



**To:** Planning Advisory Committee  
**From:** Alicia Brown, Planner  
**Proposal:** Rezoning from I-1 to MR-4 to allow an 18-unit apartment building.  
**Property:** **827 Regent Street (PID 01462522)**

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**OWNER:** Bella Properties  
105-343 Argyle Street  
Fredericton, NB  
E3B 1V1

**APPLICANT:** As above

**SITE INFORMATION:**

**Location:** North-west side of Regent Street between Reid Street and Squires Street  
**Context:** Mix of single detached and two-unit dwellings to the north, east & west, church and townhouses to the south.  
**Ward No:** 9  
**Municipal Plan:** Established Neighbourhoods  
**Zoning:** Institutional Zone One (I-1)  
**Existing Land Use:** 15-Unit Assisted Living Facility  
**Previous Applications:** P.R. 102/80 and P.R. 140/80

**EXECUTIVE SUMMARY:**

The Applicant is proposing to rezone the property from Institutional Zone One (I-1) to Multi-Residential Zone Four (MR-4). A 15-unit assisted living facility exists on the property and the Applicant is proposing to convert it to an 18-unit apartment building. The Applicant would be converting the three (3) existing community/care rooms to apartment units. Construction of the assisted living facility was completed in 2018, the Applicant has indicated that its been difficult to attract seniors at this location and that he would like the ability to be able to rent to a more diverse clientele.

The proposal is consistent with the overall objectives of the Municipal Plan and meets the standards of *Zoning By-law Z-5*. Staff feel that the re-zoning of the property from I-1 to MR-4 to allow three additional residential dwelling units is reasonable and would support the application subject to terms and conditions.

## **APPLICATION:**

Bella Properties has made application to rezone the property at 827 Regent Street from Institutional Zone One (I-1) to Multi-Residential Zone four (MR-4) to allow an 18-unit apartment building.

## **PLANNING COMMENTS:**

### Background:

- A 15-unit assisted living facility was constructed at this location in 2018. It is a 3-storey building with underground parking. The Zoning By-law defines assisted living as a *“residential establishment for persons who may or may not be fully able to care for themselves, yet do not require 24-hour supervisory, personal or nursing care. The use includes shared or common space(s) for limited health care, social or recreational services and may include communal kitchen and dining room facilities and offer limited health, social and recreational services.”*

### Proposal:

- The Applicant is proposing to convert the 15-unit assisted living facility to an 18-unit apartment building. The Applicant would be converting the three (3) existing community/care rooms (social room, dining room & clinic room) into apartment units. The Applicant has indicated that it has been difficult to attract seniors at this location and that he would like the ability to be able to rent to a more diverse clientele. Throughout covid, the community rooms have been unavailable for use by the residents.
- The property will need to be re-zoned from institutional to residential in order to facilitate the conversion of the community rooms to dwelling units. There will not be any other proposed changes to the building or the property. Sufficient parking to accommodate the additional units is available on site.

### Municipal Plan:

- The subject property is designated as Established Neighbourhoods in the Municipal Plan (*By-law Z-6*). This proposal meets the intent of the established neighbourhoods designation in that the intensification of residential use of lands is not expected to be significant. Rather, over time, the use may evolve and intensification will be through complimentary and compatible development on vacant lots, minor infill, and accessory units.
- Staff feel that the proposal of three new apartment units is a fairly minor change to the property and that the overall use remains consistent with the intent outlined above. The development pattern along this stretch of Regent Street is a mix of low to medium density.

Zoning By-law:

The proposal complies with the standards of the MR-4 zone as follows:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Density (18 units/underground parking)	1,494 m <sup>2</sup>	1,980 m <sup>2</sup>
Parking	18 spaces	26 spaces

- The density is consistent with the requirements of the MR-4 Zone. The addition of three units will have no impact on the existing site. The only change to the existing use is the removal of the common rooms, which the Applicant has indicated have been under-utilized. The property is along a transit route and close to a number of amenities (shopping centre, medical centre, church etc.).
- With respect to parking, 26 parking spaces are required. There are 18 spaces located underground and 8 additional spaces located outside. There is also the ability for the property owner to create further additional spaces on the site if required.
- Engineering and Operations Department has reviewed the proposal and does not have any concerns with the proposed change.

**RECOMMENDATION:**

It is recommended that the application submitted by Bella Properties to rezone the property at 827 Regent Street from Institutional Zone One (I-1) to Multi-Residential Zone four (MR-4) to allow an 18-unit apartment building be approved subject to the following terms and conditions:

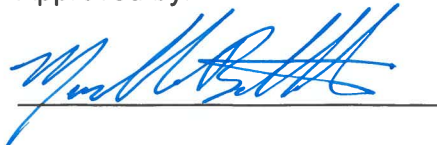
- a) The site be developed generally in accordance with Map II attached to P.R. 85/21 to the satisfaction of the Development Officer;
- b) No more than 18 apartment units permitted on the property.

Prepared by:

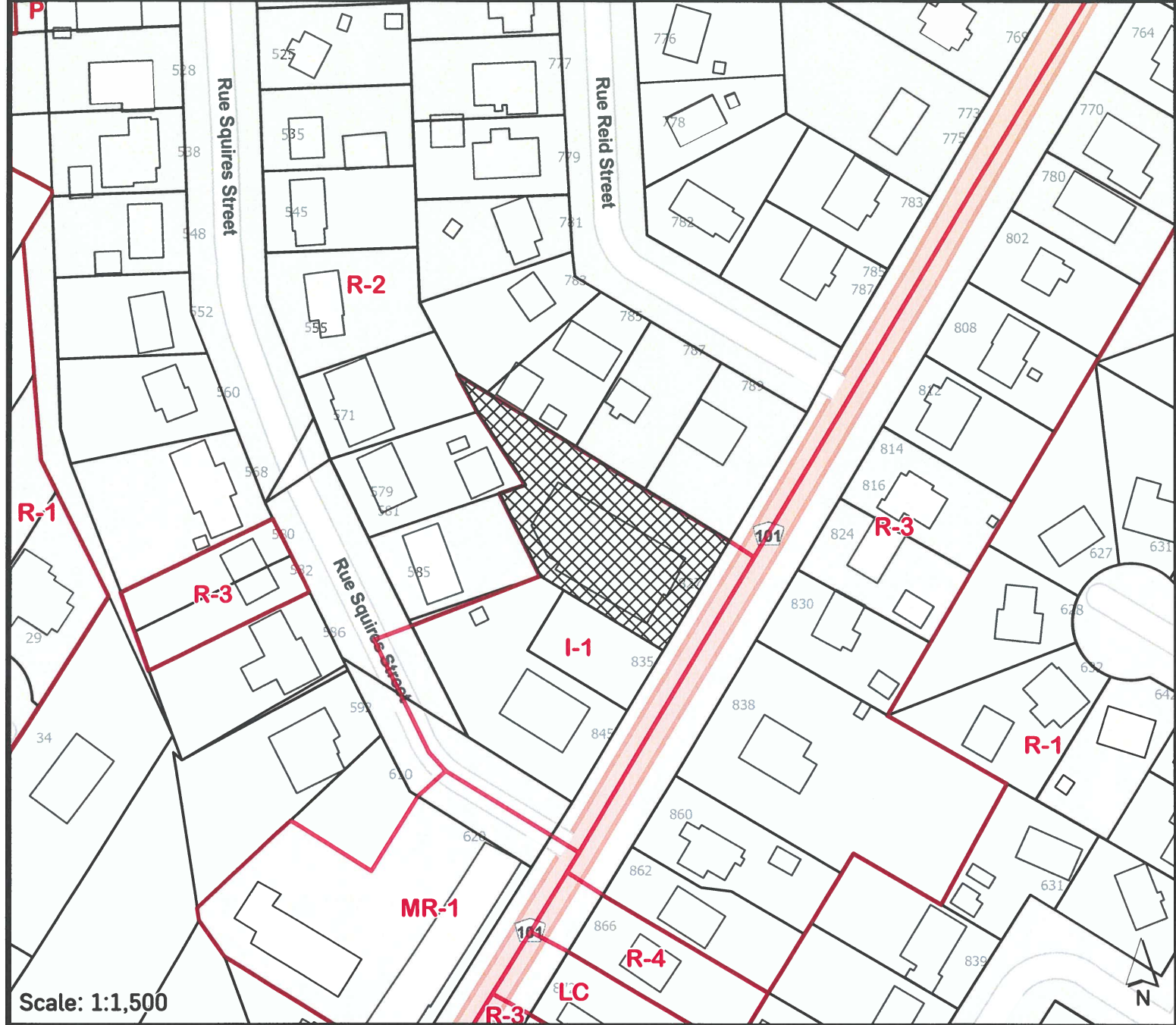


Alicia Brown, RPP, MCIP  
Planner, Community Planning

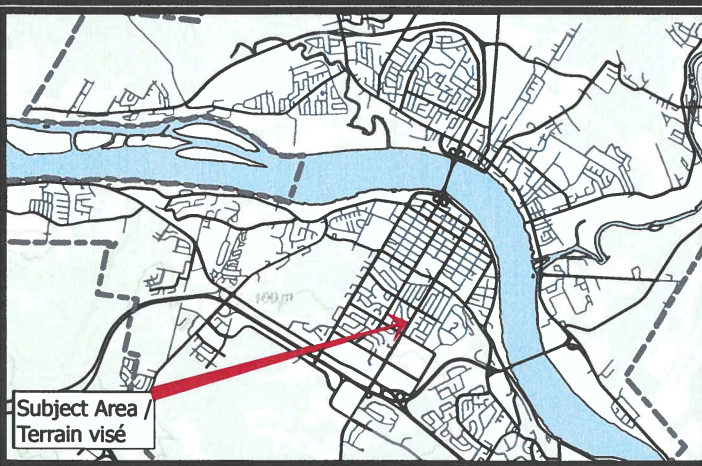
Approved by:



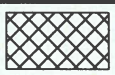
Marcello Battilana, RPP, MCIP  
Manager, Community Planning



Scale: 1:1,500



Subject Area / Terrain visé



Subject Properties / Propriétés Visé

Rezoning the property from I-1 for MR-4 to allow for an 18-unit apartment building.

Terrain à rezoner de I-1 à MR-4 à permettre un immeuble d'habitation avec 18 unités.



Community Planning  
Planification urbaine

Map \ carte # I  
File \ fiche: PR-86-2021  
Date \ date: novembre \ November 17, 2021  
Subject \ sujet: rue 827 Regent Street  
Bella Properties Inc



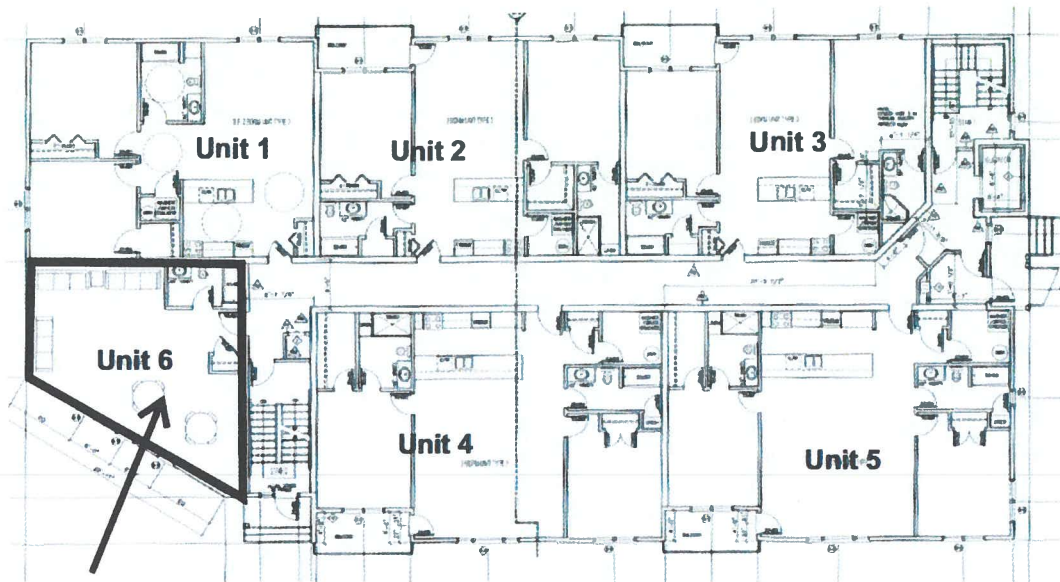
Service New Brunswick / Service Nouveau Brunswick

### Site Plan / Plan Du Site

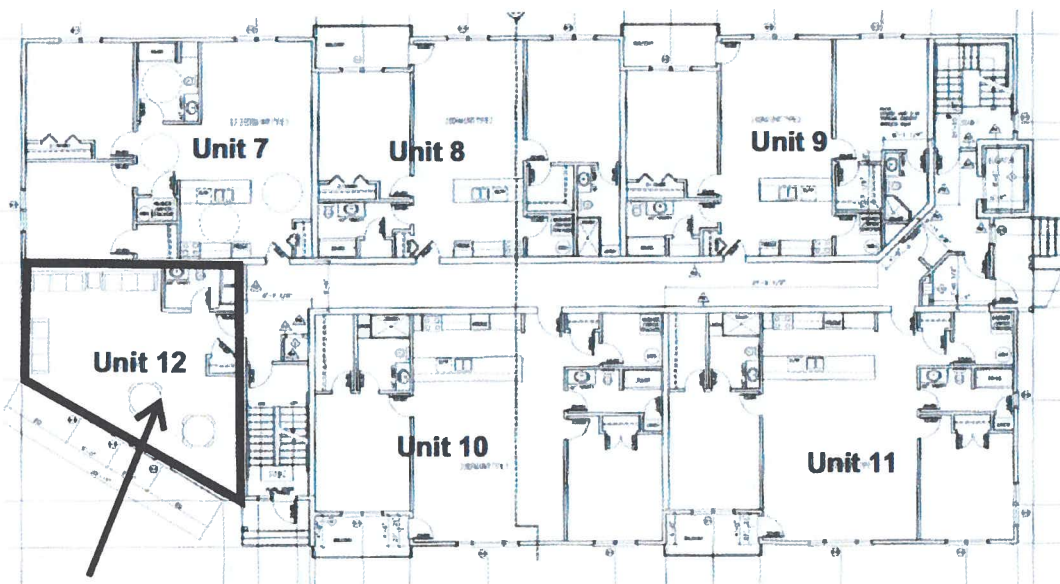
**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # II  
File \ fiche: PR-85-2021  
Date \ date: novembre \ November 17, 2021  
Subject \ sujet: rue 827 Regent Street  
Bella Properties Inc



Ground Floor - create one additional unit from common area/  
 Rez-de-chaussée - créer une unité supplémentaire à partir de l'aire commune



Second Floor - create one additional unit from common area/  
 2eme étage - créer une unité supplémentaire à partir de l'aire commune

**Floor Plans / Plans d'étage**



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Map \ carte # III  
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 Bella Properties Inc





East / Est

Elevation / Élévation

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # V  
File \ fiche: PR-86-2021  
Date \ date: novembre \ November 17, 2021  
Subject \ sujet: rue 827 Regent Street  
Bella Properties Inc