

### 3.14 NORTHEAST FREDERICTON

#### 3.14.1 VISION

Northeast Fredericton will be...

##### ***A Connected Community***

Residents of Northeast Fredericton will have easy access to all of the major commercial areas of the city including the downtown, Main Street, and the Brookside Mall.

The Plan Area will benefit from having the most technologically advanced high school in New Brunswick.

The Plan Area will have a system of linear pathways, sidewalks, and trails providing access from residential development to Leo Hayes High School, the former Rifle Range, Killarney Park, and the Nashwaak River.

##### ***A Diverse Community***

The Plan Area will provide a mix of housing. Neighborhoods will be well planned to accommodate single detached houses, duplexes and semi-detached dwellings, town houses, apartments, and condominiums.

Housing will be provided for many different types of households including first time homebuyers, senior citizens, families with children, and other market segments.

Housing will be provided in a variety of price ranges encouraging the development of additional housing within Fredericton city limits and satisfying the demands of City residents to have more housing options.

##### ***An Urban Community***

The Plan Area will benefit from advance planning in transportation, water, sanitary sewer, storm sewer and land use to help create a vibrant, cost effective, environmentally conscious, and efficient urban environment.

An appropriate mix of residential, commercial, recreational and institutional development will provide future residents with easy access to all amenities.

The road network and neighborhood design will enhance the attractiveness of alternative modes of transportation including walking, cycling, and public transit.

##### ***With Links to the Natural Environment***

Residents of the Plan Area will maintain a connection to nature through a well-planned system of parks, linear pathways and open spaces.

The Kaine Creek corridor will be preserved as an open space providing passive recreational opportunities for residents and habitat for plant and animal species. Residents will also have easy access to other natural areas including the Killarney Park and the Nashwaak River.

### **3.14.2 GOALS**

The goals of this Plan are:

- (1) To encourage the development of a variety of different housing types to meet the needs of Frederictonians.
- (2) To encourage the construction of more affordable housing.
- (3) To encourage the development of additional housing for under-served market segments in Fredericton including “empty nesters”, seniors, and first time homebuyers.
- (4) To encourage a mix of housing densities to make housing development cost effective and efficient.
- (5) To secure the development of a commercial node within the Plan Area to serve the future population of Northeast Fredericton, Devon, and Marysville.
- (6) To encourage the Province of New Brunswick to construct a new elementary/middle school in the Plan Area, as required, to meet the needs of future residents of the Plan Area.
- (7) To develop a street network that provides convenient linkages between the neighborhoods of Fredericton’s northside.
- (8) To expand the City’s trail system and provide access to the system from new neighborhoods within the Plan Area.
- (9) To ensure that development in the Plan Area is environmentally sustainable and avoids areas with particular environmental sensitivity.
- (10) To encourage environmentally responsible development through the efficient use of material and natural resources.

### **3.14.3 GENERAL FUTURE LAND USE**

Council shall provide for the future growth and development of the Northeast Fredericton Plan Area in accordance with Figure 3.14.1, Northeast Fredericton Planning Area General Future Land Use Map, which is intended to and does hereby amend the General Future Land Use Map of the City of Fredericton.

### **3.14.4 RESIDENTIAL LAND USE**

#### **OBJECTIVES**

- (1) To be proactive, flexible, and innovative in meeting the housing needs of the City’s residents.

- (2) To create residential neighborhoods in the Plan Area that provide a range of housing types with an emphasis on providing affordable housing, and housing for first time homebuyers and the City's aging population.

## **POLICIES**

- (1) It shall be the policy of Council to establish two future land use designations for residential development in the Plan Area: Low/Medium Density Residential and Medium/High Density Residential. The maximum density permitted in the residential designations shall be in accordance with Policy 2.5.2 (2) of the Municipal Plan.
- (2) It shall be the policy of Council to permit single detached dwellings, semi-detached dwellings, duplexes, townhouse development and the uses identified in Policy 2.5.2 (3) of the Municipal Plan in the Low/Medium Density Residential designation. Apartment and condominium development with a maximum density of 1 unit for each 180 square metres of gross lot area may be permitted by Council if consistent with Policy 3.14.4 (9) of this Plan and with all provisions of the Zoning By-law.
- (3) It shall be the policy of Council to permit townhouse, apartment, and condominium development, and the uses identified in Policy 2.5.2 (3) of the Municipal Plan in the Medium/High Density Residential. Council may permit other forms of residential development in the Medium/High Density Residential designation if consistent with all provisions of this Plan and the Zoning By-law.
- (4) It shall be the policy of Council to encourage a mix of housing units and densities at a variety of price points in new residential developments in the Plan Area.
- (5) Council will encourage the integration of small lot single detached dwelling development, duplex and semi-detached dwellings, and townhouse development into new neighborhoods.
- (6) It shall be the policy of Council to encourage the development of housing units targeted for the needs of the senior citizens market.
- (7) It shall be the policy of Council to encourage the development of affordable housing for all segments of the market including, but not limited to first time homebuyers.
- (8) Council may consider the adoption of alternative development standards for a residential development including reduced building setbacks and reduced lot sizes subject to an appropriate amendment to the Zoning By-law and the execution of a Section 39 Development Agreement pursuant to the *Community Planning Act*.

- (9) It shall be the policy of Council to that residential uses in the Plan Area be developed in accordance with the following criteria:
- (a) The development is comprehensively planned both within the subdivision and in the context of other development in the Plan Area and the City of Fredericton;
  - (b) The development is logically phased to minimize development costs for the developer and the municipality;
  - (c) Site grading, storm water management, and municipal services are satisfactorily planned to serve the development and any future development that will require servicing by way of infrastructure passing through the subject property;
  - (d) The proposed development includes, where possible and feasible, pedestrian connections to linear trail systems, major parks, recreation facilities, and schools;
  - (e) The environmental impact of the development is minimized and efficient use is made of material resources such as infrastructure and natural resources including land;
  - (f) The internal road system for the proposed development is designed to adequately accommodate the land uses proposed as part of the subject application and any future off-site development that is projected to utilize streets in the development;
  - (g) The development includes the provision of collector or arterial street connections, as required, and is consistent with Section 3.14.10 of this Plan;
  - (h) The development includes a mix of housing types including affordable housing (as defined in Policy 2.5.2 (7) of the Municipal Plan) unless deemed unfeasible by Council;
  - (i) The development is consistent with all other provisions of the Municipal Plan, and any other applicable plans and by-laws;
  - (i) Any other matter as deemed appropriate by Council.
10. It shall be the policy of Council that high density development in the Plan Area (as defined in Policy 2.5.2 (2) of the Municipal Plan):
- (a) Be adjacent to or in close proximity to arterial or collector streets;
  - (b) Be located at the periphery of low density residential neighborhoods unless suitably integrated into the design of a neighborhood through the development of a comprehensive plan;
  - (c) 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;
  - (d) Provide sufficient on-site parking and green space;

- (e) Incorporate site design features that adequately address such matters as safe access, buffering and landscaping, site grading, storm water management and the aesthetic impact of development;
- (f) The design of the proposed structures contributes positively to the physical appearance of the municipality;
- (g) Any other matter as deemed appropriate by council.

### **3.14.5 COMMERCIAL LAND USE**

#### **OBJECTIVES**

- (1) To provide an area for major commercial development to serve the needs of future residents of the Plan Area as well as existing residents of Devon and Marysville.
- (2) To encourage the location of local convenience types of commercial uses in appropriate locations.

#### **POLICIES**

- (1) Council shall encourage commercial development adjacent to the future intersection of Cliffe Street and Two Nations Crossing.
- (2) Commercial uses at the intersection of Cliffe Street and Two Nations Crossing shall be developed in accordance with the criteria outlined in Policy 2.6.2 (21) of the Municipal Plan.
- (3) Council may permit other uses of land located within the Commercial designation including medium and high-density residential development, institutional uses and public buildings, parks and recreation facilities, utilities, and other uses deemed compatible by Council.
- (4) Council may permit the establishment of convenience stores and local convenience centres in the residential land use designation subject to the following:
  - (a) The proposed use shall be located on a collector or arterial roadway;
  - (b) Adequate buffer planting or fencing shall be provided between the commercial use and adjacent residential areas;
  - (c) Development shall be sited in a way that minimizes its effect on any adjoining residential areas;
  - (d) Compliance with Policies 2.6.2 (32), 2.6.2 (33) and 2.6.2 (38) of the Municipal Plan, as applicable.

### **3.14.6 INDUSTRIAL LAND USE**

#### **OBJECTIVE**

- (1) To discourage the location and/or expansion of industrial uses in the Plan Area.

**POLICIES**

- (1) Council shall designate the lands presently utilized by NB Power in the Plan Area as Industrial/Business. Nothing in this Plan shall limit the use of this land by NB Power for uses related to the transmission and/or distribution of electric power.
- (2) The expansion of the Industrial/Business area or the addition of further industrial areas shall not be considered except by amendment to the Municipal Plan in accordance with the provisions of Policy 2.7.3 (1) of the Municipal Plan.

**3.14.7 INSTITUTIONAL LAND USE**

**OBJECTIVE**

- (1) To locate institutional uses in appropriate locations in the Plan Area for the use and benefit of future residents of the Plan Area, Devon, and Marysville.

**POLICIES**

- (1) It shall be the policy of Council to encourage the New Brunswick Department of Education to locate an elementary/middle school, when needed, at the future intersection of Gilbert Street and Pickard/Neill Street.
- (2) Council shall designate the lands at the northwestern corner of the intersection of Gilbert Street and Pickard/Neill Street for Institutional development in anticipation of the need for a new elementary/middle school.
- (3) Council shall encourage the location of other institutional uses such as places of worship, nursing homes, libraries, police and fire facilities within the Plan Area subject to the criteria outlined in Policy 2.14.2 (3) of the Municipal Plan.

**3.14.8 RECREATION/OPEN SPACE**

**OBJECTIVES**

- (1) To provide an appropriate mix of active and passive recreation facilities to meet the needs of the community.
- (2) To plan for the provision of open space corridors and trails to provide linkages from the Plan Area to Killarney Lake Park, the St. John River, the Nashwaak River, and Leo Hayes High School.

## **POLICIES**

### ***Parks***

- (1) Council shall endeavor to provide an appropriate mix of active and passive recreation space in locations that are convenient to residents of the Plan Area and surrounding neighborhoods.
- (2) Council may expand existing parks and open spaces located immediately adjacent to the Plan Area when appropriate.

### ***Trails and Pathways***

- (3) It shall be the policy of Council to encourage the provision of a pedestrian linkage between the former Rifle Range and the Nashwaak River through the Kaine Creek corridor.
- (4) It shall be the policy of Council to encourage the development of pathways and/or sidewalks to connect neighborhoods to commercial facilities, parks, public transit stops, and other residential areas.
- (5) It shall be the policy of Council to develop pathways linking the Plan Area, where possible, with the former Rifle Range, Killarney Lake Park, Leo Hayes High School, the St. John River, and the Nashwaak River.

### ***Snowmobiles***

- (6) It shall be the policy of Council to work with the snowmobile community to facilitate the continued existence of the snowmobile trail on the NB Power corridor from the west to the abandoned Rifle Range.
- (7) It shall be the policy of Council to permit the continued existence of the snowmobile trail on the NB Power corridor east of the abandoned Rifle Range to Canada Street until residential development is located within 100 metres of the corridor. This policy shall be reviewed by Council when development encroaches on the aforementioned buffer area.

## **3.14.9 ENVIRONMENT**

### **OBJECTIVES**

- (1) To ensure that the development of land in the Plan Area is undertaken in an environmentally responsible manner.
- (2) To protect lands within the Plan Area that are sensitive by virtue of the presence of a watercourse, or other feature that is worthy of protection.

## **POLICIES**

- (1) It shall be the policy of Council to protect the lands adjacent to Kaine Creek through the designation of the lands as Open Space on the Future Land Use Map.
- (2) It shall be the policy of Council to ensure that development does not adversely affect watercourses recognized by the New Brunswick Department of the Environment. All development that takes place within 30 metres of a recognized watercourse shall be subject to the issuance of a Provincial Watercourse Alteration Permit.
- (3) It shall be the policy of Council to encourage the retention of mature, natural tree growth when development is undertaken.

### **3.14.10 TRANSPORTATION**

#### **OBJECTIVES**

- (1) To ensure that efficient transportation linkages exist between the Plan Area and other destinations in the City of Fredericton.
- (2) To provide street links between Nashwaaksis, Marysville, the St. Mary's First Nation and Devon to improve transportation connections for all residents of the Northside.
- (3) To provide an appropriate balance in the transportation system to accommodate the needs of motor vehicles, users of public transit, pedestrians, and cyclists.

#### **POLICIES**

- (1) It shall be the policy of Council to provide an efficient transportation network to meet the needs of future residents and development in the Plan Area and to provide better connections between existing communities on Fredericton's northside.
- (2) It shall be the policy of Council to adopt a street hierarchy for the Northeast Fredericton Planning Area in accordance with Figure 3.14.2.
- (3) It shall be the policy of Council to strongly encourage that the Province of New Brunswick undertake the following highway improvement projects in order of priority:
  - (a) The ramp from the Westmorland Street Bridge to Devonshire Drive;
  - (b) An interchange at Ring Road/Two Nations Crossing;
  - (c) An interchange at Ring Road/Maple Street;
  - (d) An interchange at Ring Road/Brookside Drive.
- (4) It shall be the policy of Council to place a high priority on allocating the funds necessary to improve Cliffe Street from MacLaren Avenue to Devonshire Drive.

- (5) Council shall work to extend Cliffe Street such that a connection to Crocket Street is possible when funds allow.
- (6) It shall be the policy of Council to not permit development in the right-of-way corridors generally established by the Plan for Cliffe Street, Two Nations Crossing/Gilbert Street or the extension of Neill Street. A property owner may propose a realignment of these rights of way to accommodate a proposed development but such realignment must be accepted by Council through the plan amendment process.
- (7) To locate collector streets (excepting Two Nations Crossing/Gilbert Street and Neill Street) in the Plan Area in general accordance with Figure 3.14.2 and the following criteria:
  - (a) Spacing of approximately 800 metres is provided between collector streets or between collector streets and arterial streets;
  - (b) The street location facilitates the installation of cost effective and efficient municipal services;
  - (c) The grades of the proposed street meet the requirements of the municipality;
  - (d) The street is located such that the development potential of the lands in The Plan Area is maximized;
  - (e) The street is appropriately connected to the existing street network;
  - (f) The street meets the needs of the public transit system.
- (8) It shall be the policy of Council to not designate Cliffe Street and Two Nations Crossing/Gilbert Street as truck routes.

### **3.14.11 SERVICING**

#### **OBJECTIVE**

- (1) To encourage the cost effective and efficient delivery of municipal water and sewer services, storm water management, electrical power, and natural gas infrastructure to the Plan Area.

#### **POLICIES**

- (1) Council shall limit the development of unserviced land uses in the Plan Area.
- (2) It shall be the policy of Council to ensure that all residential development in the Plan Area is serviced by municipal water and sanitary sewer services except in accordance with Policy 2.10.2 (25) of the Municipal Plan and all other relevant provisions of the Municipal Plan.
- (3) It shall be the policy of Council to consider investing in extensions of trunk water and sewer services in the Plan Area if, in the context of all other capital budget priorities, the benefits of such investments can be readily demonstrated and are justified.

- (4) Council may permit the development of commercial and institutional land uses with on-site services, if, in the opinion of the Development Officer and the Director of Engineering and Public Works, the following criteria are met:
- (a) Centralized water, sanitary and storm sewer services are provided to all uses on the subject property;
  - (b) Design and construction of the waste water collection and treatment facilities conform to all provincial requirements;
  - (c) The servicing system is approved by the Director of Engineering and Public Works;
  - (d) The water supply and distribution system provides water volumes adequate to service the development;
  - (e) Water quality satisfies the Canadian Drinking Water Guidelines;
  - (f) The water and sewer systems are designed to be connected to the City's trunk mains when these are extended and are adjacent to the subject property; and
  - (g) Cash in an amount equal to the cost of installation of municipal water, sanitary sewer, and storm sewer services, along all street frontage(s) of the property in question and from the street to all buildings on the property, including engineering costs and contingencies is deposited with the City of Fredericton to enable the installation of municipal services in the future, to the satisfaction of the Director of Engineering and Public Works.

### **Water**

- (5) It shall be the policy of Council that, where possible, road right-of-ways will provide corridors for trunk water services in accordance with Figure 3.14.3.
- (6) Should any proposed development within the Plan Area alter the proposed land use in Figure 3.14.1, Council may require that the developer undertake a review of the trunk water servicing plan. The amended trunk water servicing plan shall only be approved if, in the opinion of the Director of Engineering and Public Works, the following criteria are met:
- (a) The proposed water system provides water in sufficient quantity, quality, and pressure to meet the demands of the Plan Area;
  - (b) The proposed system does not adversely affect the existing water system outside the Plan Area;
  - (c) The proposed water system provides acceptable fire flows for the Plan Area.

### **Sanitary Sewer**

- (7) It shall be the policy of Council that, where possible, road right-of-ways will provide corridors for trunk sanitary sewer services in accordance with Figure 3.14.4.

- (8) Should any proposed development within the Plan Area alter the proposed land use in Figure 3.14.1, Council may require that the developer review the trunk sanitary sewer servicing plan. The amended trunk sanitary sewer servicing plan shall only be approved if, in the opinion of the Director of Engineering and Public Works, the following criteria are met:
  - (a) The proposed sanitary sewer system maximizes flow by gravity so that capital and operating costs are minimized;
  - (b) All wastewater from the Plan Area is treated prior to release to the environment;
  - (c) The proposed sanitary sewer system is compatible with existing infrastructure outside the Plan Area.

***Storm Water Management***

- (9) It shall be the policy of Council that where possible, road right-of-ways will provide corridors for trunk storm sewer services in accordance with Figure 3.14.5.
- (10) It shall be the policy of Council that the storm water management system be designed in a manner that reduces the quantity of run-off where practicable, and increases the quality of the storm water being discharged to watercourses to minimize effects on the natural environment.
- (11) Should any proposed development within the Plan Area alter the proposed land use in Figure 3.14.1, Council may require that the developer review the storm water management plan. The amended storm water management plan shall only be approved if, in the opinion of the Director of Engineering and Public Works, the following criteria are met:
  - (a) The proposed storm water management system minimizes operating and capital costs without adversely affecting the natural environment;
  - (b) The storm water management system is compatible with the existing storm sewer infrastructure outside the Plan Area.

***Telephone/Electrical/Cable Service***

- (12) It shall be the policy of Council to work with the utilities and developers to ensure that utility infrastructure is located such that impacts on adjacent development are minimized.

***Natural Gas***

- (13) It shall be the policy of Council to encourage developers and the natural gas utility to provide the infrastructure required to service development in the Plan Area with natural gas.

### **3.14.12 ST. MARY'S FIRST NATION**

#### **OBJECTIVE**

- (1) To encourage dialogue between the City and the St. Mary's First Nation where land development issues are of mutual interest and/or concern.

#### **POLICIES**

- (1) It shall be the policy of Council to notify the Band Council of the St. Mary's First Nation of any proposed change to the Municipal Plan or Zoning By-Law affecting property within 100 metres of the boundaries of the First Nation.
- (2) It shall be the policy of Council to ensure that staff meets regularly with officials of the St. Mary's First Nation to share information respecting the development of the Plan Area and the First Nation, municipal services, road infrastructure, and an other issue of mutual interest.