

PLANNING REPORT



PAC – November 17, 2021
File No.: S-23-2021; P.R. No. 92 /21

To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Tentative plan of subdivision to create two multi-residential building lots and a new public street.
Property: **845, 875 Brookside Drive (PID 75340877)**

OWNER: Hanna Properties Corp.
49 Blizzard St. Fredericton, NB, E3B 8K3

APPLICANT: Same as above

SITE INFORMATION:

Location: West side of Brookside Drive north of Alex Street.
Context: Single detached housing to the south, vacant land to west and north.
Ward No: 2
Municipal Plan: New Neighbourhoods
Zoning: Multi-Residential Zone Three (MR-3) and Multi-Residential Zone Two (MR-2)
Existing Land Use: Apartment building and vacant land
Previous Applications: None

EXECUTIVE SUMMARY:

- The proposal is a tentative plan of subdivision to create two multi-residential building lots on a new public street which will also include the extension of Alex Street in a future phase. One lot will contain an existing apartment building and the other lot a future apartment building. The remnant parcel will ultimately be subdivided to create additional multi-residential building lots along the extensions of Alex Street and the new east-west street to the north and west boundaries of the site.
- The proposed subdivision complies with the requirements of the Zoning By-law and meets the intent of the Municipal Plan's new neighbourhood design policy criteria. The proposed Concept Plan provides a framework and context for the proposed subdivision and future build-out of the site. Staff recommend in support of this application subject to terms and conditions.

APPLICATION:

Hanna Properties Corp. has made application for a tentative plan of subdivision to create two MR-3 multi-residential building lots on a new public street on property located at 845, 875 Brookside Drive.

PLANNING COMMENTS:

Proposal:

- The proposal would create two multi-residential building lots on a new east-west oriented public street off of Brookside Drive. The new street name is proposed as Hanna Street which has been reviewed by NB911. Proposed Lot 21-55 will accommodate a 35 unit apartment building that is currently under construction and Lot 21-14 will accommodate a new 27 unit apartment building.
- The applicant has provided a concept/phasing plan showing how ultimate subdivision and build out will be achieved (Map III). The concept is based on creating multi-residential building parcels with frontages along Hanna Street and the extension of Alex Street which will intersect in the centre of the property. Alex Street will proceed to the north boundary of the site to accommodate future development on lands to the north and Hanna Street will extend to the west boundary to facilitate future development of lands west. Development will proceed from east to west as indicated on the Phasing Plan (Map III). The tentative plan indicates a 20m wide right-of-way for the streets whereas the standard for a local street is only 18m wide – this can be adjusted with the final plan of subdivision.
- The MR-3 zone accommodates comprehensively designed multi-residential development that includes a variety of building forms on large parcels of land. The MR-3 zone requires a transition in built form when adjacent to low rise neighbourhoods. The proposed concept achieves this intent with the provision of townhouse development adjacent to the existing neighbourhood to the south (future Lots B and C) which then transitions to apartment buildings on the remaining lots. To further help transition the proposal in a sensitive manner, a tree buffer will also be incorporated along the south boundary of the site adjacent to the existing R-2 neighbourhood.
- It should be noted that east portion of the subject property is zoned MR-2 along Brookside Drive resulting in the two new proposed lots being split zoned. In this case staff have no concerns with this since the MR-3 zone defers to the MR-2 zone for apartment building development. In other words the same development standards apply for apartment buildings in both the MR-3 and MR-2 zones therefore there is no zoning conflict. The two new proposed lots and the future proposed building lots meet the minimum standards of the Zoning By-law.
- The 8% public land dedication (LPP) applies to all newly created lots in the City. The Parks and Trees Division recommends the dedication be taken in the form of cash. Since there is a building on Lot 21-55, the LPP will apply only to Lot 21-14. The MR-3 zone is meant to accommodate multiple residential buildings on large parcels of land which will typically experience further subdivision. This allows the option for a developer to construct new buildings on a large remnant parcel provided there is adequate street frontage without

subdivision necessarily occurring first. The applicant may choose to construct future buildings prior to subdivision as future development proceeds, in which case the LPP will be required at the building permit stage where a separate lot is not created first.

Municipal Plan

- The proposal is consistent with the Municipal Plan policy criteria for the design of new neighbourhoods. Section 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 an 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 node, where appropriate.*
- The concept/phasing plan and subdivision is consistent with the policy for New Neighbourhoods as it provides a variety of building forms with a mix of townhouses and apartment buildings arranged to provide a transition from the adjacent low-rise neighbourhood. The mix of multi-residential built forms is an efficient use of land which supports the use of transit and will provide for the efficient and logical extension of services. Staff have worked with the applicant on the development concept which integrates the current and future road network and is generally consistent with the Northwest Master Plan which provides a framework for the major road network in the area.

Access and Servicing:

- Access, servicing and lot grading / storm water management plans are to be provided. The stormwater plan may recommend stormwater ponds be constructed on the development lands, which may alter the layout and size of proposed buildings. Local Government Service Easements, Public Utility Easements, Drainage Easements and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs, streets and stormwater pond lots are to be granted gratuitously to the City of Fredericton.
- Appropriate fees and deposits are to be provided to the City in order to complete the proposed streets with curbing, asphalt, sidewalk and topsoil, prior to registration of the subdivision plan. All construction work (street, municipal services) is to be undertaken by an approved contractor, and with full-time inspection by the developer's consulting engineer. Final approved record drawings are to be provided prior to registration of the subdivision plan.

- The applicant shall enter into a development agreement detailing how orderly development will take place beyond Lot 20-14 and limiting development on the remnant parcel subject to servicing, road construction and vesting of streets. The full extension of Alex Street shall be constructed and vested to the City prior to registration of any further building lots.

Traffic

- The Traffic Engineer has reviewed this application. Brookside Drive is a major collector and is designed to accommodate traffic volumes from this development. However, Brookside Drive is not constructed to a 3 lane cross section in this area. As this development is built, traffic from this development may warrant a left hand turn lane from Brookside Drive. The developer will be required to construct a left hand turn lane, at a time to be determined by the City's Traffic Engineer. The developer will be asked to enter into a Development Agreement to document this requirement. The temporary driveway for the apartment building currently under construction is to be closed when Hanna Street is registered as public.
- Brookside Drive has a sidewalk and is on a transit route. Hanna Street will have a sidewalk, and the future completion of Alex Street will provide an additional pedestrian corridor for this and adjacent residential developments.

RECOMMENDATION:

1. It is recommended that the tentative plan of subdivision to create two new multi-residential building lots on a new public street on property located at 845, 875 Brookside Drive, be forwarded to City Council with a recommendation that the location of the public streets as shown on Map II be approved and the 8% 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 upon the subdivision by the Development Officer:

- (a) A final plan of subdivision be submitted substantially in accordance with Map II attached to PR 92/21 and to the satisfaction of the Development Officer;
- (b) The site be developed generally in accordance with the Phasing concept, as shown on Map III attached to P.R. No. 92/21;
- (c) Access, servicing and lot grading / storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to registration of the subdivision plan;
- (d) All construction work (street, municipal services) is to be undertaken by an approved contractor, and with full-time inspection by the developer's consulting engineer. Final approved record drawings are to be provided prior to registration of the subdivision plan;

- (e) The applicant shall enter into a development agreement detailing how orderly development will take place beyond the creation of Lot 20-14 which shall include the full extension of Alex Street being built and vested to the City prior to registration of any further building lots to the satisfaction of the Director of Engineering and Operations;
- (f) The temporary driveway for the apartment building currently under construction is to be closed when Hanna Street is registered as public;
- (g) The developer is to enter into a Development Agreement to document the future requirement for a left hand turn lane on Brookside Drive.

Prepared by:

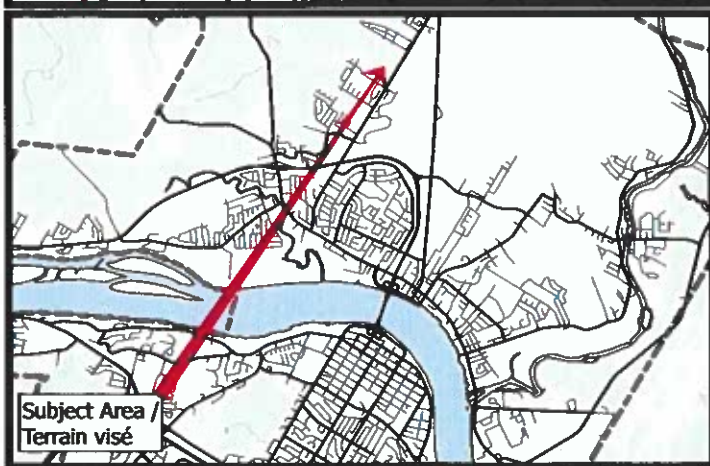
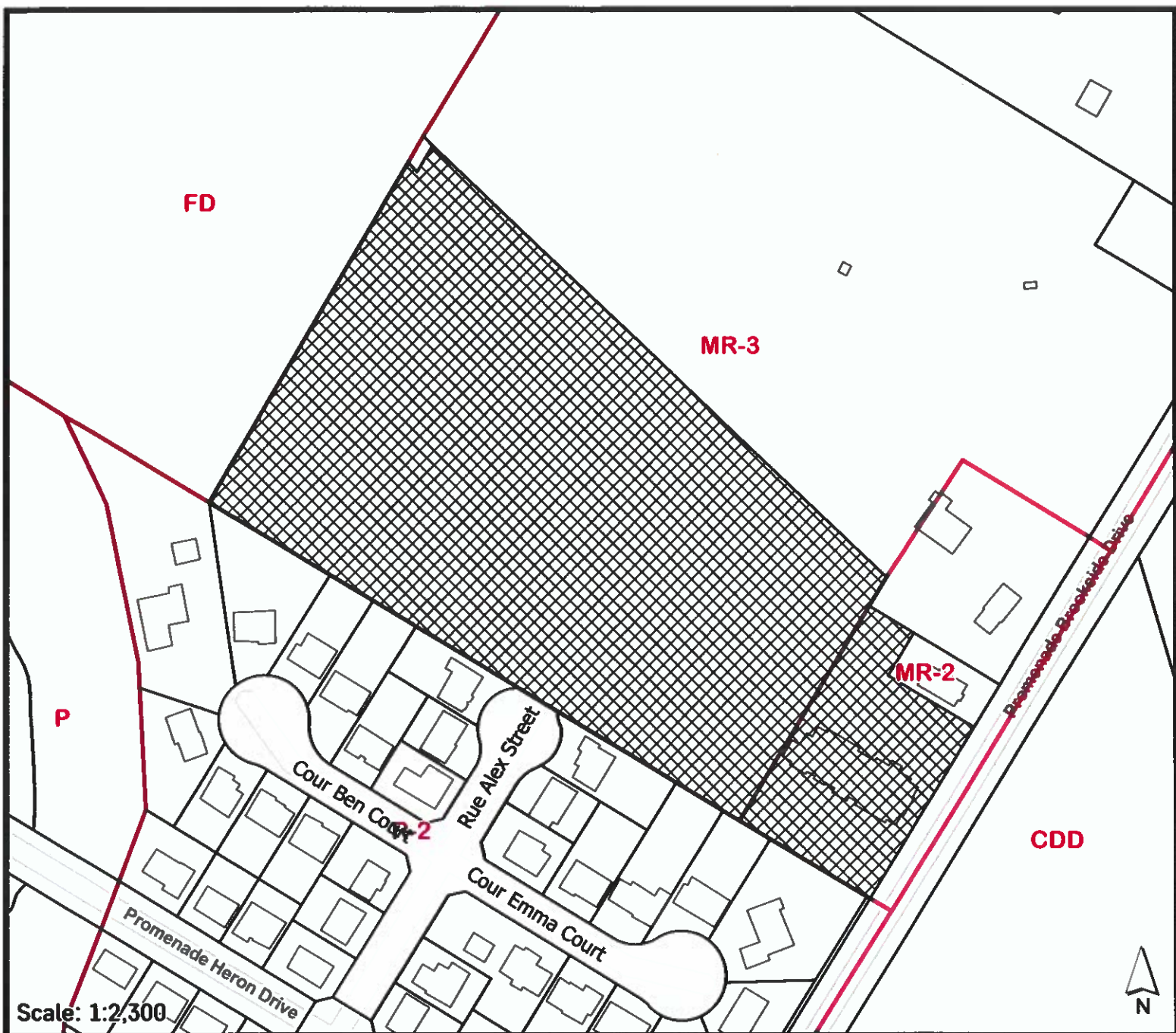



Tony Dakiv, RPP, MCIP
Senior Planner, Community Planning

Approved by:

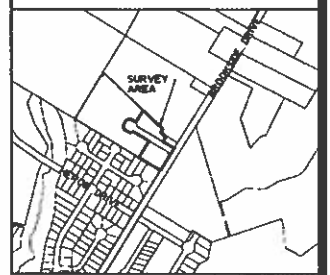


Marcello Battilana, MCIP
Manager, Community Planning



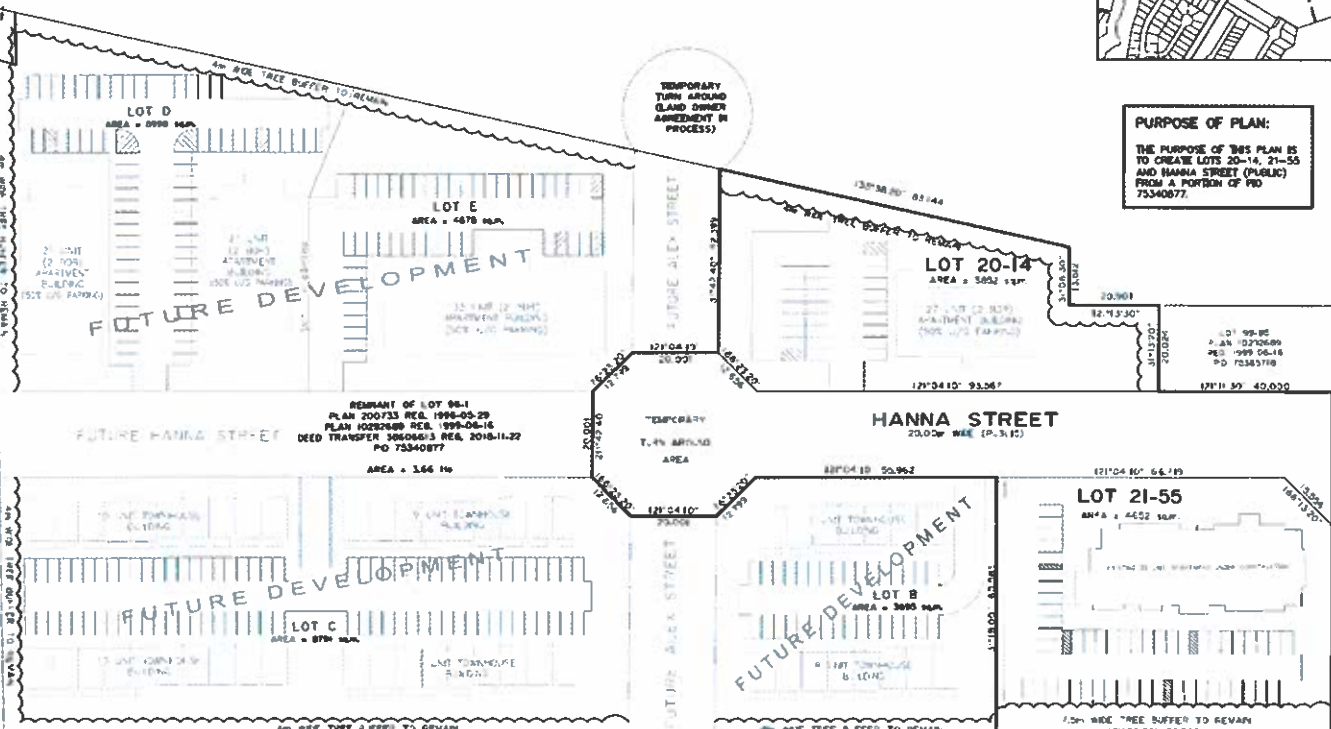
 Subject Property / Propriété Visé
 Tentative plan of subdivision to create two new multi-residential building lots and a new public street.
 Plan provisoire de lotissement pour la création de deux nouveaux terrains résidentiels et d'une nouvelle rue publique.

KEY PLAN SCALE 1:10,000



BOBBI JEAN GILES
STEVEN GLEN GARS
DEED/TRANSFER 32183494 REG. 2017-08-21
LOT 1-BE
PLANS TDR. 8345 AND 8194
PD 7548325

PURPOSE OF PLAN:
THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 20-14, 21-55 AND HANNA STREET (PUBLIC) FROM A PORTION OF PD 75340877.



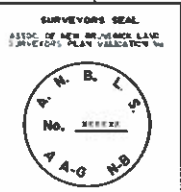
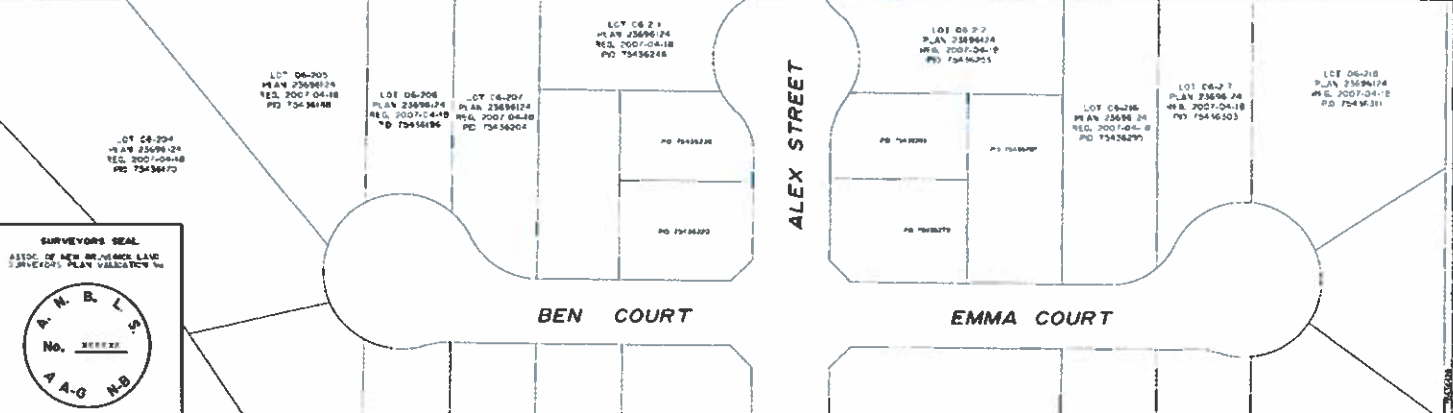
TEMPORARY TURN AROUND (LAND OWNER AGREEMENT IN PROCESS)

TEMPORARY TURN AROUND (LAND OWNER AGREEMENT IN PROCESS)

TO MILLIKEN ROAD

BROOKSIDE DRIVE

← TO VAN ST



Tentative plan of subdivision/ Plan provisoire de lotissement



Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-92-2021
Date \ date: décembre \ December 8, 2021
Subject \ sujet: promenade 845-875 Brookside Dr
Hanna Properties Corporation
(Regina Hanna)

