



PRELIMINARY STAFF REPORT

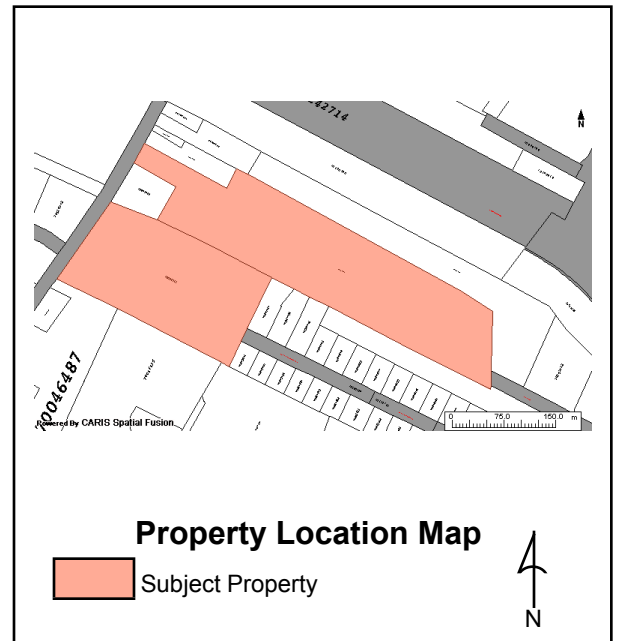
Subject : To Amend the Future Land Use Map and the Zoning Map
File Number : 19-1294
Meeting Date: Monday, September 9, 2019
From : Lori Bickford, Planner

GENERAL INFORMATION

Applicant:

Landowner : J N Lafford Realty

Proposal: The applicant is proposing to change the designation and zoning on a portion of the property for the purpose of developing a senior housing community consisting of an independent living multi unit housing development and senior care facility.



SITE INFORMATION

Location: Hesler Drive/ Wright Ave., Town of Sackville / Ville de Sackville

PID: 00891721 70046511

Lot Size: Approximately 9 ha (22 acres)

Current Use: Vacant

Zoning: Highway Commercial & Urban Residential 1

Future Land

Use: Highway Commercial and Urban Residential

Surrounding Use & Zoning: Commercial development and residential dwellings

Municipal

Servicing: Lots are capable of being serviced by Municipal servicing

Access/Egress: Wright Street, Hesler Drive and Fawcett Avenue

Background:

The applicant is proposing a large development (approximately 22 acres in total) which includes Highway Commercial development, independent living multi unit dwellings (rowhouse style) as well as a senior care facility. The development consists of two properties and would require the development of new public roads.

The Municipal Plan is the By-law which directs the future development of the Town. The layout of the public roads are consistent with the future road network which is adopted through the Municipal Plan on the Boundary and Servicing Map. The purpose of adopting the future road network map was to ensure that important road connections were made in Town which ensures connectivity and efficiency of roads and services in the Town. One of the properties (PID 00891721) which abuts Wright Street is designated Highway Commercial on the Future Land Use map. The intention of this designation is to provide commercial businesses aimed at the traveling public. Wright Street currently ends at this property just past the last commercial development on this property (Maritime Conference). The proposed development would leave the portion at the end of the street designated and zoned Highway Commercial. As the Highway Commercial designation does not permit residential development, the applicant is seeking to redesignate the western portion of the property as Urban Residential to allow for a combination of single level independent living multi unit dwellings and a senior care facility. A rezoning for this portion of the property from Highway Commercial to Urban Residential 3 would also be necessary to permit this development.

The property located at the end of Fawcett Avenue is designated as Urban Residential on the Future Land Use map and zoned Urban Residential 1 on the Zoning Map. This property is already designated for residential development, however the proposed development would consist of single level multi units ranging from 4 unit buildings to 6 unit buildings. This would require a rezoning to Urban Residential 2 to allow this form of development. There are policies within the Municipal Plan that support permitting a range of housing options in the Town.

Currently the Zoning By-law only allows senior care facilities in the Institutional zoning. Institutional zoning generally is assigned for uses which are government, charitable, educational or not for profit users. Although private facilities would be allowed in Institutional zoning, the addition of senior/nursing care facilities in the high density residential zone (R3) would take into consideration that these facilities may also be private facilities. Therefore, this proposal would also propose to amend the Zoning By-law to add senior/nursing care facilities in the Urban Residential 3 (R3) zone.

Council Action:

Under the *Community Planning Act*, when Council receives a rezoning request Council may choose to:

- 1.) pass the resolution to start the process of public engagement if they wish to consider the request to change the designation from Highway Commercial to Urban Residential on the property located off Wright Street and to rezone both properties to allow the development proposal, or
- 2.) if Council does not wish to entertain this change to the Municipal Plan (future land use map) and rezoning of the properties, the resolution may be denied.