

3.9 THE UNIVERSITY OF NEW BRUNSWICK WOODLOT

Guiding Principles

It shall be the policy of Council to adopt guiding principles generally summarized as follows:

- (1) The UNB Woodlot contains sensitive ecological areas that should be preserved in perpetuity.
- (2) Areas identified for potential development should be used for sustainable development that includes:
 - (a) Careful identification of appropriate mixed land uses;
 - (b) Best practices for waste management;
 - (c) Best practices for storm water management;
 - (d) Land uses that support local and regional needs;
 - (e) Transit-supportive land use;
 - (f) Emphasis on building design and site planning.
- (3) Uses of the UNB Woodlot should serve to:
 - (a) Enhance community vitality and well-being;
 - (b) Generate long term revenues in support of the University's mission;
 - (c) Leverage additional forest land holdings for research, education and endowment purposes;
 - (d) Increase UNB's profile as an environmental steward and community leader;
 - (e) Demonstrate UNB's commitment to excellence in development and management.
- (4) The UNB Woodlot should continue to showcase UNB by integrating educational and research activities and its broad based partnerships. A spectrum of educational activities includes public, applied, theoretical and recreational learning.
- (5) UNB should promote and facilitate the use of areas of the UNB Woodlot as a natural green space for public use within a controlled and managed environment. Planning shall seek to integrate with the larger trail network already established within Fredericton through collaboration with the City and the redesign/extension of existing infrastructure.

Design & Landscaping

It is proposed that the University of New Brunswick develop and administer design and development guidelines applicable to all proposed development on the UNB Woodlot in addition to the existing requirements in the Municipal Plan and Zoning By-Law. Council intends that ultimate responsibility for implementation of these urban design and landscaping guidelines shall rest with the University of New Brunswick.

Infrastructure

Lands for public streets and public infrastructure at such locations as are agreed with the University of New Brunswick, including but not limited to sidewalks, water and sanitary sewer systems, and storm water management contained within the right-of-way for such streets shall be conveyed to the City of Fredericton by the University of New Brunswick.

Delineation of Boundaries

The University shall complete site-specific studies to identify valued environmental components of the UNB Woodlot prior to municipal approval of development agreement applications. The delineation of boundaries for the UNB Endowment Conservation and UNB Endowment Development designations shall be based on study results. Where boundary changes are minor in scale, amendments to the Municipal Plan shall not be required.

3.9.1 UNB ENDOWMENT CONSERVATION AREA

Future Land Use Map

Council shall provide for the conservation of a large portion of the UNB Woodlot through the implementation of policies that apply to lands in the UNB Endowment Conservation designation, as indicated on the Generalized Future Land Use Map.

Conservation Area Use

Council intends that lands located in the UNB Endowment Conservation designation are primarily used by the University:

- (a) To protect natural features, watercourses, wetlands, habitat, and areas of particular ecological value;
- (b) For academic purposes including but not limited to, forest management, teaching, research and uses related to the forestry programs at the university;
- (c) For community and/or recreational uses including parks, trails, picnic areas, educational establishments, or community buildings; and
- (d) To provide adequate buffers between sensitive and environmentally valued components of the Woodlot and adjoining development lands.

3.9.2 UNB ENDOWMENT DEVELOPMENT AREA

Future Land Use Map

Council shall designate portions of the UNB Woodlot for future urban development as identified by the UNB Endowment Development designation on the Generalized Future Land Use Map.

Council intends that land in the UNB Endowment Development designation shall be developed with a variety of land uses including residential, commercial, industrial and business, research and technology, institutional and community uses in an innovative and high quality urban environment.

Development Agreement

All urban land development in the UNB Woodlot Development designation shall conform with the policy contained in the Municipal Plan and shall be subject to the approval of a Section 39 and/or Section 101 Development Agreement pursuant to the Community Planning Act.

RESIDENTIAL DEVELOPMENT

Residential Development Criteria

Lands developed for residential purposes in the UNB Endowment Development designation shall be consistent with the following criteria:

- (a) A mix of housing types and densities shall be provided and where appropriate, other compatible land uses including institutional and commercial uses may be incorporated into the development.
- (b) Housing will be provided at a range of price points for residents of a variety of ages including seniors and young adults.
- (c) High quality design and materials shall be used in the construction of residential dwellings.
- (d) Housing will be sited to maximize opportunities for direct access and exposure to UNB Woodlot Conservation areas;
- (e) The impacts of the development on the City's street system are minimized and where necessary, street improvements are implemented as a condition of development;
- (f) Policy 2.5.2 (12);
- (g) Medium and high density residential development shall be consistent with Policy 2.5.2 (5)

Residential Applications

All applications for amendment to the Zoning By-Law to permit residential development in the UNB Endowment Development designation shall be accompanied by the following documentation:

- (a) A conceptual plan for the development of the property including proposed public and private streets, parks and open spaces, potential land uses for sub-areas within the property including the type of use and the potential density, pedestrian and bicycle circulation, provision for public transit, storm water management planning, tree retention and, if necessary, proposed buffering between conservation and development areas;
- (b) Conceptual servicing plans for the development;
- (c) Building and neighborhood design guidelines to be used in the development of the area;
- (d) If required by the Development Officer, a traffic impact analysis including all on and off-site measures necessary to accommodate the proposed development;
- (e) Any other information deemed necessary by the Development Officer.

COMMERCIAL DEVELOPMENT

Commercial Criteria

Proposals for the development of land for commercial use in the UNB Endowment Development designation shall be in accordance with the following criteria:

- (a) Attention will be given to building design and materials and architectural details to create a high quality urban environment;
- (b) Where possible, significant tree stands will be preserved within the developed areas, particularly on the Regent Street frontage;
- (c) High quality landscaping will be provided throughout the development;
- (d) Where possible, surface parking will be internal to the development and will not be located adjacent to public streets;
- (e) The impacts of the development on the City's street system are minimized and where necessary, necessary street improvements are implemented as a condition of development;
- (f) Development proposals will demonstrate that the needs of pedestrians, cyclists and public transit have been accommodated as part of the overall development of the property;
- (g) Policy 2.6.2 (21).

Commercial Applications

All applications for amendment to the Zoning By-Law to permit commercial development in the UNB Endowment Development designation shall be accompanied by the following documentation:

- (a) A conceptual site plan for the development of the property that includes proposed public and private streets and/or lanes, access, loading areas and parking, pedestrian and bicycle circulation, provision for public transit, storm water management planning, building footprints, landscaping and tree retention and, if necessary, proposed buffering.
- (b) Conceptual servicing plans for the development;
- (c) Conceptual design drawings illustrating the proposed appearance of all structures;
- (d) If required by the Development Officer, a traffic impact analysis including all on and off-site measures necessary to accommodate the proposed development;
- (e) Any other information deemed necessary by the Development Officer.

INDUSTRIAL/BUSINESS DEVELOPMENT & RESEARCH AND TECHNOLOGY USES

Industrial Criteria

Lands intended to be developed with industrial/business and research and technology uses in the UNB Endowment Development designation shall be in accordance with the following criteria:

- (a) Attention will be given to building design and materials and architectural details to create a high quality urban environment;
- (b) A park-like setting will be created for industrial/business and/or research and technology areas;
- (c) Compatibility with nearby residential, commercial and conservation uses is achieved through sensitive site planning;
- (d) The impacts of the development on the City's street system are minimized and, where necessary, street improvements are implemented as a condition of development;
- (e) High quality landscaping will be provided throughout the development;
- (f) Development proposals will demonstrate that the needs of pedestrians, cyclists and public transit have been accommodated as part of the overall development of the property;
- (g) Policy 2.7.3 (1).

Industrial Applications

All applications for amendment to the Zoning By-Law to permit industrial/business development and research and technology uses in the UNB Endowment Development designation shall be accompanied by the following documentation:

- (a) A conceptual site plan for the development of the property that includes proposed public and private streets and/or lanes, pedestrian and bicycle circulation, provision for public transit, storm water management planning, landscaping and tree retention and, if necessary, proposed buffering;
- (b) Conceptual servicing plans for the development;
- (c) Building and business park design guidelines to be used in the development of the area;
- (d) If required by the Development Officer, a traffic impact analysis including on and off-site measures necessary to accommodate the proposed development;
- (e) Any other information deemed necessary by the Development Officer.