

# Town of Saint Andrews Planning Report

**To:** Council

**From:** Xander Gopen, MCIP, RPP (NB)  
Senior Planner, Southwest New Brunswick Service Commission

**Applicant:** Harbourn town Builders

**Property:** 236 Mowat Dr. PIDs 01325406, 01326214 & 15025083

**Date:** July 31, 2024

**Municipal Plan:** MP20-01

**Zoning By-law:** Z22-01 – SR (Serviced Residential) Zone

**Summary:** Application to rezone the subject lots from the current zone, to the ID (Integrated Development) Zone to allow Council to consider a specific proposal that is outside what the Zoning By-law considers.

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## Background:

In January, Council heard a presentation from the applicant on a proposal for a four dwelling unit ‘pocket community’. At the time, Council expressed tentative support for the proposal. The applicants have since acquired an adjacent property and expanded the proposal to a condominium development with twelve standalone, 2-storey units. Shared parking will be provided at the rear of the property with the main access being pedestrian oriented. As a condominium regulated under the *Condominium Property Act*, a condominium board will have to be established to maintain the shared driveway and common spaces.

## Statements of Public Interest:

### SP.2 Promote a range of housing options such as size, type, density, and design.

*“Planning documents should consider...inclusive neighbourhoods...including special housing communities (e.g. tiny homes) in close proximity to services and other residential neighbourhoods” – SPI User Guide*

## Municipal Plan:

### 2.1.2(5) Environment and Climate Change

Council shall support efficient and sustainable land use and development patterns and a mix of uses and densities that support pedestrian movement and that improve energy efficiency where feasible and appropriate.

### **2.8.2(1) Housing Policies**

It shall be a policy of Council to understand the need for the development of housing to meet the needs of seniors, students and other special needs populations. Council shall ensure that new or converted housing for these populations is appropriate to the character of the Town.

*Planners note: Small ownership units, both affordable and missing middle, are needed in Town. A pedestrian oriented neighbourhood will be the first of its kind in the municipality.*

### **Discussion**

SNBSC staff believes the project has the potential to add diversity to Saint Andrews housing stock as per the Statements of Public Interest and the Municipal Plan, but the project does not fit into the zoning by-law's 'boxes' as a *condominium* is defined as a single building with multiple units. The applicant has applied to rezone the property to the Integrated Development Zone (created through Z22-07) to allow Council to consider a specific proposal that is outside what the Zoning By-law considers. IDZs are similar to Development Scheme By-laws, but are more suited to smaller projects that do not involve multiple phases. This final iteration of the project has returned to the pedestrian oriented pocket neighbourhood originally envisioned, but slightly expanded.

### **Recommendation:**

Staff recommends that Council set a date for a Public Hearing and request views of PAC as per Sections 110 and 111 of the Community Planning Act.



Xander Gopen, MCIP, RPP (NB)

Senior Planner

Attachments:

Zoning

GeoNB Aerial Photo

Site Photos

Site Plan

Concept













