone through several phases since 2007, with the most recent phase being the extension of Shannon Street in 2025. The Northbrook Master Plan, as shown on Map V, 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 and is outlined in red on Map V.

Proposal:

- The Northbrook subdivision is proceeding further west, with the current phase (Phase 13) being a larger extension of the mini-home lots along several streets: Burns Street, Fearnley Street, Goddard Street, and Shannon Street. As part of this phase, there is also a new public street proposed that runs north south connecting to Burns Street, Fearnley Street, and Shannon Street. This new public street would be named Tori Street (see Maps II, III, and IV). It should be noted that this is a tentative plan of subdivision, and the developer intends to break up this larger phase into smaller portions as they complete the various street extensions and proceed with the final plans of subdivision.
- The RMH zone accommodates residential development in the form of mini homes on individual lots fronting on public streets. The RMH lots continue the same land use and lot pattern as the existing streets being extended and contributes to the supply and variety of low-rise housing options for the community.
- As part of this phase within the Northbrook subdivision there would be a new public street. The Applicant has requested the name "Tori Street" as seen on Maps II, III, and IV. Staff have consulted the Province (NB911) with respect to any potential conflicts between the proposed names and other streets in the Fredericton area. NB911 have no concerns with the proposed street name and have placed the name on reserve for the City of Fredericton's use.
- Consistent with the overall Northbrook Master Plan, this tentative plan of subdivision includes an interconnected pathway system that would be a 6-metre-wide pathway running down mid-block through Tori Street and Goddard Street to provide pedestrian access to the parkland on Hank Street. The tentative plan also includes the public land dedication shown as land, contributing to a future neighbourhood park to the north (see Map V).

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 and Northbrook Master Plan 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, and IV all comply with the applicable lot requirements of the RMH zone. No rezoning is required as the zoning is already in place for this phase of the Northbrook subdivision.

Tentative Plan of Subdivision:

- The 8% public land dedication (LPP) applies to all newly created lots in the city. In previous phases, LPP has been taken as land, contributing to neighbourhood parks in the area along with a pathway system that provides pedestrian connections through the plan area to the parks. The proposed 83 RMH lots are subject to LPP under Phase 13 and the total LPP contribution required would be 4,383.60 square metres.
- The dedication is being provided primarily through contribution to a future neighbourhood park to the north (see Map IV). This area has been earmarked for parkland in the Northbrook Master Plan and the LPP contribution through previous phases along with this phase, would represent almost half of the overall neighbourhood park space required (see Map V). As future phases progress, LPP would continue to contribute to the full land amount envisioned for the future neighbourhood park to the north. Staff would note that while the interconnected pathway system contributes to the total LPP, the overall dedication required for the Northbrook Master Plan is achieved through the parkland shown on the plan. Given the gradual development within the Northbrook Master Plan, staff will be working closely with Recreation and Parks & Trees to determine the timing of programming for parkland within this neighbourhood, particularly for the existing parkland on Hank Street.

Engineering & Operations:

- Engineering & Operations will work with the Developer and their Engineering Consultant to ensure that the servicing and stormwater design for the parcels being created are compatible with future development of the entire Northbrook property.
- It should be noted that this phase reaches the limit of the existing stormwater management pond in place along the western portion of the catchment. Phases moving forward along the western portion of the catchment will need to consider the advancement of a new stormwater management facility.
- Municipal servicing design, stormwater management plan update, and street design (including street widths and pedestrian connections) are to be provided to the satisfaction of the Director of Engineering & Operations.
- The proposed subdivision is part of the long-term plan for the growth of the area. The proposed application falls within existing traffic and transportation plans for the area. The proposal incorporates corridors within the development for active transportation and neighborhood connectivity. Brookside Drive has seen upgrades over the past few years including the construction of left turn pockets, the roundabout at St. Mary's and the roundabout at the ring road to accommodate the anticipated traffic from this and future developments.

- Should this application be approved, Engineering & Operations staff will meet with the applicant's consultant to review sanitary and water servicing, and storm water 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 83 Residential Mini Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori 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, and IV.

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 generally in accordance with Maps II, III, and IV attached to P.R. 13/26 to the satisfaction of the Development Officer;
- b) Servicing, access, lot grading, and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- c) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- d) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) 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. LGSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.

Prepared by:

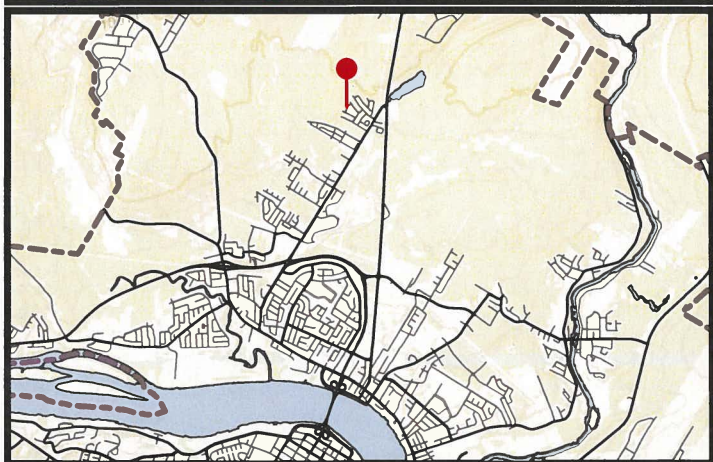
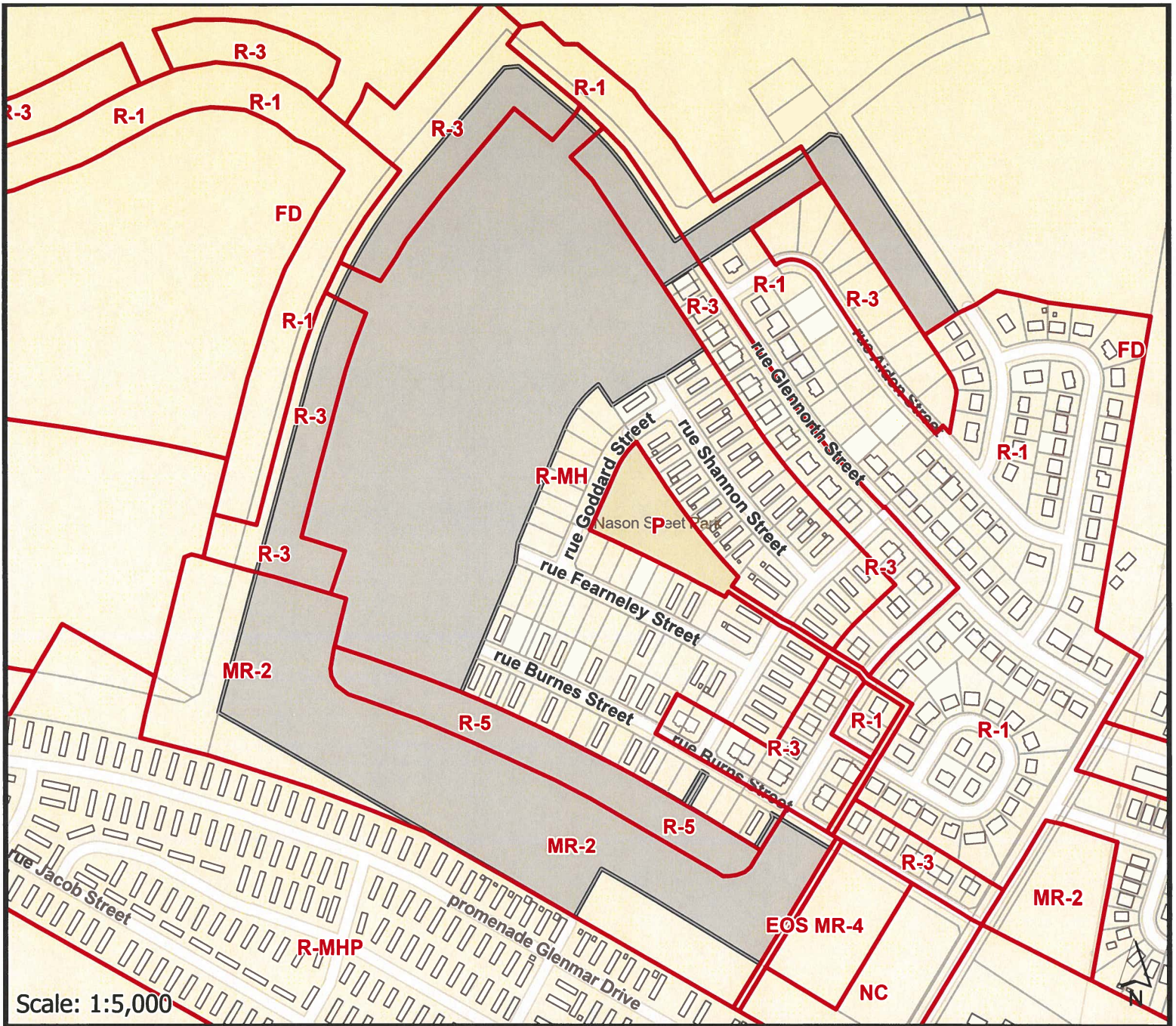


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



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



Subject Property / Propriete Visé

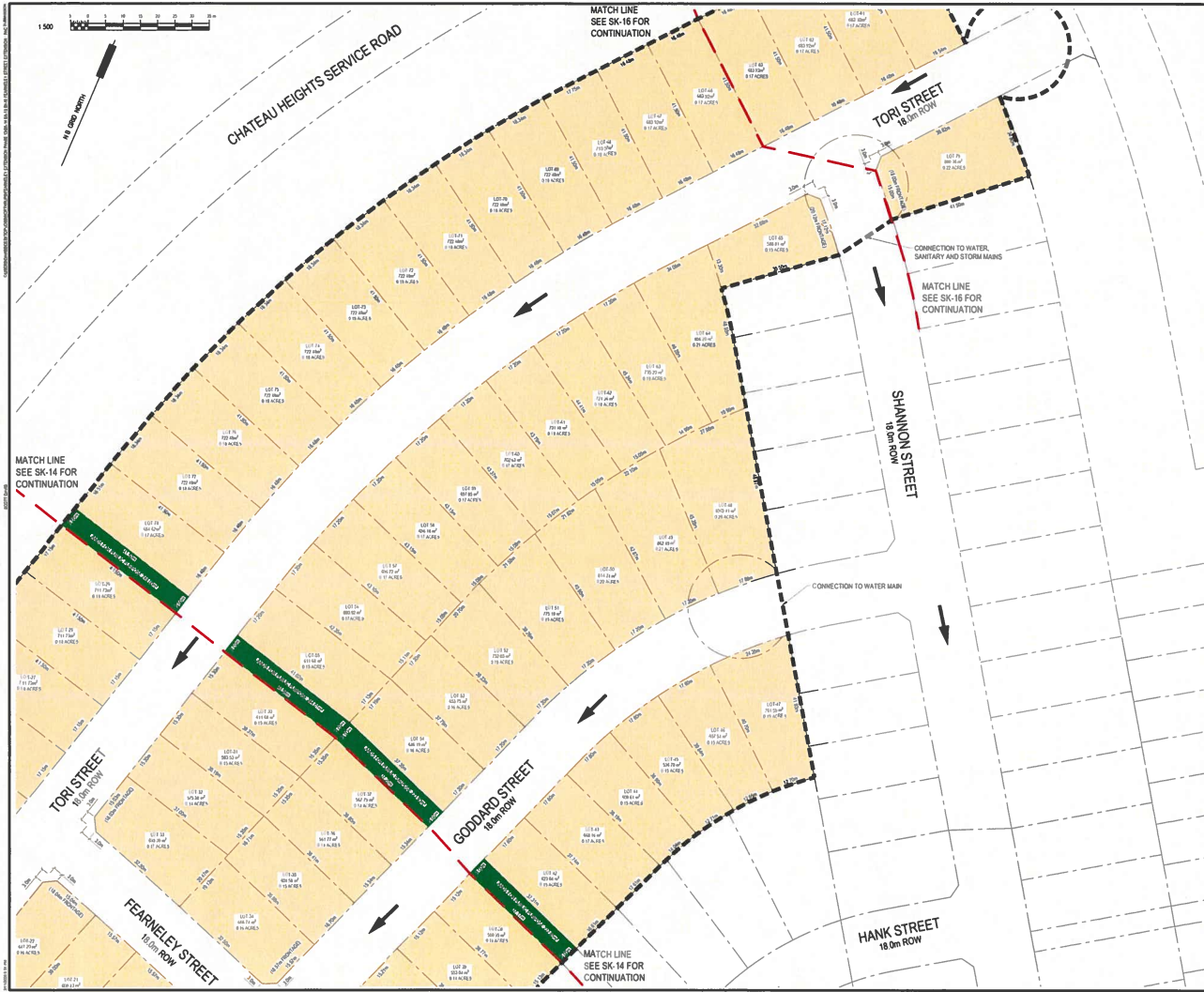
Tentative plan of subdivision to create 83 Residential Mini-Home (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, as well as a new public street, Tori Street.

Projet provisoire de lotissement visant à créer 83 lots résidentiels pour maisons minimodulaires (RMH) dans le prolongement des rues Burns, Fearnley, Goddard et Shannon, ainsi qu'une nouvelle rue publique, la rue Tori.



Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-13-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St, Goddard St, and Tori St
 Exp Services Inc. c/o Frank Flanagan



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exp.

BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
 INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

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No.	Issue	Date

6 of 200

LEGEND

- Zone 100 - 10.00%
- STORM AND SANITARY SEWER FLOW DIRECTION
- LAND SUBJECT TO THIS APPLICATION
- EXISTING LAND FOR PUBLIC PURPOSES
- PROPOSED DEVELOPMENT + SEE 16 OF 200 DRAWING FOR DETAILS
- MATCHLINE

No.	Revision	Date

FOR INFORMATION ONLY

Professional Seal:

Drawn By:	EJY
Design Checked By:	STWD
Scale:	1:500

Project Title:
**NORTHBROOK
 SUBDIVISION PHASE 13
 BURNS, FEARNELEY,
 GODDARD, SHANNON,
 AND TORI STREETS**

Project File:
**TENTATIVE
 SUBDIVISION PLAN
 JOYCELANDS DEVELOPMENT
 SHEET 2 OF 3**

Project No.: **FRE-25016624-A0**

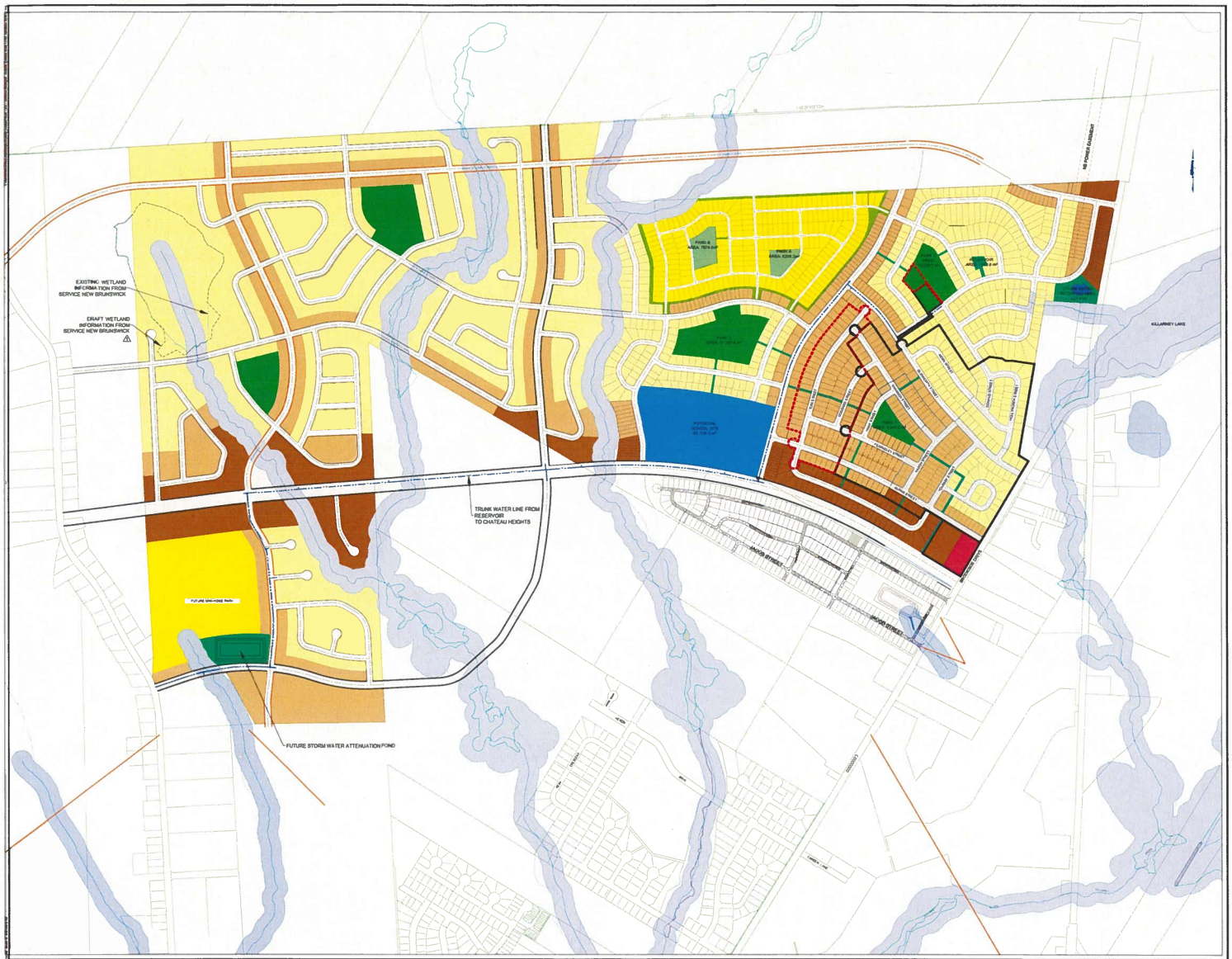
Draw No.: **SK-15** 0

Tentative plan of subdivision - Sheet 2 / Plan provisoire de lotissement - Feuille 2



Community Planning
 Planification urbaine

Map \ carte # III
 File \ fiche: PR-13-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: rue Burns St, rue Fearneley St, rue Shannon St,
 Goddard St, and Tori St
 Exp Services Inc. c/o Frank Flanagan



LEGEND:

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

- 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
 - Area Subject to this Application

- Proposed Land Use Type**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium-High Density Residential
 - Private Mini Home Park
 - Park
 - Open Space
 - Institutional

NOTE:
THIS MAP SHOWS THE PROPOSED LAND USE DENSITY.
THIS IS NOT A ZONING MAP

Northbrook Master Plan | Plan directeur de Northbrook



Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-13-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,
Goddard St, and Tori St
Exp Services Inc. c/o Frank Flanagan