

2.5 HOUSING

Preamble

Neighbourhoods define a community. Each neighbourhood in Fredericton has a unique character – a combination of history, housing style, physical setting, location and people that define and contribute to its sense of place. Fredericton's neighbourhoods are the building blocks of the City and their diversity and identity contribute to the City's vitality. In order to maintain the liveability of the City's neighbourhoods, it is critical that the City continue to enhance the quality of established neighbourhoods so that people will continue to find Fredericton a healthy, safe and attractive place to live.

In newly expanding areas of the City, a range of new housing types should be encouraged to meet a variety of needs in terms of size, type, ownership, rental options and prices in order to attract a larger proportion of the Region's population. It is particularly important to ensure that a range of housing options are available for young adults and families to maintain the City's economic growth and development. Neighbourhoods should generally contain a mix of densities and lot sizes in order to achieve visual interest and to accommodate a broader range of households. Neighbourhood design should integrate local vistas, heritage features, and natural and groomed landscapes to create a sense of community.

Over the next decade, it is forecast that the number of senior citizens in the Greater Fredericton Area will nearly double accounting for 23 percent of the population by 2016. Statistics also indicate that many of these older adults currently live in large single family homes outside the City boundaries. There is an opportunity to encourage this group to move back into the City by providing a variety of housing options that are suitable for seniors. The City recognizes the unique needs and preferences of a large senior population and will strive to provide opportunities for the construction of housing choices that complement existing neighbourhood character.

2.5.1 OBJECTIVES

- (1) To encourage the provision of a range of housing types in the City's neighbourhoods to meet a variety of needs in terms of size, type, ownership status and location.
- (2) To encourage an adequate supply of affordable housing for lower and middle income households, families or individuals.
- (3) To ensure that the design and development of residential areas provides for a quality living environment.
- (4) To ensure that future residential development occurs in suitable and convenient locations where adequate servicing, road infrastructure and other municipal services can be readily and efficiently provided.
- (5) To foster the stabilization of residential neighbourhoods and ensure that new development and redevelopment maintains and enhances the residential character of existing neighbourhoods.

2.5.2 POLICIES

Generalized Future Land Use Map

- (1) Council shall designate sufficient residential land on the Generalized Future Land Use Map to accommodate the anticipated demand for residential development in the planning period.

Density Guidelines

- (2) Council shall provide for a choice of housing types and densities through the establishment, in the Zoning By-Law, of a sufficient number and range of residential zoning categories. As a guideline, the following general definitions for residential development shall apply:

Low Density:	Single and two unit dwellings
Medium Density:	Townhouses, walk-up apartment buildings not exceeding 4 storeys, converted dwellings and other forms of housing where densities generally do not exceed 25 units per acre (62 units per hectare).
High Density:	Large apartment buildings or other concentrations of dwelling units where densities generally exceed 25 units per acres (62 units per hectare).

Complementary Uses

- (3) Council shall ensure that areas designated as Residential on the Generalized Future Land Use Map are predominantly used for residential purposes. The following additional uses may be permitted in areas designated as residential subject to the relevant provisions of this Plan and the Zoning By-Law:
 - (a) Parks, open spaces and recreation uses;
 - (b) Public and private schools;
 - (c) Places of worship and accessory uses;
 - (d) Group homes and homes for special care;
 - (e) Day care centres;
 - (f) Convenience stores and local convenience centres;
 - (g) Home occupations;
 - (h) Tourist homes;
 - (i) Utilities.

Medium and High Density Housing

- (4) Council shall encourage the provision of a variety and mix of housing in all residential areas of the City including medium and high density housing, to accommodate a broad spectrum of income groups.
- (5) Council shall provide for medium or high density residential development in accordance with the following guidelines. Medium or high density residential development should:
 - (a) Be adjacent to or in close proximity to collector or arterial streets and transit routes;
 - (b) Located at the periphery of low density residential neighbourhoods;

- (c) Be encouraged in suitable sites for in-fill development;
- (d) Be in proximity to the City Centre and other employment or economic nodes;
- (e) Be compatible with surrounding land uses;
- (f) Be in locations where all necessary water and sewer services, parks and recreation services, schools and other community facilities and protective services can readily and adequately be provided;
- (g) Provide sufficient on-site parking and green space;
- (h) Incorporate site design features that adequately address such matters as safe access, buffering and landscaping, site grading and storm water management;
- (i) Include an exterior building design of high quality that contributes positively to the City's urban form.

Neighbourhood Stabilization

- (6) Council shall provide for the stabilization of residential neighbourhoods by:
 - (a) Encouraging the maintenance and rehabilitation of the existing housing stock;
 - (b) Discouraging the encroachment of incompatible uses;
 - (c) Avoiding piecemeal amendments to the Zoning By-Law;
 - (d) Routing higher volume traffic flows along properly designed collector and arterial roads;
 - (e) Maintaining community services and facilities;
 - (f) Encouraging the relocation of existing incompatible uses;
 - (g) Providing and enforcing by-laws to maintain acceptable maintenance and occupancy standards.

Affordable Housing Provisions

- (7) Council shall encourage the provision of affordable housing alternatives and a mix of housing densities in all of the City's major residential areas, including the residential town plat area. For the purposes of this Plan, affordable housing is defined as follows:

Affordable Housing: housing which is affordable to households of low, moderate and middle incomes. For housing to be affordable, shelter costs should not exceed 30% of gross annual income of a household.

- (8) Council shall seek the provision of affordable housing by:
 - (a) Encouraging a range of housing types and densities in locations with convenient access to services such as public transit, schools, recreation facilities, medical facilities, and commercial uses;
 - (b) Making available, where appropriate, City owned land for affordable residential development;
 - (c) Permitting basement apartments in single family dwellings in accordance with the relevant provisions of the Zoning By-Law and all other relevant by-laws;
 - (d) Co-operating with the Federal and Provincial Governments and housing authorities to facilitate affordable housing;
 - (e) Considering the implementation of zoning-based incentives to encourage developers to provide more affordable housing.

Maintenance of Existing Housing Stock

- (9) Council shall, in co-operation with other levels of government and housing agencies, seek methods to facilitate the rehabilitation and maintenance of the older housing stock in the City.

Holding Category

- (10) Council shall designate unserviced land for future residential use, in a “holding” category in the Zoning By-Law until such time as it is required for residential purposes.

Concept Plan

- (11) Council may require, in the consideration of residential development proposals, the preparation of a concept plan(s) which satisfactorily addresses:
- (a) The planned number of residential units;
 - (b) Site layout and the proposed use of all land;
 - (c) The phasing of development;
 - (d) The relationship and compatibility of the development with surrounding land uses;
 - (e) Measures for buffering and landscaping;
 - (f) The grading and drainage of the site;
 - (g) The environmental impact of the development;
 - (h) The adequacy of existing water and sewer infrastructure to accommodate the proposal;
 - (i) The transportation impacts, including the provision for vehicular access and parking, public transit and pedestrian and bicyclist needs;
 - (j) The provision for community uses such as schools and places of worship;
 - (k) The compliance of the proposal with the Municipal Plan and any other applicable plans and by-laws;
 - (l) Any other matter as deemed appropriate by Council.

Neighbourhood Design Criteria

- (12) Council shall seek to ensure that the design of new residential areas:
- (a) Fosters a sense of community and neighbourhood;
 - (b) Provides for the efficient use of land;
 - (c) Provides for the compatible mix of varied and innovative forms of housing and other uses;
 - (d) Provides for the efficient and economic extension and delivery of water and sewer services and utilities;
 - (e) Provides for parks, schools and other community uses in central, convenient locations;
 - (f) Minimizes the deleterious effects of highways and other existing incompatible surrounding land uses;
 - (g) Includes a hierarchy of streets that adequately and safely accommodates traffic flows and provides proper linkages to other areas of the City;
 - (h) Promotes walking and cycling opportunities by providing trails; trail connections and an interconnected street pattern designed to

- provide a variety of convenient walking routes;
- (i) Places particular emphasis on the needs of public transit;
- (j) Minimizes adverse impacts on the environment.

Manufactured Housing Developments

- (13) Council shall permit new manufactured housing developments that:
- (a) Provide for the efficient use of land;
 - (b) Foster a sense of community and neighbourhood;
 - (c) Are located at the periphery of existing residential neighbourhoods or are integrated with adjacent neighbourhoods through appropriate planning measures;
 - (d) Utilize new manufactured housing units in the development;
 - (e) Are connected to municipal water and sanitary sewer services;
 - (f) Meet the requirements of the municipality for an internal street network and adequately accommodate the needs of both vehicles and pedestrians;
 - (g) Are adjacent or in close proximity to collector or arterial streets;
 - (h) Are in close proximity to parks and recreation services, schools, and other community services;
 - (i) Provide quality open space for the use of residents including playgrounds and other recreational facilities;
 - (j) Appropriately use green space and landscaping to provide a visually attractive transition between manufactured housing developments and adjacent residential land uses;
 - (k) Does not constrain access to adjacent properties;
 - (l) Minimize adverse impacts on the environment and in particular, that properly manage anticipated storm water.

Expansion of Existing Mobile and Manufactured Housing Developments

- (14) Council shall permit the expansion of existing mobile and manufactured housing developments provided that:
- (a) Efficient use is made of the land to be developed;
 - (b) The expansion is developed in such a way as to foster a sense of community and neighbourhood by itself or in combination with the existing development;
 - (c) All units in the new portion of the development are new manufactured housing units;
 - (d) The street network and infrastructure systems of the existing development are integrated with the proposed streets and infrastructure and that all streets and infrastructure in the existing and the proposed development meet the requirements of the municipality;
 - (e) The proposed expansion as well as the existing development are connected to the municipal water and sanitary sewer system;
 - (f) Proper roadways are provided to carry traffic to a collector or arterial street or the proposed expansion is adjacent or in close proximity to a collector or arterial street;
 - (g) The proposed expansion is at the periphery of existing residential development;
 - (h) Quality open space is provided for the use of residents including playgrounds and other recreational facilities;
 - (i) The development appropriately uses green space and landscaping to provide a visually attractive transition between the

development and adjacent land uses.

Supportive Housing

- (15) Council shall encourage housing for people with special needs, including seniors housing, group homes and shelters, to integrate into suitable residential areas of the City (see Policies 2.14.2 (13) and 2.14.2 (14)).

Group Homes

- (16) Council shall facilitate the integration of group homes into all residential areas and shall prescribe regulations in the Zoning By-Law to:
- (a) Maintain an adequate separation distance between group homes;
 - (b) Maintain compatibility with surrounding residential uses;
 - (c) Ensure the adequate provision of on-site parking, landscaping and green space.

Boarding and Rooming Houses

- (17) It shall be the policy of Council to control the location of boarding and rooming houses in the City. Where permitted, Council shall require that boarding and rooming houses:
- (a) Be located where compatibility with surrounding land uses can be ensured;
 - (b) Provide adequate on-site parking and green space.

Garden and In-law Suites

- (18) Council may provide for the use of self-contained, portable detached dwellings within yards of existing dwellings (“garden suites”) or self-contained dwellings within an existing single detached dwelling (“in-law suites”) as a form of temporary accommodations within residential areas for elderly parents or relatives of the owner of the principal dwelling subject to the following:
- (a) Proposals shall be processed by zoning amendment and shall be subject to the terms and conditions as prescribed by Council;
 - (b) The use will be removed when it is no longer required.

Home Occupations

- (19) Council may permit home occupations in residential areas subject to regulations in the Zoning By-Law to ensure:
- (a) The use is minor and secondary to the residential use;
 - (b) Parking, traffic, and, noise impacts are minimized;
 - (c) Compatibility with surrounding land uses.

Tourist Homes

- (20) Council may permit tourist homes in residential areas subject to regulations in the Zoning By-Law to ensure:
 - (a) The use is secondary to the permitted residential use;
 - (b) Compatibility with surrounding land uses.

Day Care Facilities

- (21) Council may permit limited and neighbourhood day care facilities in residential areas subject to regulations in the Zoning By-Law to ensure:
 - (a) The use is secondary to the permitted residential use;
 - (b) Compatibility with the surrounding land uses.
- (22) Council may consider the establishment of commercial day care facilities in residential areas through a zone amendment process. Proposals will be evaluated relative to the following criteria:
 - (a) The daycare maintains a residential character compatible with the residential neighbourhood in terms of massing, height, visual appearance and open space and amenity areas;
 - (b) Proximity to parks, open space and recreation facilities;
 - (c) Adequate parking, vehicular ingress/egress and drop-off;
 - (d) Adequate indoor and outdoor amenity areas;
 - (e) The site abuts an arterial or collector road and the local transportation system can accommodate any increased demands;
 - (f) Adequate buffering between any adjacent residential use.

2.5.3 PROPOSALS

Master Plans

- (1) It is proposed that Council prepare master plans to identify and plan for strategic new residential development (see Policy 2.4.1 (12)).

Home Occupations

- (2) It is proposed that Council consider amendments to the Zoning By-Law to permit, as conditional uses, low traffic generating home occupations such as beauty salons, aesthetics services and alternative healthcare services such as acupuncture and massage therapy as home occupations.

Housing Marketing Strategy

- (3) It is proposed that Council implement a residential marketing strategy to promote the advantages of living inside the City to prospective homebuyers with the objective of capturing a larger percentage of the regional population.

Affordable Housing Strategy

- (4) Council will continue to support the provision of affordable housing by:
 - (a) Investigating options to encourage developers to provide diverse and innovative housing types;
 - (b) Encouraging a mix of housing types and styles in newly developing residential areas with a view toward affording all income levels the opportunity to exercise their housing accommodation preferences;
 - (c) Encouraging developers to take advantage of residential zones that permit housing development on smaller lots;
 - (d) Encouraging the federal and provincial governments to fulfill their obligations to provide affordable housing programs.