



Residential Town Plat Secondary Municipal Plan



Table of Contents

1	Vision	3
2	General Land Use	3
3	Residential Land Use	4
4	Commercial Land Use	5
5	Industrial Land Use	6
6	Transportation And Traffic	6
7	Heritage And Design Review	8
8	Municipal Services	9
9	Recreation/Open Space	10
10	Institutional	11
11	Mixed Use Area	12
12	Comprehensive Development District	12
	Schedule 1	24
	Schedule 2	25
	Schedule 3	26

Residential Town Plat Secondary Municipal Plan

1 VISION

This Plan Will:

- (1) Recognize the Residential Town Plat as a unique residential area that defines the essence of Fredericton to residents and visitors;
- (2) Recognize that the Town Plat through its social and architectural heritage can make a continuing contribution to the life and future development of the city;
- (3) Ensure that new development is designed to be compatible with existing 19th and early 20th century housing stock located in this area;
- (4) Recognize that the diversity and number of people living in the Residential Town Plat contributes to a strong sense of community;
- (5) Recognize that the Town Plat is comprised of diverse neighborhoods that exist to provide the residents of Fredericton with various housing types and choices;
- (6) Recognize that residents need to access parks, open spaces, trails and various institutional destinations;
- (7) Attempt to build upon measures that strengthen the residential quality of life to ensure long term stability of this area;
- (8) Recognize that conservation and rehabilitation of existing building stock is more desirable than demolition to accommodate new construction; and
- (9) Attempt to balance the need to protect the integrity of established residential neighborhoods with the need to accommodate through traffic movement in the Plan Area.

2 GENERAL LAND USE

Council shall provide for the growth and development of the Residential Town Plat Plan Area in accordance with Schedule 1, Residential Town Plat Area.

Residential Town Plat Secondary Municipal Plan

3 RESIDENTIAL LAND USE

OBJECTIVES

To create diverse residential neighborhoods in the plan area that provide a range of housing types without compromising the architectural integrity of the existing 19th century and early 20th housing stock and the predominant residential land use in each neighborhood.

To create a healthy vibrant residential environment that provides the amenities, sense of place, and security to attract residents into the Plan Area.

Many of the existing housing objectives in the Municipal Plan are still relevant with regard to the Residential Town Plat. In particular, Policy 2.2.1 (18) of the Municipal Plan are relevant with regard to neighborhood stabilization and rehabilitation.

POLICIES

The following policies are designed to further enhance existing residential plan policy relating specifically to the Plan Area.

- (1) Council shall establish a Design Review Committee to review design issues related to development applications for apartment buildings (over four units) or other large-scale developments referred to it by the Planning Advisory Committee or City Council pursuant to Policy 3 (7).
- (2) Council shall recognize that the 19th and early 20th century housing in the Plan Area is unique and the various lot standards and building setbacks should be adjusted to reflect this pattern.
- (3) Council shall seek innovative ways to facilitate rehabilitation and maintenance of older housing stock in the Plan Area.
- (4) Council shall encourage the development of housing units targeted to the needs of senior citizens.
- (5) Council shall continue to recognize the former rail yards as a unique opportunity to introduce medium and higher density residential housing to this area.
- (6) Council shall stabilize the various neighborhoods in the Plan Area by amending the existing zoning to reflect the prevailing housing density in each area.

Residential Town Plat Secondary Municipal Plan

- (7) Council may, subsequent to review by the Design Review Committee and the Planning Advisory Committee, consider rezoning property to a higher density residential use in the Plan Area as infill development on vacant lots that were in existence July 11, 2000, to replace incompatible land uses, or in unique circumstances to replace an existing structure or structures whereby the proposed infill development is deemed to enhance the streetscape and satisfy the criteria outlined in Policy 2.2.1 (23). The intent of this section is to avoid demolition of existing building stock as a means to gain additional density rights that exceeds what is permitted by right until Council has reviewed and approved such a proposal through a rezoning application.
- (8) Council shall apply Policy 3.1.1 (3) of the Municipal Plan to the properties identified in Schedule 2 where property owners wish to pursue higher density residential development not permitted by right. The above mentioned schedule is not all inclusive and other properties in the Plan Area may be reviewed under Policy 3.1.1 (3) of the Municipal Plan where the referenced conditions apply.

4 COMMERCIAL LAND USE

OBJECTIVE

To provide for commercial areas that are designed to serve the needs of the residents in the Plan Area pursuant to Policy 2.2.1 (15) of the Municipal Plan.

POLICIES

- (1) A commercial area shall be set aside on Regent Street in the former railway yards.
- (2) Council may consider limited commercial use on the balance of the former rail yards pursuant to a Section 59 Agreement.
- (3) Any applications to introduce new commercial nodes into this area will be reviewed through a rezoning process (subject to Policy 2.2.1 (19) of the Municipal Plan) and/or Municipal Plan amendment.
- (4) Council shall recognize that commercial uses that are not intended to serve the needs of the surrounding residential neighborhoods in the Plan Area can be readily accommodated in existing primary commercial areas such as the City Centre or other designated areas.
- (5) Council shall amend the Zoning By-Law to prohibit new service stations, dry cleaning establishments, vehicle repair, chemical storage, and other commercial uses that have the potential to contaminate the City's aquifer.

Residential Town Plat Secondary Municipal Plan

5 INDUSTRIAL LAND USE

OBJECTIVE

To relocate over time the majority of incompatible industrial land use in the Plan Area to appropriately zoned locations throughout the city.

POLICY

- (1) To relocate industrial land uses to the most appropriate location.

6 TRANSPORTATION AND TRAFFIC

OBJECTIVES

To create and maintain an efficient and integrated traffic, transit, parking and pedestrian system.

To maintain an efficient transportation network for the movement of pedestrians and vehicles.

To ensure arterial roadways function properly to alleviate through traffic movement on local streets.

POLICIES

Arterial Streets

- (1) It shall be the policy of Council to designate Regent Street, Dundonald/ Beaverbrook Street and Smythe Street as arterial streets in the City's transportation system and encourage through traffic to utilize these routes.
- (2) It shall be the policy of Council to improve Regent Street and Smythe Street to carry through traffic as efficiently as possible. Specifically, Council shall consider the following measures to improve traffic movement:
 - (a) The use of left turn lanes on both Regent Street and Smythe Street for north and southbound traffic from Brunswick Street to Beaverbrook/Dundonald Street;
 - (b) Minimizing and/or consolidating the number of private access points to both Regent Street and Smythe Street;
 - (c) Encourage the use of arterials by improving the connections to/from the Westmorland Street Bridge and Regent Street and Smythe Street.

Residential Town Plat Secondary Municipal Plan

- (3) It shall be the policy of Council to ensure that the physical design of arterial streets in the Residential Town Plat are sensitive to the historical character of the area, is aesthetically appealing, and respects the needs of pedestrian and bicycle traffic.

Collector Streets

- (4) It shall be the policy of Council to designate York Street and University Avenue as collector streets in the City's transportation system.
- (5) Collector streets shall be intended to equally serve the needs of vehicle traffic, access to property, and pedestrian traffic.

Local Streets

- (6) It shall be the policy of Council to ensure that local streets are designed with primary consideration given to access to property.
- (7) Council shall take measures to restrict through traffic on local streets.
- (8) Council shall address the issue of vehicle speed on local streets through various means and by ensuring that the design of local streets does not encourage vehicles to travel in excess of the posted speed limit.
- (9) It shall be the policy of Council to investigate the impact of restricting through access on Northumberland Street and Westmorland Street between Brunswick Street and Dundonald Street.
- (10) Council shall consider, in consultation with the public, traffic calming measures to the local street system within the Residential Town Plat in accordance with established traffic calming measures.

Pedestrians

- (11) It shall be the policy of Council to consider the needs of pedestrians when dealing with issues pertaining to right-of-way improvements in the Residential Town Plat.
- (12) Council shall maintain the sidewalk system in the Residential Town Plat.
- (13) Council shall explore, in consultation with the University of New Brunswick, the feasibility of establishing a pedestrian linkage that will connect the university to Church Street in accordance with established pedestrian crossing measures.

Residential Town Plat Secondary Municipal Plan

7 HERITAGE AND DESIGN REVIEW

OBJECTIVE

To establish design principles and guidelines that ensures a pattern of built form respectful of the area's historical and architectural integrity and identity; and to establish a process for design review that promotes a high standard of performance.

POLICIES

(1) Compliance

At the discretion of the Planning Advisory Committee and/or Council, design principles, guidelines, and review processes may be applied to developments in the Residential Town Plat Area that require amendments or variance to the Zoning By-Law and/or Municipal Plan.

(2) Design Principles and Guidelines

Design principles and guidelines shall be developed to respond to the unique character and identity of areas of the Residential Town Plat, and shall:

- (a) Encourage the retention and rehabilitation of older building stock;
- (b) Respect the scale, form and materials present in prevailing traditional building patterns;
- (c) Encourage innovation and variety in residential types within the parameters of accepted density;
- (d) Encourage new development that is respectful of the prevailing setbacks within each area;
- (e) Recognize the historical value and integrity of the street grid;
- (f) Encourage the retention of existing views and vistas, and the creation of new opportunities for view corridors and spaces;
- (g) Promote landscape design that gives prominence to green space, maintains dust-free surfaces, and discourages light and noise pollution;
- (h) Encourage the design of parking areas and driveways to minimize their impact on the streetscape through placement in rear yards, screening, and/or buffering;
- (i) Retain and enhance the presence of street trees, which provide identity to communities and offer shade and shelter for pedestrians;
- (j) Facilitate pedestrian access by means of walkways and pathways.

Residential Town Plat Secondary Municipal Plan

(3) Design Review

Council shall establish a process for design review that promotes high standards of performance in building design and urban design, and that:

- (a) Encourages the creative application of design principles to specific sites;
- (b) Ensures that a broad range of choices, options, or solutions are considered;
- (c) Promotes collaboration among all partners in the affected area.

(4) Additional Heritage Areas

Council will consider designating additional heritage areas and structures where appropriate.

(5) Promote Design

Council shall endeavor to promote sympathetic exterior renovations and designs for older building stock in the Plan Area, which respects the character of the streetscape and the neighboring built form by hosting design workshops, implementing award programs, and through other means and techniques.

8 MUNICIPAL SERVICES

OBJECTIVES

The plan area should benefit from infrastructure renewal programs that improve and upgrade servicing (water, sewer and storm water management), road and sidewalk infrastructure, and tree planting programs designed to create an attractive street environment.

To encourage the delivery of improved electrical power, telecommunication and natural gas infrastructure to the Plan Area.

To initiate streetscape improvements that respect the 19th and early 20th century architecture of this area by introducing utility infrastructure (light and power poles, traffic signals, etc.) that does not dominate the streetscape.

To promote wellfield and aquifer protection within the plan area.

POLICIES

- (1) Council shall pursue and continue to implement an active tree planting and maintenance program within the Plan Area to protect existing mature trees, and to replant new trees where appropriate.

Residential Town Plat Secondary Municipal Plan

- (2) Council shall encourage the use of sidewalk surface materials, planters, trees, and other landscaping techniques that are consistent within the Plan Area.
- (3) Council shall encourage the natural gas utility to provide the required infrastructure to service the Plan Area with natural gas.
- (4) Council shall promote and encourage the conversion of oil energy to alternative energy in order to eliminate the use of oil tanks within environmentally sensitive areas of the Residential Town Plat to protect the aquifer.
- (5) Council shall prohibit the establishment of new uses through the Zoning By-Law (i.e. gas stations, dry cleaning businesses, vehicle repair and service establishments, car washes, etc.), which present a hazard to the quality of the water supply within the City's aquifer.

9 RECREATION/OPEN SPACE

OBJECTIVES

To enhance the system of parks, pathways and open spaces within the plan area by providing linkages between residential neighborhoods, the city centre, and the riverfront trail system.

To provide residents in the plan area with a choice of active and passive recreational activities that will contribute to a healthy lifestyle.

To enhance Queen Square as a recreational focal point that provides area residents with various recreational facilities.

To pursue improvements to landscaping, parking, and the aesthetic appearance of existing recreational buildings in the plan area.

Council will consider measures that will define the historical edge of the residential town plat utilizing the original public lands set aside on University Avenue and Smythe Street.

POLICIES

- (1) Council shall endeavor to create a green space on PID75397059 in the area where trails from Regent Street, Aberdeen Street and Beaverbrook Court converge and complete the pedestrian trail linkage through the former railway yards.
- (2) Council shall endeavor to complete the cross town trail system by establishing a pedestrian trail linkage between York Street and Smythe Street in accordance with established pedestrian crossing measures.

Residential Town Plat Secondary Municipal Plan

- (3) Council shall encourage the establishment of new open spaces and recreational facilities as the opportunity arises within the Plan Area subject to Policy 2.2.1 (47) of the Municipal Plan.
- (4) Council shall encourage a pedestrian entrance into the railway yards off of Aberdeen Street, Regent Street and Beaverbrook Court.
- (5) Council shall pursue discussions with the University of New Brunswick to rationalize the parking areas around the Lady Beaverbrook Rink.
- (6) Council shall pursue rationalizing parking in and around the Queen's Square Area. This will provide an opportunity to establish parking on one or both sides of that portion of Church Street that will become a cul-de-sac if Church Street is connected to Beaverbrook Street.
- (7) Council shall establish a lay-by and parallel parking area along the east side of Saint John Street between Aberdeen Street and McLeod Avenue.
- (8) Council shall engage the services of a landscape architect to develop a plan for the public lands along the eastside of Smythe Street between Charlotte and Queen Street. The intent is to develop a plan through public consultation with abutting property owners that will profile this area as the historic edge of the city.

10 INSTITUTIONAL

OBJECTIVES

To encourage retention of existing institutional buildings (i.e. religious and educational) in the plan area.

To encourage the reuse and construction of new institutional buildings where appropriate to provide residents in the plan area with various services such as health care facilities, educational and religious establishments, commercial daycare centres, and senior's residences.

POLICIES

- (1) Council shall encourage institutional reuse of those properties subject to Policy 3.2.1 of the Municipal Plan.
- (2) Council shall encourage alternative seniors care subject to Policy 3.1.1 (5) of the Municipal Plan.

Residential Town Plat Secondary Municipal Plan

- (3) Council shall continue to pursue dialogue with the various levels of government in order to protect the vitality of the existing two educational institutions (Albert Street Middle School and George Street Middle School).
- (4) Council shall encourage maintaining the historic front façade of St. Dunstan's School.
- (5) Council recognizes the importance of an elementary school to the area residents and shall actively encourage the provincial government to consider reopening at least one elementary school in the Plan Area.
- (6) Council shall pursue designation of the Old Burial Grounds as a municipal heritage preservation area.

11 MIXED USE AREA

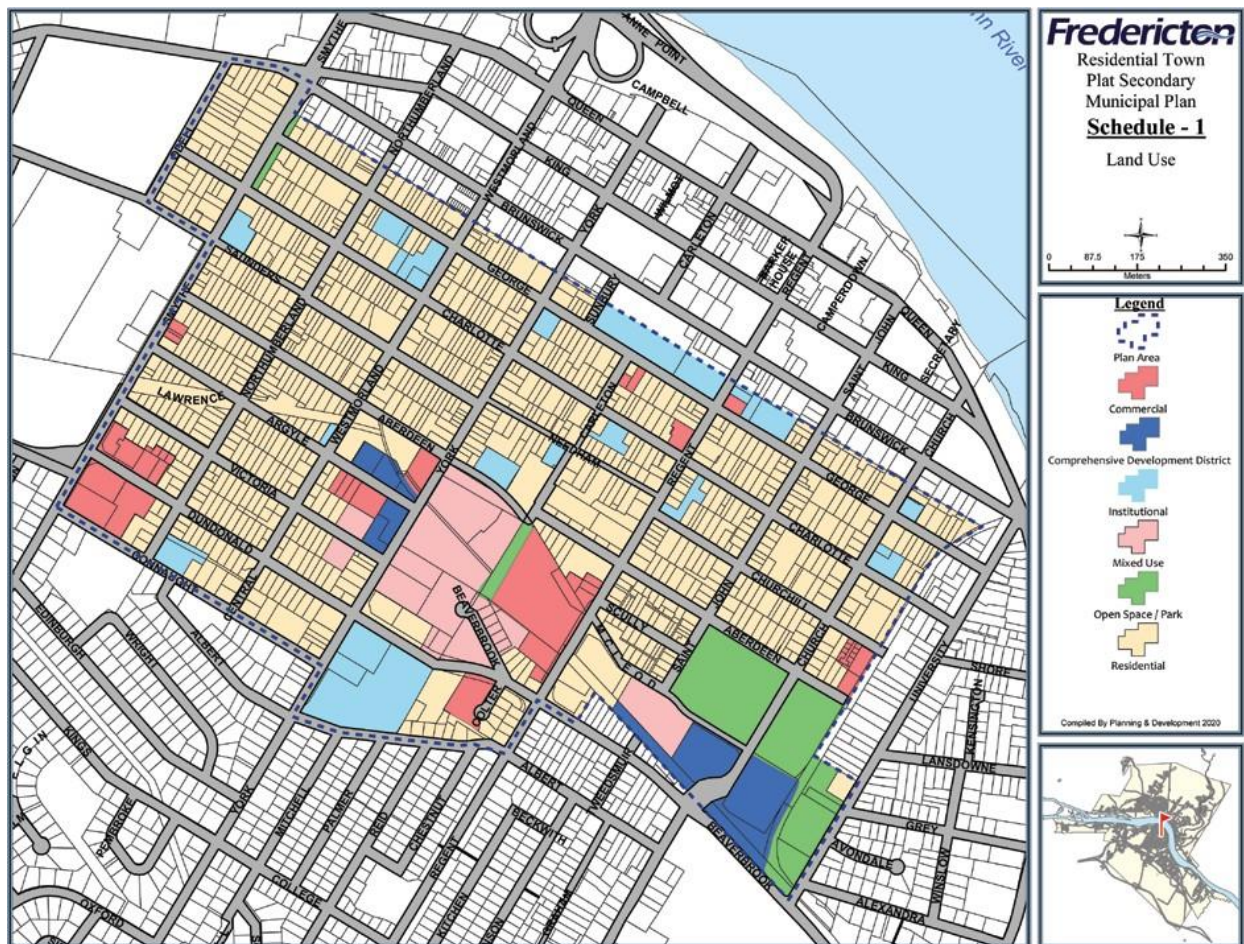
OBJECTIVE

To facilitate the redevelopment of the lands on the periphery of the former railway lands by creating a mixed use area that will permit various land uses including office, limited commercial, and residential land use.

POLICY

- (1) Council shall encourage a limited range of commercial activities that are compatible with the surrounding land uses and the development of medium to high density residential development in the Mixed Use Area identified in Schedule 1.

Schedule 1



Schedule 2

