

PLANNING STAFF REPORT

SUBJECT: Pursuant to Section 110(1) of the *Community Planning Act (C-19)*, the City of Miramichi has requested the views of the Greater Miramichi Regional Service Commission – Planning Review and Adjustment Committee on an Application to amend:

1. Schedule A: Future Land Use Map of the City of the Miramichi Municipal Plan (By-law No. 109) to change the designation from “Institutional” to “Residential”; and
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from “Institutional (IN)” (PID 40261786) to “Medium Density B (R-4)”,

For the Subject Property described as PID 40429433 located at 180 Water Street in the City of Miramichi, to enable multi-unit residential development (totalling 50 dwelling units) and a daycare centre on the property.

MEETING DATE: November 21st, 2023

AGENDA ITEM: 2023-8-1

CONTENTS:

I.	APPLICATION OVERVIEW	2
II.	PROPOSED USE	5
III.	PLANNING CONSIDERATIONS	7
	(A) Municipal Plan	7
	(B) Zoning By-law - Site Development Regulations and Considerations	9
	(C) Neighbourhood Character and Impact	10
	(D) Department and Agency Comments	11
IV.	Staff Recommendation	12

I. APPLICATION OVERVIEW

A Municipal Plan and Zoning By-law Amendment application has been submitted to Planning Services by Belleterre Real Estate Partner Ltd, regarding the Subject Property described as PID 40429433, located at 180 Water Street in the City of Miramichi.

This application is to allow for the following developments on the property:

- Conversion of existing building into 23 apartment units and daycare centre;
- Construction of a new 20-unit apartment building at rear of property;
- Construction of 7 new townhome units at front of property, to be subdivided from the rest of the property.

The Table below provides an overview of the Application.

Figure 1: Aerial Image Location of Subject Property outlined in blue



Figure 2: Oblique Aerial Image Location with an eastern orientation of Subject Property outlined in blue



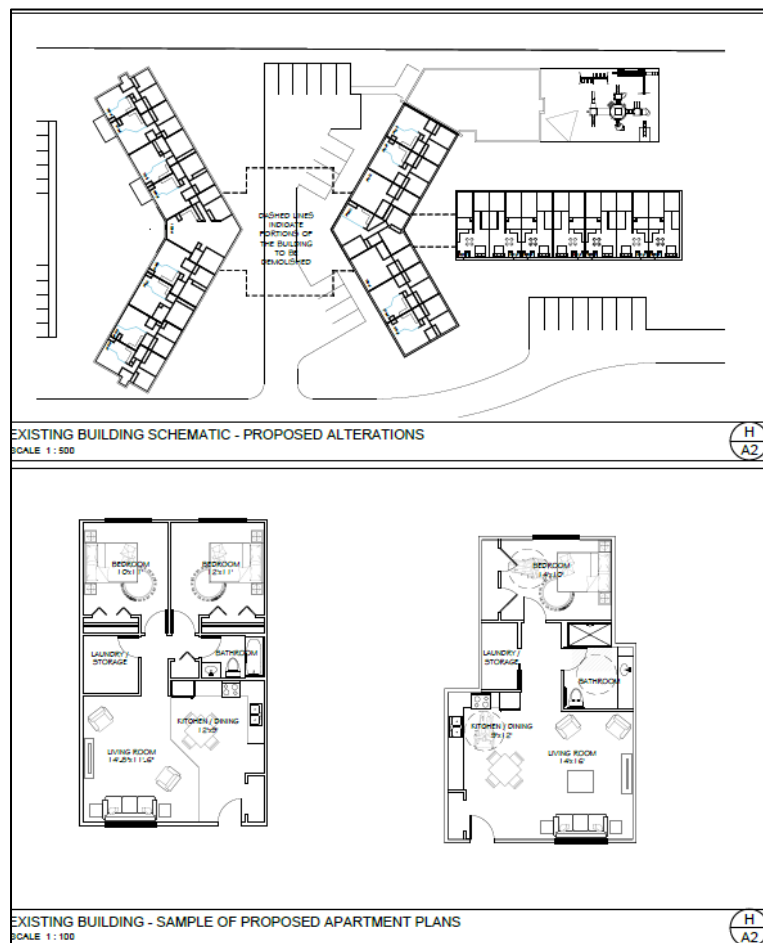
Table 1: Belleterre Real Estate Partner Ltd - Plan Amendment & Rezoning Application Overview

Property Owner/Applicant Details	
Property Owner	NB Department of Transportation and Infrastructure
Applicant	Belleterre Real Estate Partner Ltd
Subject Properties Details (see attached Subject Properties Map)	
Property Identification Number (PID)	40429433
Shape	Rectangular
Area	2.31ha (5.7 acres)
Access	Water Street (via two existing driveways)
Services	Municipal services (existing water, sewer and storm)
Zoning and Municipal Plan Details	
Current Zoning	Institutional (IN)
Future Land Use Designation	Institutional
Land Use	
Existing	Former Miramichi Senior Citizens Home
Proposed Use	<ul style="list-style-type: none"> • Conversion of existing building into 23 apartment units and daycare center; • Construction of a new 20-unit apartment building at rear of property; • Construction of 7 new townhome units at front of property, to be subdivided from the rest of the property.

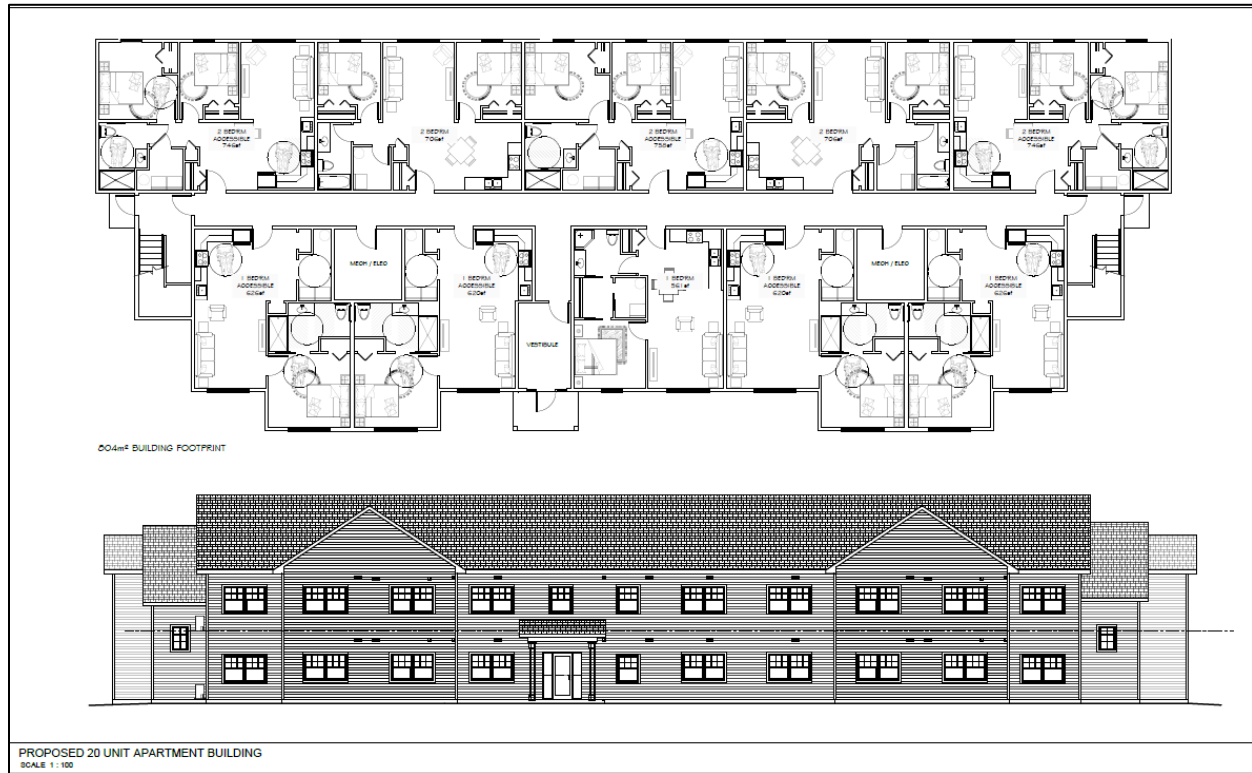
II. PROPOSED USE

The following list provides a summary of the proposed use of the Subject Property, should the Plan Amendment and Rezoning be approved:

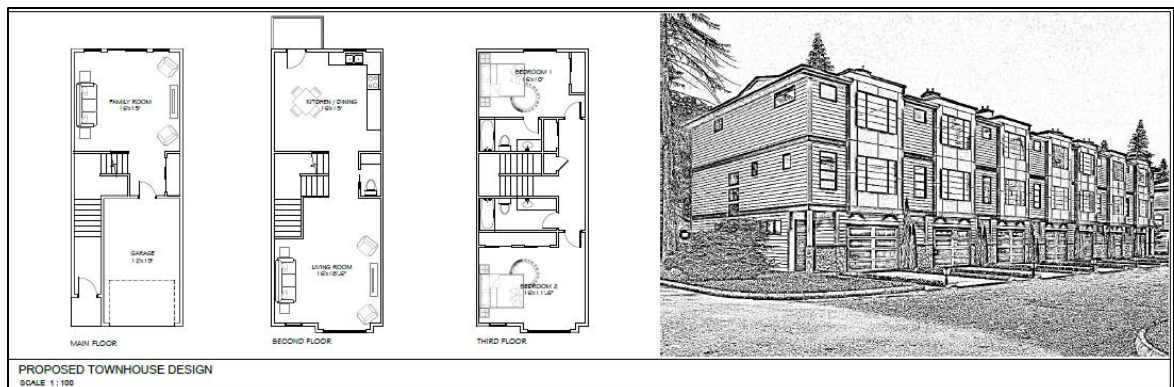
- Conversion of existing building into 23 apartment units and daycare centre
 - Includes a mix of one and two-bedroom apartments
 - All apartments will have outside entrances; some have parking spaces in front of units
 - The central portion of the building will be demolished along with a connecting corridor between wings; three distinct buildings will be created out of the current building (seven-unit, seven-unit plus daycare centre, and nine-unit buildings)
 - The daycare centre includes an outdoor play area along the side of the property, and is intended to be leased to a future operator



- Construction of a new 20-unit apartment building at rear of property
 - Two-storey building with 10 one-bedroom and 10-two bedroom units
 - Unit sizes range between 561-758sq ft
 - Building footprint is 804m²
 - Units are accessed from a common entrance and hallways



- Construction of 7 new townhome units at front of property, to be subdivided from the rest of the property.
 - All units are connected
 - Each unit is three stories with 670sq ft per floor
 - Each unit has a garage on the ground floor, along with a family room; kitchen, dining and living room on the second floor; and two bedrooms and two bathrooms on the third floor



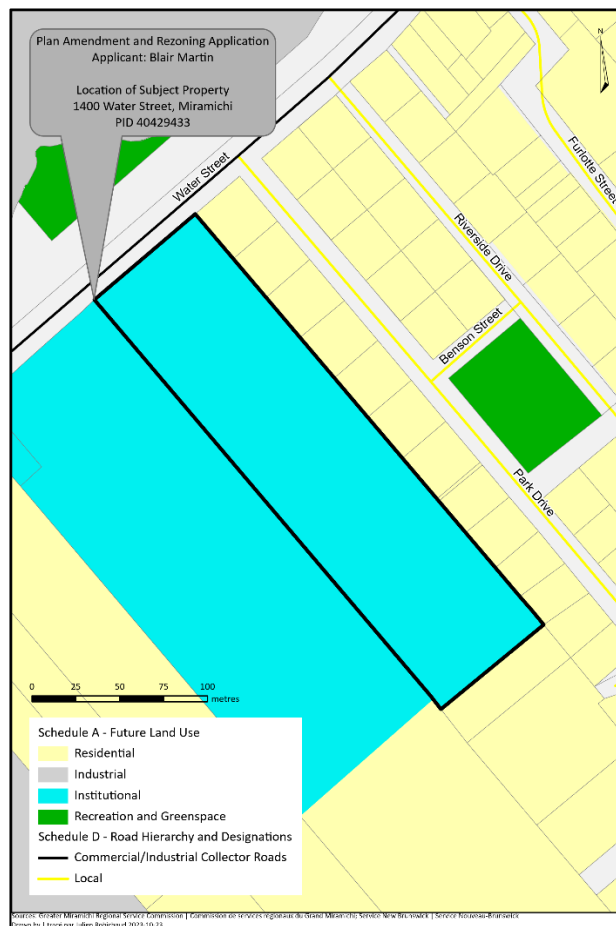
- Minor changes to parking and driveway areas

III. PLANNING CONSIDERATIONS

(A) Municipal Plan

The Municipal Plan sets out Miramichi City Council’s long-term policies and proposals to guide future land use and development within the Municipality. The Plan is intended to be used by Council, City Staff, GMRSC Planning Services and PRAC, developers, businesses, community organizations, and residents to guide day-to-day decisions affecting development.

Figure 3: Municipal Plan Designations Map



The Subject Property is designated as “Institutional” by Schedule A: Future Land Use Map of the Municipal Plan (By-law No. 109). It is designated as a “Mixed Residential Area” by Schedule B: Residential Hierarchy & Designations. This portion of Water Street is designated as a “Commercial/Industrial Collector Road” by Schedule D: Road Hierarchy & Designations.

The goals and policies of the Municipal Plan provide support for new residential and mixed-use developments (including building conversions) and support the plan amendment and rezoning.

The Applicant has retained Deborah Wylie, MCIP RPP, to prepare a planning rationale in support of their application. They have identified the following sections of the Municipal Plan which support the application, or which the proposed development aligns with. These sections are provided below. Planning services staff have reviewed this rationale and accept the analysis.

- To recognize and provide for the changing demographics of and the socioeconomic conditions affecting the population base. (Goal 2. Subsection 2 (D))
- To sustain the community at its current (and eventually higher) levels of population and skilled workforce including retention of young people, families, and newcomers. (Goal 3. Subsection 2 (D))
- To achieve a development and growth pattern that results in the orderly and economical sustainable provision of facilities, infrastructure, and services. (Objective 2. Subsection 2 (D))
- To ensure appropriate provision of enough land to accommodate future demand for various uses in a manner which provides convenient and efficient movement between places of residence, work, and play and assures compatibility between uses and minimization of land use conflicts. (Objective 6. Subsection 2 (D))
- To ensure efficient and economical development by encouraging more compact forms of development through the provision of a mixture of development densities and the use of municipal services as a tool to steer development. (Objective 7. Subsection 2 (D))
- Pursue a more compact development pattern which will facilitate economical provision and operation of infrastructure and community services and facilities, resulting in a more efficient and sustainable delivery of a good range of quality services to the community. (Policy 2. Subsection 2 (D))
- Through other land use, housing, and development policies, encourage a more concentrated distribution of population to sustain and ensure continued future viability of the provision of basic municipal infrastructure and recreational and other community facilities and programs (Policy 3. Subsection 2 (D))
- Encourage more diversity in housing types to retain and attract newcomers, young families, working people, and people participating in education and training programs, as well as providing for the expanding population of retired, seniors, and aged residents. (Policy 7. Subsection 2 (D))

Generally, the Plan supports the development of medium and high-density housing in existing serviced (municipal water and sewer) areas of the city, especially when located in proximity to shopping, services, and employment opportunities. Further, this development provides a mix of densities and unit types, and a mix of uses, that will accommodate numerous demographics of residents while offering on-site child care.

(B) Zoning By-law – Site Development Regulations and Considerations

The applicable site development regulations are contained in the Zoning By-law (By-law No. 110), which includes several general provisions that apply to development in all areas of the City and provisions that are specific to the zoning of the Subject Property (e.g., permitted uses, setbacks, landscaping and screening requirements, size restrictions, etc.). The Zoning By-law also contains regulations that apply specifically to offer site elements like driveway access, parking, loading, and signage.

The proposed residential uses are not permitted under the current “Institutional (IN)” zoning of the property. The proposed uses are permitted under the “Medium Density B (R-4)” zone as the following; further, the zone allows for multiple uses to occur on each property:

- apartment dwelling containing not more than 24 dwelling units (apartment buildings)
- early learning and childcare centre, subject to section 3.3.1 (daycare centre)
- rowhouse dwelling containing not more than 16 dwelling units subject to section 3.4.16 (townhouse units)

Figure 4: Zoning By-law (By-law No. 110) – Zoning Map



Zoning regulations and other provisions can provide certainty about a future development. This is because the zones regulate factors such as setbacks and lot coverage. Furthermore, the Zoning By-law regulates parking and lighting. The proposed new developments and the redevelopment of the existing building seems to meet all zoning by-law requirements. Proposed 'Lot B' contains 52 parking spaces, with 43 spaces required for the residential component. The exact parking requirement for the daycare centre will be determined once detailed plans are received, including an assessment of the total floor area and number of classroom spaces.

If the Plan Amendment & Rezoning is approved, the Applicant will require a building permit from the GMRSC Planning Services Office, for both the new construction and redevelopment of the existing building.

The zoning regulations of the "Medium Density B (R-4)" zone are as follows:

Table 3: "Medium Density A (R-4)" Zoning Regulations

"Medium Density B (R-4)" Zoning Regulations	
Minimum lot area	2230 m ²
Minimum lot area / dwelling unit (new lots)	185 m ²
Minimum lot frontage	30 m
Minimum lot depth	30 m
Minimum front yard	7.6m
Minimum side yard	3m
Minimum rear yard	9.2m
Maximum lot coverage	40%
Maximum height	17 m
Maximum coverage by open parking areas, driveways and vehicle movement areas	25% of the area of the lot

After the Plan Amendment and Rezoning Application is heard by City Council, there is no mechanism to add additional terms and conditions that are not regulated by the Zoning By-law. If PRAC or Council wishes to:

1. Provide more immediate and long-term certainty with regard to the proposed rezoning;
2. Address potential incompatibility with surrounding uses; or
3. Restrict or relax the R-4 development rules.

They should consider recommending/utilizing Section 59 of the *Community Planning Act (C-19)* to place additional terms and conditions on the use/development.

(C) Neighbourhood Impacts and Compatibility with Surrounding Land Uses

The following points summarize land use activities in the area:

- The zones in the area are primarily “Single Unit Dwelling (R-1)”, and “Institutional (IN)”.
- The Riverside Drive residential subdivision is located immediately east of the Subject Property, containing mainly single unit dwellings and a municipal park. 11 residences immediately about the Subject property to the east. This neighbourhood is well established.
- To the west of the property is the Riverside Cemetery, occupying a large institutionally-zoned property.
- The Subject Property is located on Water St, an important collector road on the south side of Miramichi. It is located approximately 300m west of the Centennial Bridge and Rte 8. The property is also proximate and has views of the Miramichi River to the north, just across Water St. A CN Rail line runs to the north of Water St. Generally, the property is located 600-900m west of Downtown Chatham.

Considering the Subject Property and the immediate area described above and the broader community context, the proposed development may present an intensity to the level of traffic, noise and overall activity that would surpass the existing (and previous conditions and patterns of activity in the neighbourhood. It is possible that residents in the adjacent neighbourhood may object to the proposed development, and it may generate a noticeable increase in traffic and noise in the area.

Specific neighbourhood impacts of concerns may be identified as the application progresses through the planning process (i.e., notification of property owners within 100m, notice in the local paper, and a Public Hearing).

(D) Department and Agency Comments

The City of Miramichi’s Department of Engineering, Department Public Works, NB Department of Environment and Local Government, NB Department of Transportation and Infrastructure, the Miramichi Regional Housing Authority, and City of Miramichi Economic Development Department were notified of the application and were asked to provide comments regarding the proposed use of the Subject Property.

The City’s Director of Engineering provided the following comments:

- Access – A traffic impact statement is required.
- Services – Developer to provide a detailed plan to service the 2 new buildings. As it is proposed to divide the property into 2 lots, easements will be required for services crossing an adjacent lot, if applicable.
- Drainage – a plan and design brief is required for a net zero increase in post-construction development.

The City’s Director of Economic Development and Tourism provided their support, stating in part:

“The diversity of housing being proposed for this property is suitable and the daycare will provide convenient access to the residents residing at this property.”

No further comments have been received at the time of publication.

IV. STAFF RECOMMENDATIONS

Pursuant to Section 110(1) of the *Community Planning Act (C-19)*, it is the view of the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission that the City of Miramichi amend:

1. Schedule A: Future Land Use Map of the City of the Miramichi Municipal Plan (By-law No. 109) to change the designations from “Institutional” to “Residential”; and
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from “Institutional (IN)” to “Medium Density B (R-4)”,

For the Subject Property described as PID , located at 180 Water Street, in the City of Miramichi to enable: The conversion of the existing senior citizens home into 3 apartment buildings totalling 23 units, plus a daycare centre; construction of a new 20-unit apartment building at the rear of the property; and the construction of 7 new townhouse units at the front of the property, and that such approval be subject to the following condition pursuant to Section 59 of the NB *Community Planning Act*:

1. That development of the subject property be limited to a combination of a daycare centre, and residential buildings totalling no more than 50 dwelling units.

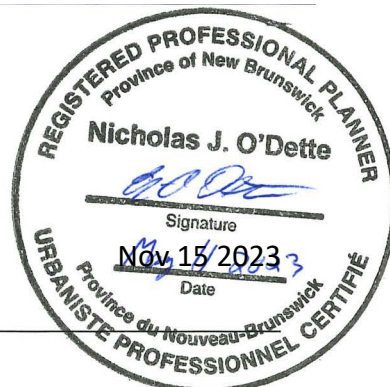
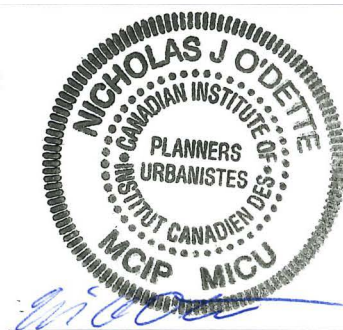
V. ATTACHMENTS

1. Applicant’s submission documents, including planning rationale
2. Site Photos

Report prepared on: November 15th 2023

Report Prepared by:

Nic O’Dette, RPP, MCIP
Planning Services Manager

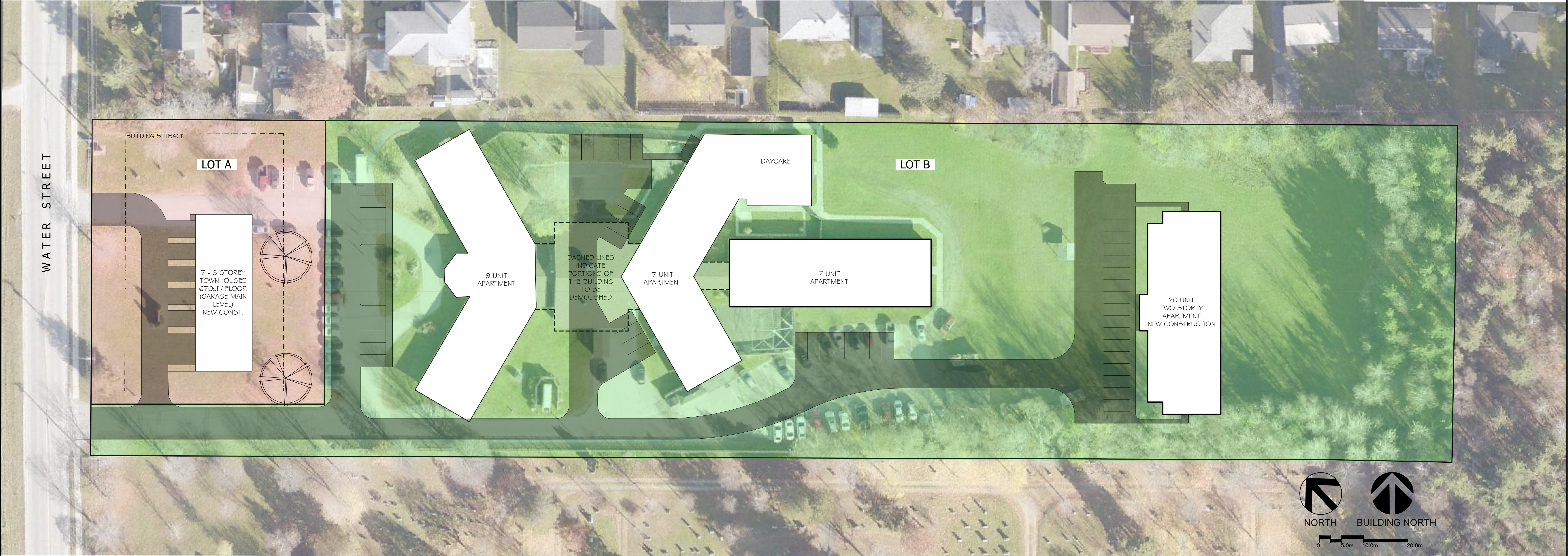


ATTACHMENT 1 – Applicant’s Submission Documents

PROPOSAL TO REPURPOSE

MIRAMICHI SENIOR CITIZENS HOME

MIRAMICHI, NB



ZONING REQUIREMENTS - MEDIUM DENSITY B (R-4)			
	REQUIRED	LOT A	LOT B
MAIN USES	MAX. 24 UNIT APT	7 UNIT TOWNHOUSE	20 UNIT MAX / BLDG
MIN. LOT AREA	2230m²	3363m²	19949m²
MIN. LOT FRONTAGE	30m	65.8m	111.6 (FLAG LOT)
MIN. LOT DEPTH	30m	52.6m	306.8m
MIN. FRONT YARD	-	23m	-
MIN. SIDE YARD	3.0m	9.3m (MIN)	10m
MIN. REAR YARD	9.2m	16.4m	53m
MAX. LOT COVERAGE	40%	12%	17%
MAX. BUILDING HEIGHT	17m	12.8m	10m
MAX. COVERAGE OF HARDCAPED AREA	25% LOT AREA	14%	21%

SITE PLAN
SCALE 1 : 400



BREAKWATER

CONSULTING

85 PLEASANT STREET, MIRAMICHI NB

MIRAMICHI SENIOR CITIZENS HOME

1400 WATER STREET, MIRAMICHI NB

01	1/03/2023	ISSUED FOR REZONING
REVISIONS		

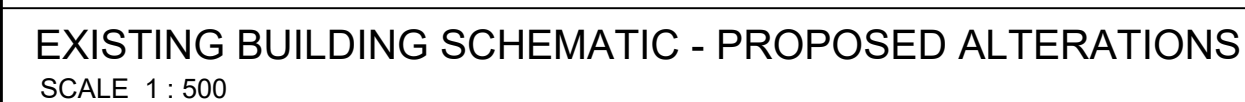
SCALE	AS SHOWN
DATE	OCTOBER 2023
DRAWN BY	RM
CHK'D BY	
DESIGNED BY	
PRINT DATE	
PROJ #	22-073

SITE PLAN

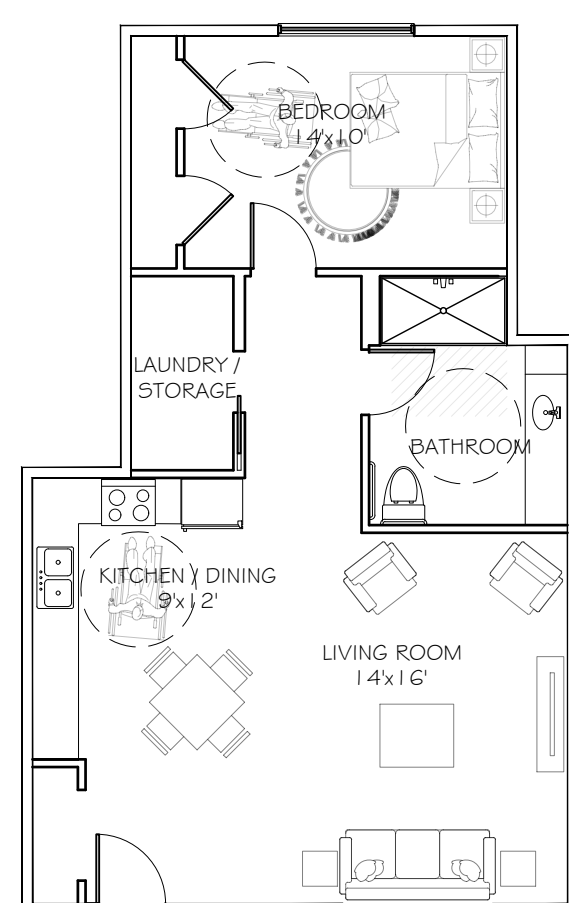
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P1

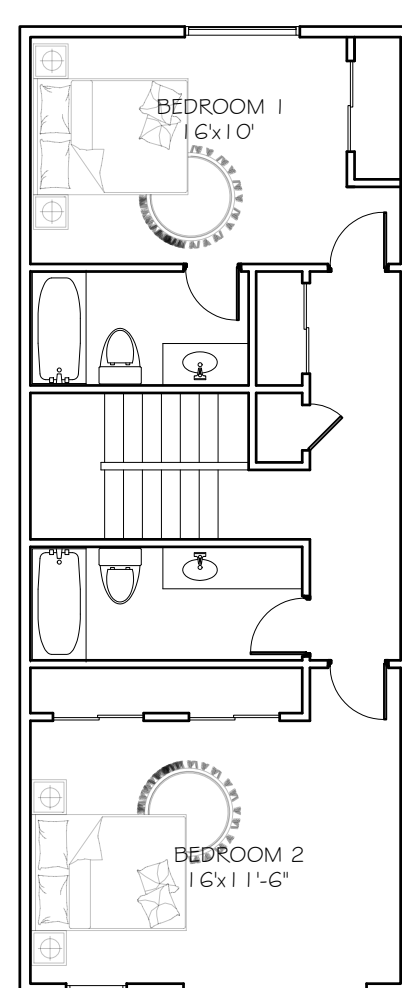
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H
A2



EXISTING BUILDING - SAMPLE OF PROPOSED APARTMENT PLANS
SCALE 1 : 100



MAIN FLOOR

SECOND FLOOR

THIRD FLOOR

PROPOSED TOWNHOUSE DESIGN
SCALE 1 : 100

804m² BUILDING FOOTPRINT

PROPOSED 20 UNIT APARTMENT BUILDING
SCALE 1 : 100



MIRAMICHI SENIOR CITIZENS HOME

1400 WATER STREET, MIRAMICHI NB

PROJECT TITLE

O1	11/2/20/2022	ISSUED FOR REVIEW

REVISIONS

SCALE	AS SHOWN
DATE	JANUARY 2023
DRAWN BY	RJM
CHK'D BY	
DESIGNED BY	
PRINT DATE	
PROJ #	22-073

PROPOSED FLOOR PLANS & ELEVATIONS

DRAWING	TITLE
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P2

DRAWING No.

PLANNING RATIONALE MEMO – 180 WATER STREET, MIRAMICHI NB

INTRODUCTION

Deborah Wylie, MCIP RPP has been retained by Belleterre Community Partners Incorporated to prepare a planning rationale report in support of Belleterre's proposal to purchase property PID 40429433 (180 Water Street, Miramichi NB) from the Government of New Brunswick, and repurpose the use of the land and buildings from institutional to residential.

The City of Miramichi Municipal Plan currently designates PID 40429433 Institutional. The property is zoned IN-Institutional by the Zoning By-law (By-law No 110).

Belleterre Community Partners Incorporated will be asking the City of Miramichi to redesignate PID 40429433 Residential in the City of Miramichi Municipal Plan and zone the PID Medium Density B (R4).

COMMUNITY CONTEXT

Existing Building and Property

The former Miramichi Senior Citizens Home is located at 180 Water Street on PID 40429433, a 2.31-hectare site in Miramichi, NB.

The property is improved with a former nursing home totalling 81-beds, administration areas, an institutional size kitchen and common rooms. The total floor area of the nursing home building is approximately 2,852 square meters. Originally constructed in 1968, the building was renovated and expanded in 1985 and again in 2006. It was occupied up until June 2020.

The 2.31-hectare property is divided into 3 parts, the area occupied by the nursing home, vacant land fronting onto Water Street and vacant land at the south end of the property. The land area of each part is approximately:

- Water Street Block – .45 hectares
- Nursing Home Block - .95 hectares
- South Block - .91

There are two existing driveway entrances into the property, both of which allow in-bound and out-bound traffic movements.

The property is currently serviced by a municipal water system, sanitary sewer, storm water sewer and telecom.

The property is currently served by public transit.

Surrounding Land Use

The property is currently bounded by the Miramichi River to the north, vacant land to the south, detached homes on 30-meter frontage lots to the east (Park Drive) and a 2.57-hectare cemetery (Riverside Cemetery) to the west.

The Park Drive properties primarily have lot depths of 33 meters and total land areas of 0.09 hectares, with 14-meter rear yards. Bungalows are the dominant house form.

Community Character

The property at 180 Water Street is at the western boundary of the Chatham urban area. It is approximately 1 kilometre from the Chatham urban center and approximately 300 meters from the Centennial bridge. The Riverside Drive community, which includes Park Drive, is a well-established residential neighbourhood directly east of the property. There are approximately 150 single family homes in Riverside Drive.

Within 0.5 kilometres to the west of the property is vacant land, a municipal public works yard, an oil tank farm, and a cement distribution terminal.

There are un-interrupted views of the Miramichi River looking north.

Proposed Use of the Existing Building

Attached to this memo are a site plan, schematic floor plans, schematic unit layouts and building elevations for the proposed redevelopment of the existing building and property at 180 Water Street.

The concept as a whole includes converting the existing 2,852 square meter former nursing home into 21 grade related 1 and 2 bedroom apartments and a 250 square metre daycare. All the new residential units created will have direct access to the outside. Some units will have parking spaces at the front door. The daycare's outdoor play area will be located adjacent to some of the existing Park Drive homes.

Two sections of the nursing home building will be demolished – the area where common rooms and the commercial kitchen is located and a small corridor that links two existing wings of the building. These two areas are highlighted on the site plan.

Development of the South Block

A new 2-storey, 20-unit rental apartment building will be constructed on approximately 0.3 hectares of the South Block. The remaining area will be left as open space. The east elevation of the new building will be setback 21 metres from the east property line to minimize the impact of this building on the abutting Park Drive houses. In addition, the building has been oriented so that the units will face north and south, thereby minimizing overlook impacts on the Park Drive houses.

Development of the Water Street Block

Seven new 170 square metre townhomes will be constructed on the Water Street Block. The east side of the eastern most townhome will be setback 23 metres from the rear lot line of the Park Drive houses. Each unit will have private parking and un-interrupted views of the Miramichi River.

PROVINCIAL LAND USE PLANNING LEGISLATION

The Community Planning Act, SNB 2017, c19 creates a coordinated land use planning policy framework for land zoning in the Province of New Brunswick.

The full purpose of this Act is:

- to support the development of environmentally, economically, socially and culturally sustainable communities.
- to enable the articulation of provincial priorities and to guide regional and local planning decisions in the development of communities; and
- to enable co-operation between local governments, local service districts, regional service commissions and other jurisdictions and agencies in the delivery of planning services and infrastructure development.

The three regulatory requirements in the Community Planning Act that affect the proposed development are the adoption of municipal plans by local communities, the adoption of zoning by-laws by local communities and the adoption of subdivision by-laws by local communities.

Municipal Plans

Preparation of Municipal Plans

A council shall prepare a municipal plan for the municipality for approval by the Minister. The municipal plan is prepared by a professional land use planner and is based on studies of the economy, finances, resources, population, land use, transportation facilities, municipal facilities and services, and any other matter related to the present or future economic, social or physical conditions of the municipality.

Conflicts Municipal Plans, Zoning By-laws or Subdivision By-laws

If there is a conflict between a municipal plan and a zoning or subdivision by-law, the municipal plan prevails.

Zoning By-laws and Zoning By-law amendments

Section 59 of the Community Planning Act specifically deals with landowner requests to amend a zoning by-law. If a landowner applies to a local municipality to have an area of land re-zoned council may:

- impose reasonable terms and conditions concerning the uses of the land, buildings and structures,
- comment on the site layout and design, including parking areas, landscaping, and entry and exit ways,
- comment on the external design, appearance and spacing of buildings and structures, and
- comment on any other matters that it considers relevant.
- enter into an agreement with a landowner to ensure any building or structure on the land is developed and used in accordance with the plans and drawing approved by council.

Subdivision By-laws

The Community Planning Act allows City Council's to adopt by-laws to regulate the subdividing of land, provided the by-law is consistent with the municipal plan.

A subdivision by-law adopted by a local municipality may:

- prescribe standards for laying out public and future streets, lots, blocks, land for public purposes and other parcels of land in subdivisions,
- provide that every lot, block and other parcel of land in a subdivision abuts
 - a street owned by the Crown or the local government, as the case may be, or
 - an access, other than to a street referred to in subparagraph (i), approved by the advisory committee or regional service commission as being advisable for the development of land,
- require as a condition of approval of a subdivision plan that, if entry is gained to the subdivision by means of an existing street or other access, whoever its owner may be, the person seeking approval of the plan shall
 - make provision to bring the existing access to the same standard as required for streets within the subdivision; or
 - contribute to the cost of work referred to in subparagraph (i) to the extent required for streets within the subdivision under paragraph (i), provided the amount contributed per linear metre for the access does not exceed the cost to the person per linear metre for streets within the subdivision or, if the plan does not provide for the laying out of streets to be publicly owned, the average cost per linear metre for subdivision streets within the local government constructed during the preceding 12 months,
- prescribe classes of subdivisions with respect to
 - facilities required under paragraph
 - lot sizes in relation to water and sewerage services, or
 - land for public purposes,
- require, as a condition of approval of the subdivision plan, with respect to a subdivision or class of subdivision, that land is to be set aside as land for public purposes and so indicated on the subdivision plan
 - in an amount indicated in the by-law not exceeding ten per cent of the area of the subdivision, exclusive of the land to be vested as public streets on the filing of the plan in the land registration office, and
 - at a location approved in accordance with section 88,

CITY OF MIRAMICHI LAND USE PLANNING LEGISLATION

CITY OF MIRAMICHI MUNICIPAL PLAN (By-law No. 109)

The City of Miramichi Municipal Plan was adopted by the City Council under the legislative requirements set out in Part 3, Division C of the Community Planning Act of the Province of New Brunswick by By-law No. 109. By-law no. 109 repealed and replaced By-law No. 90, the City of Miramichi Municipal Development Plan By-law, adopted in 2012, and all subsequent amendments thereto (By-laws No. 90-1 to 90-14).

Current Land Use Designation

The property at PID 4042943 is currently designated Institutional in the Plan. Primary uses permitted in an area designated Institutional are generally, existing educational facilities, medical facilities, religious buildings, cemeteries, government, and civic buildings as well as other institutional uses defined in the Zoning By-law.

There are no policies in the Plan that restrict the conversion of land currently designated Institutional to another permitted land use designation in the Plan.

Municipal Plan Can Be Amended

Section 1 Introduction subsection (l) Amendment and Future Plan Review states:

Although the Plan is long-term in outlook, the Plan should be thoroughly reviewed a minimum of every ten (10) years (i.e. the next planning period should represent the years 2030-2040). Periodic amendments to this document will be required and must be undertaken with consultation and due process as outlined in the Act for Municipal Plan amendments.

The My Miramichi Plan must serve as a living document be reviewed and amended as required to ensure that it remains current and is responsive to changes in the City's economy, population, and demand for development.

Vision, Guiding Principles, and Development Strategy of the Municipal Plan

Subsection 2 (C) of the Plan identifies 5 key themes that will guide development in the community to 2030. The themes are; rural city, urban assets; active transportation; housing diversity and affordability; downtown revitalization; and, climate change and environmental stewardship.

The Plan recognizes that long-term affordability of housing in Miramichi is a challenge. The Plan addresses this concern by promoting housing type diversity within existing residential areas and by accelerating affordable housing unit construction with financial incentives.

With respect to housing policy specifically, the Plan states:

- The City of Miramichi must position itself as an age-friendly and inclusive community: a place where people of all ages and backgrounds can live, work, and play.
- There is need to support the attraction of young families, students, newcomers, and business investment, through a range of housing options
- The City of Miramichi needs to entertain residential infill that is efficient and cost-effective and that maximises existing infrastructure, services, parks, and recreation opportunities.

- The City of Miramichi should increase the diversity of housing options by allowing for a wider range of dwelling types and living situations, such as apartments, semi-detached dwellings, and mini-homes in existing established residential areas.
- The Plan recognizes that the demand for single detached dwellings is expected to remain strong up to 2030 planning period, but also recognizes that there will be an increasing demand for smaller and affordable dwelling units.

Managing Growth

Unlike previous municipal plans for the City of Miramichi, which used growth boundaries as the overarching directive for land use and development, this Plan is intended to direct development through a planning strategy that promotes mixed use, compact form, infill development, street connectivity, and an enhanced public realm. This approach to growth management is regulated by a combination of goals, objectives, and policies. Those that are specific to housing are:

- To recognize and provide for the changing demographics of and the socioeconomic conditions affecting the population base. (Goal 2. Subsection 2 (D))
- To sustain the community at its current (and eventually higher) levels of population and skilled workforce including retention of young people, families, and newcomers. (Goal 3. Subsection 2 (D))
- To achieve a development and growth pattern that results in the orderly and economical sustainable provision of facilities, infrastructure, and services. (Objective 2. Subsection 2 (D))
- To ensure appropriate provision of enough land to accommodate future demand for various uses in a manner which provides convenient and efficient movement between places of residence, work, and play and assures compatibility between uses and minimization of land use conflicts. (Objective 6. Subsection 2 (D))
- To ensure efficient and economical development by encouraging more compact forms of development through the provision of a mixture of development densities and the use of municipal services as a tool to steer development. (Objective 7. Subsection 2 (D))
- Pursue a more compact development pattern which will facilitate economical provision and operation of infrastructure and community services and facilities, resulting in a more efficient and sustainable delivery of a good range of quality services to the community. (Policy 2. Subsection 2 (D))
- Through other land use, housing, and development policies, encourage a more concentrated distribution of population to sustain and ensure continued future viability of the provision of basic municipal infrastructure and recreational and other community facilities and programs (Policy 3. Subsection 2 (D))
- Encourage more diversity in housing types to retain and attract newcomers, young families, working people, and people participating in education and training programs, as well as providing for the expanding population of retired, seniors, and aged residents. (Policy 7. Subsection 2 (D))

CITY OF MIRAMICHI ZONING BY-LAW (By-law No. 110)

The property is currently zoned IN - Institutional.

CITY OF MIRAMICHI MUNICIPAL PLAN AND ZONING BY-LAW AMENDMENT PROCESS

Municipal Plan Amendment Process

The City of Miramichi recognizes there may be a need to change the Municipal Plan as the assumptions on which it is based change in the light of new trends, changing technology, economic changes, or new community attitudes. Under Section 117 of the Community Planning Act of the Province of New Brunswick, amendments to the Municipal Plan in advance of a scheduled municipal plan review must follow the same public participation and ministerial approval as does the adoption of the Municipal Plan itself.

An amendment to the Municipal Plan is required where a proposed zoning amendment would violate the Future Land Use Map.

Zoning By-law Amendment Process

Pursuant to the Municipal Plan Subsection 3 (C), amendments to the Zoning By-law (and/or the imposition of terms and conditions as part of a Section 59 “Specific Proposal” of the Community Planning Act) must have regard to the following matters:

- That the proposal is in conformance with the intent of this Plan and with the requirements of other relevant City by-laws;
- That the proposal is consistent with the vision, guiding principles, and development strategy established in Section 2 of this Plan;
- Suitability of the proposed site in terms of soils, topography, geology, location of water courses and wetlands, as well as proximity to other environmental features;
- The natural capability of the land to support various uses. This does not mean that development cannot occur on certain lands, since the owner or developer may be willing to invest in measures to overcome constraints such as flooding, organic soils, rock, high water table, etc.;
- That the proposal meets all necessary consideration in respect of public health and safety;
- That the site design meets all fire protection and access considerations;
- That controls are placed on the proposed development so as to reduce the conflict with any other adjacent or nearby uses by reason of the type of use, the height, bulk and lot coverage of any proposed building, traffic generation, access to and from the site and parking, open storage, signs, and any other relevant matter of planning concern. This could include provision for buffering, landscaping, screening, signage, parking, and access control to reduce potential incompatibility with adjacent land uses or traffic arteries;
- When dealing with specific development applications, Council may consider utilizing Section 58 and/or 59 of the Community Planning Act which permits it to attach reasonable terms and conditions;
- That the proposal is not premature or inappropriate by reason of:
 - The financial capability of the City to absorb any costs relating to the development;
 - The adequacy of water and sewer services to accommodate the proposed development or, if in an unserved area, the adequacy of the physical site conditions for private on-site water and sewer systems;
 - The adequacy of the public road network in or adjacent to the development;
 - The potential for the contamination of water courses or the creation of erosion or sedimentation;
 - The adequacy and proximity of school, recreation, and other community facilities;
 - The potential for damage.

Prepared by:
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ATTACHMENT 2 – Site Photos

Photo 1: View of front of existing building



Photo 2: View of west rear side of existing building



Photo 3: View of looking north along the west side property line (driveway)



Photo 6: View looking north towards existing building, from centre/rear portion of property



Photo 7: View looking south towards the rear of the property



Photo 8: View looking east towards Water St/Miramichi River, from front of property

