

NOTICE OF PUBLIC MEETING AVIS DE RÉUNION PUBLIQUE

PLANNING
ADVISORY
COMMITTEE

COMITÉ
CONSULTATIF
EN MATIÈRE D'URBANISME

BATHURST PLANNING ADVISORY COMMITTEE

Wednesday, April 30, 2025, at 5:15 PM
Council Chambers, City Hall
150 St-George Street

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Advisory Committee will be considering the following application at its next regular meeting:

330 Munro Street: Mr. Normand Faucher submitted an application to build seven apartment buildings on the vacant property located at 330 Munro Street. The property would be subdivided into 4 lots:

- Lot 1 would contain 48 housing units in 4 two-storey row houses.
- Lot 2 would contain 24 housing units in 2 two-storey row houses.
- Lot 3 would contain an 8-unit residential building.
- No development is proposed at this time for Lot 4 and is not part of this application.

The property in question is zoned "Medium density residential type « 1 » (R3-1)". The proposed use on Lot 1 and Lot 2 is permitted subject to such terms and conditions as may be imposed by the Planning Advisory Committee pursuant to Section 4.2.3 A.(1)(c) of the City of Bathurst Zoning By-Law.

4.2.3 A.(1)(c) one or more of the following conditional uses subject to such terms and conditions as the Planning Advisory Committee may be imposed:

- (v) a residential complex subject to subsection 3.28.



COMITÉ CONSULTATIF EN MATIÈRE D'URBANISME

Le mercredi 30 avril, 2025 à 17 h 15
Salle du conseil, hôtel de ville
150, rue St-George

UN AVIS EST PAR LA PRÉSENTE DONNÉ que lors de sa prochaine réunion ordinaire, le comité consultatif en matière d'urbanisme étudiera la demande suivante :

330, rue Munro : M. Normand Faucher a présenté une demande visant à construire sept immeubles à logements au 330, rue Munro. La propriété serait subdivisée en 4 lots :

- Le lot no 1 comprendrait 48 logements répartis dans 4 maisons en rangée de deux étages.
- Le lot no 2 comprendrait 24 logements dans deux maisons en rangée de deux étages.
- Le lot no 3 comprendrait un immeuble à logement de 8 unités.
- Aucun développement n'est proposé à ce moment pour le lot no 4 et ne fait pas partie de cette demande.

La propriété en question est zonée « Résidentielle de moyenne densité de type « 1 » (R3-1) ». L'usage proposé sur les lots 1 et 2 est permis sous réserve des conditions pouvant être imposées par le comité consultatif en matière d'urbanisme conformément au paragraphe 4.2.3 A.(1)(c) de l'Arrêté de zonage de la City of Bathurst.

4.2.3 A.(1)(c) que l'un des usages conditionnels suivants, sous réserve des conditions imposées par le comité consultatif en matière d'urbanisme :

- (v) un complexe d'habitation sous réserve du sous-article 3.28.

Anyone wishing to make a presentation before the Committee regarding this application is invited to inform the Department of Planning and Development **before 4:00 pm, Friday, April 25, 2025, by calling 548-0457**. The Planning Advisory Committee will meet at 5:15 pm, Wednesday, April 30, 2025, to consider written objections to the proposed land use. Anyone wishing to address the Committee on the written objections may do so at that time.

Marc Bouffard
Planning Director
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Bathurst, NB E2A 1B5
(506) 548-0457
marc.bouffard@bathurst.ca

Toute personne souhaitant faire des représentations auprès du comité au sujet de ces demandes est invitée à en informer le Service d'urbanisme **avant 16 h, le vendredi 25 avril 2025, au 548-0457**. Le comité consultatif en matière d'urbanisme se réunira le mercredi 30 avril 2025 à 17 h 15 pour prendre connaissance des objections écrites. Toute personne désirant s'adresser au comité au sujet desdites objections pourra le faire à ce moment.

Marc Bouffard
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PLANNING REPORT **330 MUNROE**

1. Owner and Applicant

<u>Owners(s)</u>	<u>Applicant(s)</u>
Young Projects Inc.	Normand Faucher

2. Introduction and summary of the request

Normand Faucher has submitted an application to develop a housing complex on the property at 330 Munro, comprising several multi-unit rowhouses.

3. Description of the subject property

The property in question is located at 330 Munro Street and bears the PID number 20830253. The property covers a total area of 4.74 hectares or 11.7128 acres.

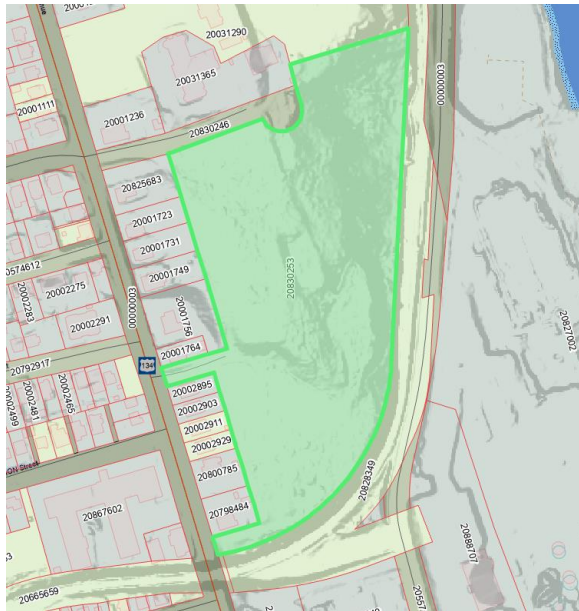


Figure 1: Property

The property has a frontage of ± 78 m on Munro Street, excluding the cul-de-sac arch. Two accesses of 15.2 m and 14.2 m respectively have also been reserved from Murray Street. The property is described on the Smurfit-Stone Container Canada Inc. Subdivision Plan approved by the city in March 2010 and filed in the registry office on March 18, 2010 under number 28496728. The purpose of this subdivision plan was to consolidate 14 parcels on which houses had previously been built. It should be noted that the property is crossed by a 6-metre municipal service easement in the extension of Munro Street.

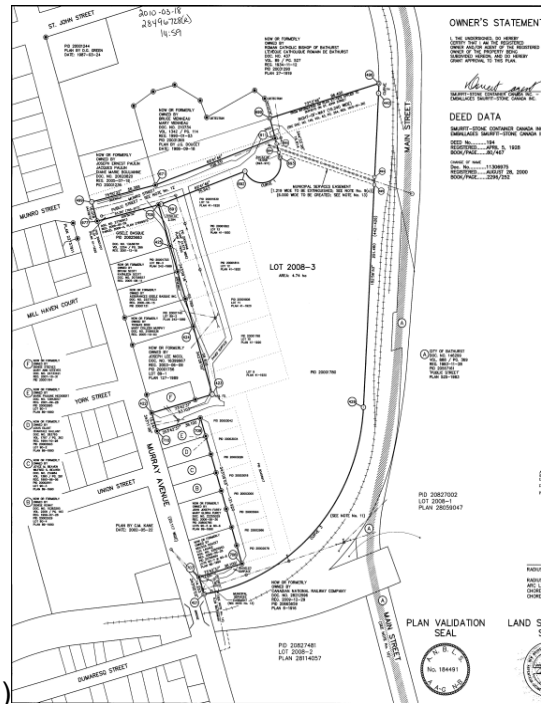


Figure 2: Subdivision Plan

4. Past and current use of the property

The property was previously occupied by several dwellings belonging to the former paper mill and occupied by company employees. These residences were connected to the city's water and sewer systems.

According to a report by Roy Consultant, there were 18 buildings on the property in 1944: 13 residences and 5 garages. The property has been vacant since the 1990s. Today, remnants of the old streets and wooded areas can be seen.

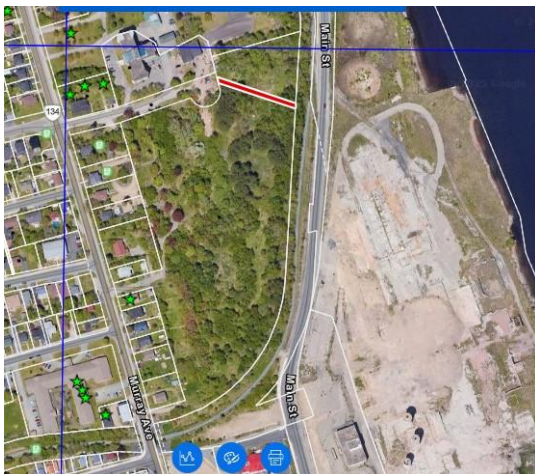


Figure 3: Aerial View

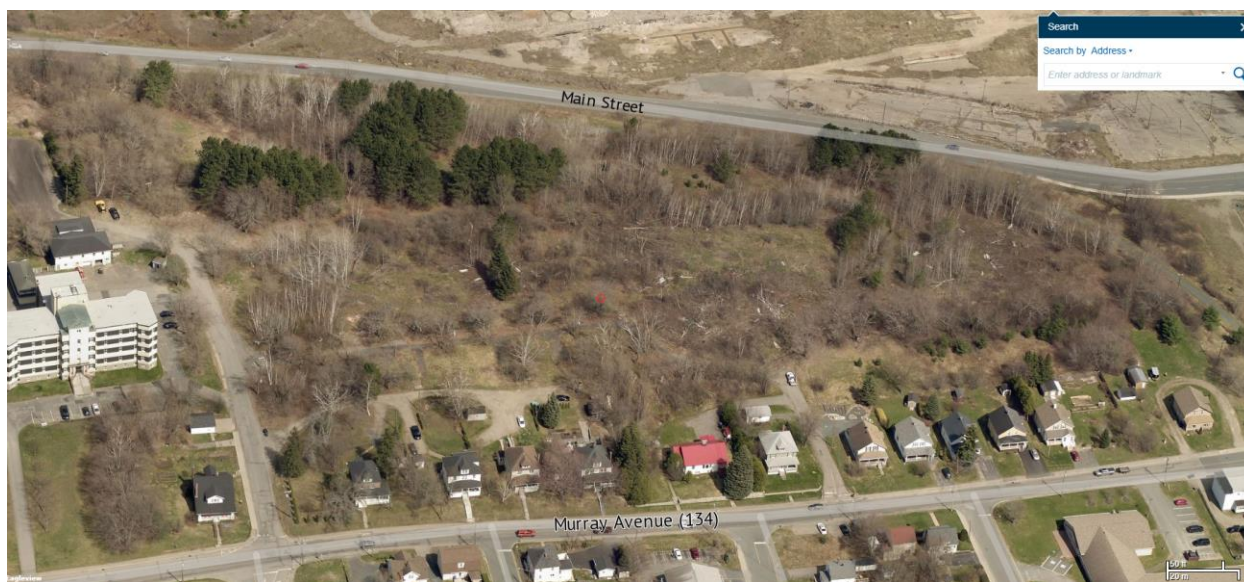


Figure 4: Bird Eyes View

5. Existing land uses of the properties at proximity.

North	Roman Catholic Bishop's residence and former Bathurst hospital converted to multi-unit dwellings
East	Main Street bordered by bicycle path (former rail line). Former paper mill industrial facilities currently being dismantled and rehabilitated
South	Service station and office building currently occupied by federal employees
West	<p>Murray Avenue is classified as an arterial street in the Bathurst road network. Murray Street is also designated as a provincial highway (Route 134).</p> <p>There are 12 residential properties on the east side of Murray Street, adjacent to the property in question.</p> <p>The land use of properties on the west side of Murray Avenue is more heterogeneous, with a mix of single- and multi-family homes, and a nursing home (Manoir Brise de l'Oasis).</p>

6. Current planning by-laws

Land use planning in Bathurst is governed by Municipal Plan 2006-01, adopted in March 2006, and Zoning By-law 2008-01, adopted in May 2008.

Municipal Plan :

The municipal plan map divides the city into nine major land-use zones. The land in question is designated "Residential".



Figure 5: Portion of the Municipal Plan

The municipal plan contains a number of policy statements relating to this “Residential” designation. For the purposes of this report, we have retained the following:

6.2 Policies

It shall be a policy of Council:

- 1) *To encourage infilling and consolidation and growth of subdivisions in areas where investment in infrastructure and community facilities has already been made;*
- 2) *To encourage a mixture of housing types and prices within the municipality;*
- 3) *To provide acceptable locations for higher density forms of accommodation;*
- 4) *To encourage an adequate supply of affordable housing for lower and middle income residents;*

The intent of the “Residential” designation on the Generalized Future Land Use Plan is to recognize residential use as the predominant use and to accommodate a mixture of housing types and densities as well as uses that are complimentary to and serve the basic residential neighbourhood. Some of these uses could be permitted as-of-right, some would be secondary to the main residential use while others should be the subject of conditions. The specific zones, breakdown of uses as permitted, accessory or conditional and the specific requirements pertaining to each shall be detailed in the Zoning By-law.

- 1) *In the area designated “Residential” on the Generalized Future Land Use Plan, it is a proposal of Council to permit the following range of uses subject to the relevant provisions of this Plan and the Zoning By-law.*
 - a) *Low density residential uses consisting of single and two unit dwellings with a maximum density of 14 units per hectare.*
 - b) *Medium density residential uses such as three and four unit dwellings, row houses and walk-up apartment buildings (not exceeding 3.5 storeys) with a maximum density of 50 units per hectare and subject to the requirements of Proposal 6.3.2.*

c) *High density residential uses such as large apartment buildings or other concentrations of dwelling units where the density exceeds 50 units per hectare but is less than 83 units per hectare and subject to proposal 6.3.2.*

6.3.2 Medium and High Density Residential Uses

Proposal:

1) *In an effort to provide a variety in housing mix and price to better meet the needs of seniors, empty nesters, young couples and young working people, it is a proposal of Council to encourage and support developers in providing alternatives to traditional single family development including various types of medium and high density dwellings.*

2) *In the areas designated "Residential" on the Generalized Future Land Use Plan, that are not in a zone that permits medium or high density uses, it is a proposal of Council that any new higher density uses (3 or more units), whether new units or conversion of existing single or two unit dwellings, would only be permitted as an amendment to the Zoning By-law and subject to consideration of the following guidelines:*

- a) *that the development be located on, or in close proximity to, a designated arterial or collector street, so that higher traffic generated will not pass through lower density residential streets;*
- b) *that the lot size, yard requirements, building height, number of units, landscaping provisions and parking requirements be subject to the conditions as outlined in the Zoning by-law;*
- c) *that the development 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) *that the development 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 the development;*
- e) *that the amendment application include the submission of a site plan and building perspective or elevation views;*
- f) *that within a high density apartment building, neighbourhood commercial uses may be permitted providing that such uses are located on the ground floor or basement of the building; and*
- g) *that high density residential development may be permitted in areas adjacent to the central commercial area or as part of the central commercial area and either separate from or combined with commercial activities.*

Murray Avenue is designated as "arterial" in the municipal plan. It is mentioned that:

The main function of urban arterial streets is the movement of large volumes of through traffic, but at medium to high speeds. The number of intersections along main arterials are kept to minimum, with driveway access reduced to a strict minimum. The minimum right-of-way of arterials is 35 m in new development areas and where otherwise feasible.

Zoning by-law :

The property, like most of the other land in this part of town, is currently zoned "Medium Density Residential Type 1 - Zones R3-1 (yellow color)".



Figure 6: Portion of the Zoning Map

The main, secondary and conditional uses permitted in the R3-1 Zones are the following :

Medium Density Residential Type 1 (Zone R3-1)	
<p><u>Main Uses Permitted</u></p> <ul style="list-style-type: none"> (i) a fourplex, (ii) a row house containing a minimum of four and a maximum of twelve dwelling units, (iii) an apartment building containing a minimum of four and a maximum of twenty-four dwelling units, (iv) a park, playground or tot-lot; <p><u>Secondary Uses Permitted :</u></p> <ul style="list-style-type: none"> (i) a maximum of one home occupation per dwelling unit subject to subsection 3.6, (ii) the ground floor of an apartment building containing a minimum of twelve dwelling units may be used for the following secondary uses: <ul style="list-style-type: none"> A. Office spaces for professional, B. Medical or dental clinic, C. Convenience store, D. Coffee shop; 	<p><u>Permitted Conditional used subject to the terms and conditions that may be imposed by the Planning Advisory Committee:</u></p> <ul style="list-style-type: none"> (i) a commercial daycare center subject to subsection 3.8, (ii) a group home subject to subsection 3.10, (iii) a nursing home, (iv) a community or resource center, (v) a residential complex subject to subsection 3.28.

7. Request

The applicant is proposing to subdivide the property into 4 lots in order to develop a residential (housing) complex consisting of rowhouses.

While 12-unit rowhouses and 24-unit apartment buildings are main uses permitted by right on individual lots, residential complexes are uses subject to review and conditions that may be imposed by the Planning Advisory Committee.

By definition, “Housing Complex” means any lot containing a mixture of dwellings containing each a minimum of four dwelling units and sharing a number of common facilities such as parking, internal streets and recreational areas. Fourplexes, rowhouses and apartment buildings containing each four dwelling units and more, as well as nursing homes and group homes, are permitted in housing complexes subject to the development standards set out in this By-law.

Housing complexes are also subject to the provisions of section 3.28 of the zoning by-law.

3.28 Housing complex

- (1) *For the purposes of this by-law, a housing complex means a property on which a group of fourplexes, row housing or apartment buildings are developed.*
- (2) *No housing complex may be developed unless it complies with all of the following standards, terms and conditions:*
 - (a) *The parcel must be served by public water and sewer systems and all dwellings must be connected to these systems.*
 - (b) *Zone-specific lot size standards are to be applied mutatis mutandis by multiplying the minimum area requirements by the number of dwelling units, depending on the type of dwelling.*
 - (c) *A detailed site plan shall be submitted by the applicant, reviewed by all relevant departments of the city and approved by the planning department,*
 - (d) *No dwelling forming part of a housing complex may contain:*
 - (i) *less than 4 dwelling units, and*
 - (ii) *more than 12 dwelling units.*
 - (e) *No housing complex may contain more than 4 dwellings or more than 48 dwelling units unless the zoning is changed.*
 - (f) *All main buildings forming part of the housing complex must be integrated with one another in terms of architecture, color, exterior cladding materials and landscaping.*
 - (g) *Dwelling units can only be rented, not sold.*
 - (h) *The owner(s) of the housing complex are responsible for providing, at their own expense, maintenance services for common spaces and infrastructures such as parking areas, internal traffic lanes, water and sewage infrastructures, garbage removal etc.*
 - (i) *Dwellings in a housing complex may not be subdivided unless they comply with all the provisions of this by-law and the Subdivision By-law.*
 - (j) *Any connection of the housing complex to the municipal infrastructures must comply with the by-law respecting water and sewer services and charges in the City of Bathurst.*

The applicant is therefore proposing to subdivide this large 11.7-acre property into 4 separate lots in order to build a series of housing complexes and multi-unit dwellings.



Figure 7: Site plan and Subdivision layout

The proposed buildings are all of the same architecture, i.e. row housing with dwelling units distributed over two floors.

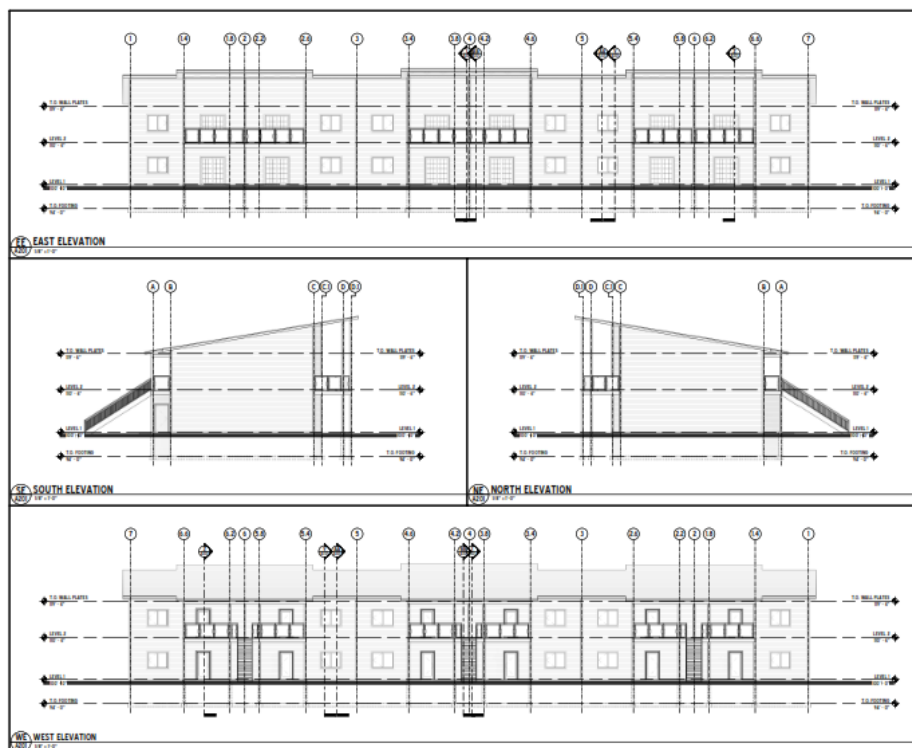


Figure 8: Architect Plans

Each proposed lot is reviewed separately.

Lot 2:

24 housing units in 2 two-storey rowhouses are proposed on this lot. This complex meets the development standards prescribed in the zoning by-law. The main access to this complex would be from Munro Street.

	Required		Proposed
Lot area (m ²)	3,240	minimum	11,200
Percentage of lot occupancy	45%	maximum	10.0%
Number of units per building	12	maximum	12
Number of units per housing complex	48	maximum	24
Front setback (m)	6	minimum	ok
Lateral setback (m)	3	minimum	ok
Rear setback (m)	6	minimum	ok
Maximum height	2 étages	maximum	2 étages
Parking spaces	24	minimum	36
Unit density per hectare	50	maximum	21.4



Figure 9: Close-up view of lot 2

Lot 1:

48 housing units in 4 two-storey rowhouses are proposed on this lot. This complex complies with the development standards prescribed in the zoning by-law. Main access to the complex would be from Murray Avenue.

	Required		Proposed
Lot area (m2)	6,480	minimum	18,700
Percentage of lot occupancy	45%	maximum	12.0%
Number of units per building	12	maximum	12
Number of units per housing complex	48	maximum	48
Front setback (m)	6	minimum	ok
Lateral setback (m)	3	minimum	ok
Rear setback (m)	6	minimum	ok
Maximum height	2 étages	maximum	2 étages
Parking spaces	48	minimum	72
Unit density per hectare	50	maximum	25.7

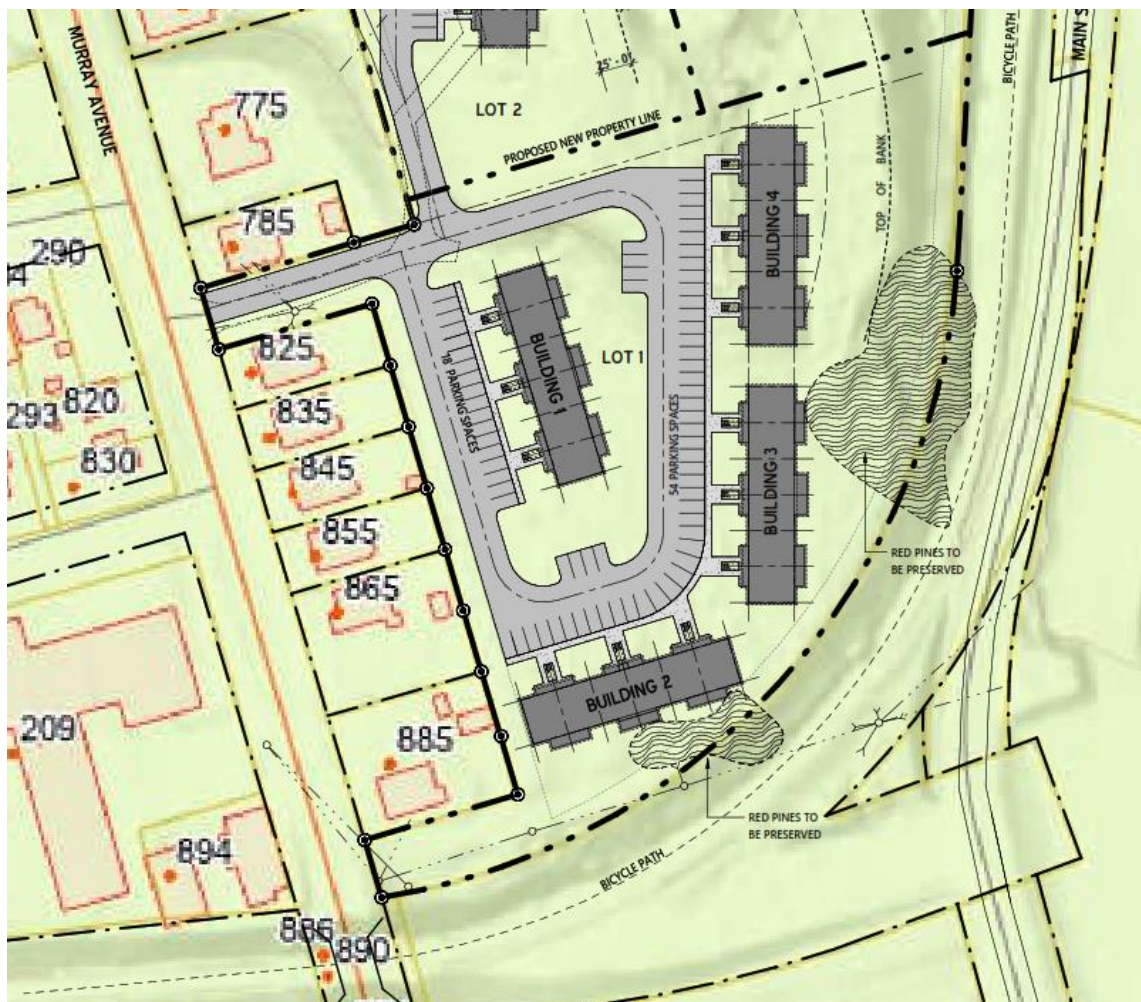


Figure 10: Close-up view of lot 1

Lots 3 and 4

An 8-unit residential building is proposed on lot 3 facing Main Street. This development does not constitute a housing complex, as only one building is proposed. Unless a variance is required, this development is permitted by right under zoning provisions. No development is proposed at this time on Lot 4 and is not part of this application. Any development proposed on this lot will be reviewed in its own context when a project is submitted by the owner.

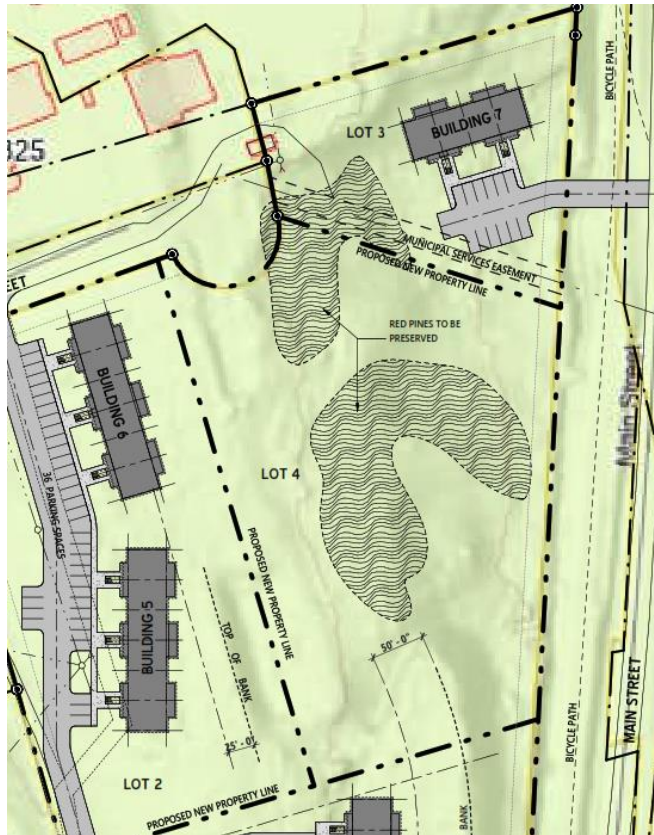


Figure 11: Lots 3 et 4

8. Aspects to consider

8.1 Visual impacts

The proposed buildings are all of the same template, i.e. row housing with dwelling units spread over two storeys. These buildings comply with zoning provisions stipulating that "All main buildings forming part of the housing complex shall be integrated with each other in terms of architecture, color, exterior cladding materials and landscaping."

8.2 Traffic circulation, parking, loading areas and access to the property

The property is accessible via Murray Avenue, which is one of the city's main arteries and is also designated as a provincial highway.

The zoning by-law requires one parking space per dwelling unit. The number of parking spaces proposed is more than sufficient.

8.3 Environmental constraints

The property is not located in a flood zone.

The owner has commissioned and obtained a Phase 1 environmental assessment report from a consultant. The applicant is the sole owner of the conclusions and recommendations of this report.

The architectural plans provided by the applicant show the location of the buildings in relation to the top of the bank bordering the property. Unless exempted by the competent city authorities, no building permit will be issued without a geotechnical study produced by an expert in the field. It is the landowner's responsibility to ensure that no development in or near the banks reduces slope stability.



Figure 12: Site Plan and LIDAR



Figure 13: Contour map

9. Recommendations

The Planning Department is of the opinion that the development project as presented complies with the provisions set out in the Zoning By-law relating to housing complexes and city housing policies aimed at increasing the supply of housing on its territory.

The Planning Department recommends approval of the proposed housing complexes on lots 1 and 2, subject to the following conditions:

1. Any new access point between the property and adjoining streets must be approved by the public works department, which reserves the right to request any expert reports it deems necessary.
2. All provisions of the zoning by-law continue to apply.
3. Unless otherwise provided by the city, the owner will be required to provide a geotechnical investigation for each proposed building prior to issuance of a building permit.