

3.8 SOUTHEAST HILL

3.8.1 VISION

To develop and maintain a stable, vibrant neighborhood where residents enjoy a quality of life that includes safety, security, vitality, mutual respect and pride in the neighborhood.

3.8.2 GOALS

- (1) To stabilize a neighborhood in transition as the first generation of homeowners in the Plan area begin to move away from the area.
- (2) To preserve the character of the neighborhood as a quiet, family-oriented, low-density residential area.
- (3) To encourage owner occupancy of single detached dwellings in the Plan area.
- (4) To strengthen the municipal by-law enforcement and public education processes to improve awareness and compliance with City by-laws.
- (5) To address traffic and parking issues in the Plan area.

3.8.3 GENERAL FUTURE LAND USE

Council shall provide for the development of the Southeast Hill Plan Area in accordance with Figure 3.8.1, Southeast Hill 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.

3.8.4 RESIDENTIAL LAND USE

OBJECTIVES

- (1) The Plan policies will improve the quality of life enjoyed by residents of the Plan area.
- (2) The Plan will stabilize the neighborhood by placing further limitations on the density and scale of accessory dwelling units (basement apartments).
- (3) The Plan will result in the implementation of new initiatives to increase public awareness of the regulations that apply to accessory dwelling units.

POLICIES

- (1) It shall be the policy of Council to designate lands indicated in Figure 3.8.1 for residential development. The development and use of lands in the residential designation shall be in accordance with Section 2.5 of the Municipal Plan and all relevant provisions of this plan.

- (2) It shall be the policy of Council to encourage the owners of apartment and condominium developments in the Plan Area to continue to provide a high quality living environment.
- (3) Council shall amend the regulations for accessory dwelling units (basement apartments) to restrict the number of bedrooms permitted in an accessory dwelling unit. The intent of the amendment is to:
 - (a) Discourage non-owner occupancy of detached dwellings in the Plan area;
 - (b) Limit the potential density of development in the neighborhood;
 - (c) Ensure that basement units are accessory/secondary to the main unit;
 - (d) Reduce the impact of basement units on adjacent uses.
- (4) Council shall further clarify the parking regulations in the Zoning By-law to prohibit vehicle parking in the landscaped portion of the front yard.
- (5) Council shall further its efforts to educate the public on zoning, building code, and other regulations that apply to accessory dwelling units (basement apartments). The public education program should include a brochure containing the following information:
 - (a) The zoning regulations that apply when creating a new basement apartment including the maximum floor area, parking requirements, occupancy restrictions, and all other relevant requirements;
 - (b) The building, plumbing, and other code requirements that generally apply when a new basement unit is being constructed;
 - (c) The requirement that building and plumbing permits be issued for all construction involving new and existing basement apartments;
 - (d) The advantages of ensuring that all new and existing basement apartments are legally created and meet the requirements of all the relevant regulations;
 - (e) To offer the services of the City's Building Inspection Division to inspect existing basement apartments to ensure compliance with the provisions of all relevant regulations;
 - (f) Any other information that would be of assistance to property owners to ensure that basement apartments provide safe, high quality housing to tenants.

3.8.5 COMMERCIAL LAND USE

OBJECTIVES

- (1) The Plan will permit the continued use of existing office buildings in the Plan area.
- (2) The Plan will prevent the encroachment of commercial uses in the Plan area.

POLICIES

- (1) It shall be the policy of Council to designate lands indicated in Figure 3.8.1 for commercial development. The development and use of lands in the commercial designation shall be in accordance with Section 2.6 of the Municipal Plan and all relevant provisions of this Plan.
- (2) Council shall not consider the rezoning of additional land in the Plan area for commercial uses without amending the Future Land Use Map of this Plan.
- (3) Council shall permit the expansion of existing commercial uses in the Plan area if the proposal is consistent with all relevant sections of Section 2.6 of the Municipal Plan and the Zoning By-law.

3.8.6 INSTITUTIONAL LAND USE

OBJECTIVES

- (1) The Plan recognizes the role of institutions in creating a sense of neighborhood.
- (2) Plan policy will try to minimize any negative impacts associated with institutional uses that affect adjacent residential properties.

POLICIES

- (1) It shall be the policy of Council to designate lands indicated in Figure 3.8.1 for institutional development. The development and use of lands in the institutional designation shall be in accordance with Section 2.14 of the Municipal Plan and all relevant provisions of this Plan.
- (2) Council shall request that the staff at the Priestman Street School and the school district prevents the accumulation of litter on the school property and schedule regular clean-up of the grounds.

3.8.7 RECREATION/OPEN SPACE

OBJECTIVE

- (1) To provide a public natural space for the use and enjoyment of residents of the Plan area.

POLICIES

- (1) It shall be the policy of council to designate lands indicated in Figure 3.8.1 for parks and recreation purposes. The development and use of lands in the park designation shall be in accordance with Section 2.12 of the Municipal Plan and all relevant provisions of this Plan.
- (2) Council intends to maintain the park in the Plan area as a passive recreation facility. Any other use of the park shall be subject to review by Council and the public.

3.8.8 TRAFFIC AND PARKING

OBJECTIVES

- (1) To further enhance the livability of the Plan area by ensuring that the local streets remain safe and quiet spaces for residents.
- (2) In accordance with the City traffic calming policy, Council shall request that the Traffic Engineer assess traffic volume and/or speed on Lisgar Street and Pederson Crescent. If traffic calming studies are deemed necessary, the studies shall include consultation with residents of those streets and provide recommendations on whether changes should be made to the street network.