

Our client's goal is to develop the property over the next year during a timeframe whereby it appears the economic downturn for his line of business will be most severe in this region. Working on their own property would allow him to maintain their construction operation and keep employees working as they develop the site that will become a corporate asset while providing those in the city looking for an affordable home ownership option.

Even though the complete property will be serviced immediately if approved, it is anticipated that all lots would not be occupied until approximately 2018 (an absorption rate of approximately 20 units per year is expected).

MUNICIPAL PLAN & ZONING APPROVALS REQUIRED

Municipal Plan

The subject site is located on the edge of the Primary Development Area (PDA) shown on Schedule "B" of the Municipal Plan. An amendment to the plan is required in order to carry out this proposal. Additional information about the proposal and reasons to justify approval are as follows:

- The development is proposed in a compact pattern that efficiently uses municipal services and infrastructure. The density of the development is consistent with the City's desire for responsible suburban development that provides high quality living environments for residents while using land and services wisely. The project is located in an area with convenient access to places of work, shopping, recreation facilities and schools. Perhaps most significantly, the development offers an affordable homeownership option for residents of Saint John and the provision of a form of housing that is desperately needed yet conspicuously absent at present in Saint John. Over time the expanded area will be a catalyst encouraging the upgrading of older housing units in the existing development which will provide a further enhancement to the area and the municipal tax base.
- The expected annual tax base that will be produced from the land and the new housing units in the development area proposed to be expanded is \$7,000,000 broken down as follows:

- New Pads – 80 @ \$7,500 each =	\$600,000
- New mini homes – 80 @ \$80,000 each =	<u>\$6,400,000</u>
<i>Total</i>	<i>\$7,000,000</i>

The above amounts were derived from consultation with Service New Brunswick assessment division and are based on present day values.

The taxation value will be further enhanced by the impact of the new units will have on the value of older units in the existing park. Replacement of older units in the existing park will also be encouraged having an additional positive tax base benefit.

- The development of this type of housing is critically important to successfully implement the Growth Strategy and Plan SJ. The City needs to positively consider developments that expand opportunities in the City for mixed income living and the provision of a wide diversity of housing choice while meeting the City's zoning and planning regulations.
- The subject site will be internally serviced by water, sewer, and roadways that will be privately owned and maintained up to their connection point with the municipal services and street system therefore the city will not be required to take on additional infrastructure, streets or road maintenance costs within the development.
- According to information obtained from the Municipal Operations department existing municipal pumping stations that would service the development have additional capacity to handle flows from the proposed project. New pumping stations and the wastewater treatment facilities presently under construction leading to the Hazen Creek Treatment Facility also have built in capacity to accommodate future development.
- Solid waste is collected by a private contractor at the owner's expense. Tipping fees are also the responsibility of the owner so the City does not have to cover this service or pay the associated fees.
- Young families are the target market for the proposed development therefore the following information was derived from the local school district office. The Glen Falls School has good recreational facilities and is in close proximity to the site. Glen Falls School teaches elementary level. It has had a past enrollment of over 200 students when operated at its highest enrollment level and as of 2012 the enrollment is 151 students therefore growth of the student population as a result of young families moving to this area can be accommodated. Other schools that service the Glen Falls area are Forest Hills School, which provides elementary and middle school level classes, and Simonds High School, which provides high school level classes. Both are operating at lower enrollment levels than in previous years.
- Churches and commercial facilities are also conveniently located in the Glen Falls neighbourhood. The McAllister Place Regional Center facilities are located a short distance away.
- The primary access to the site from McAllister Drive is along Simpson Drive and Glen Road. Simpson Drive has had a number of upgrades and appears to be in good condition. It is a standard width street with sidewalk. Glen Road has had a number of upgrades and appears, for the most part, to be in good condition. It is a standard width street with sidewalk and narrows approximately 100 metres before the first entrance into Glen View Park.

- Properties along Simpson Drive, Glen Road and generally throughout the Glen Falls area are nearly fully developed up to the entrance of the subject property and therefore this area can be efficiently serviced.
- Bus service presently exists with a stop at the intersection and Belgian Road. Based on discussions with Saint John Transit the pickup point for Glen Falls Mobile Home Park is at the intersection of Belgian Road and Glen Road. At present there is capacity on this run to handle more passengers. How the student population is transported is negotiated with the Province from year to year.

The foregoing is intended to illustrate that this proposal is generally in compliance with the Municipal Plan policies and goals.

In summary, with respect to the Municipal Plan, the proposed development should have a minimal impact on demand for public services and facilities. Any impact should be more than offset by tax revenues the development will generate. In some instances the development will actually utilize existing surplus capacity in existing infrastructure. This should result a reduction in the per capita cost to operate allowing the city to benefit from infrastructure investment already made or presently being constructed.

An adjustment to the Primary Development Area Boundary and re-designation from Rural Resource to Low Density Residential is respectfully requested.

Zoning

With respect to zoning the subject site is zoned RS-2 which allows a mobile home park as a conditional use. The applicant's intent is to request approval of a license to expand the existing mobile home park that has been operating for nearly 40 years in conjunction with a request to amend the Municipal Plan.

The individual leases will include conditions or covenants to control the type of unit that can be placed on the site, what type of extensions may be considered appropriate, accessory structure allowances and compatibility among other things. In some cases where depth of lots is restricted due to topography, conditions will be imposed whereby the length of the unit will be parallel with the access.

Approval to allow the land lease community to be developed as a conditional use in the RS-2 zone as proposed is respectfully requested.

Appendix 3

WSSA Step One Application

Water Supply Source Assessment

Step One Application

- 1) Name of proponent: **632504 NB Limited represented by Brunswick Engineering & Consulting Inc., 40 Ashburn Lake Road, Saint John, NB, Stephen Perry, P.Eng. Phone 506-696-9155.**

- 2) The proposed water supply is to be used for what purpose? **To provide water for Glen View Trailer Park, Saint John, NB. It is proposed that the new supply have two pump houses, the first providing water to the existing portion of the park which has 96 units and the second pump house to provide water to a proposed expansion with 81 new units. The existing portion of the trailer park is currently obtaining water from the City of Saint John municipal water supply; however, problems of low pressure in even the lowest lots are significant and City Staff have indicated that it is simply not practical to upgrade the municipal system at that location due to limited development potential.**

- 3) Required water quantity (in m³/day): **The design daily water requirement is 278 m³/d (3.2 L/s) or 42.5 igpm, based on the number of units based on the design flows prescribed by NB Environment. The units in the existing park are two bedroom units while the new expansion will have lots for 3 bedroom units. It is known that the design numbers are high, especially for this type of proposed development. As part of the engineering work necessary to obtain municipal approval for the expansion, the sanitary sewer flows have been monitored in the park in order to evaluate infiltration into the sanitary sewers.**

The flow study determined, after removal of obvious infiltration, that the existing park had a average daily flow of 88 m³/d (1.02 L/s or 13.5 igpm) and a peak flow of 5.0 L/s or 66 igpm. Given that the existing park has 96 2 bedroom units for a total population design estimate of 288 individuals, the water usage estimate derived from the sanitary sewer flows translates to a flow of 0.0035 L/s per individual over a 24 hour period. Applying this flow per individual to the new proposed expansion which has a design population of 324 individuals we get a daily water requirement of 99 m³/d (1.15 L/s or 15 igpm).

In summary, the existing Phase 1 of the park has a design daily water demand of 88 m³/d (1.02 L/s or 13.5 igpm), the Phase 2 expansion has a design daily water demand of 99 m³/d (1.15 L/s or 15 igpm) and the total daily water demand for both Phase 1 and Phase 2 is 187 m³/d (2.17 L/s or 28.5 igpm).

- 4) List alternate water supply sources in area (including municipal systems): The City of Saint John municipal water system cannot provide adequate water quantity to the existing park, much less to the new proposed expansion. City staff have indicated that the cost of upgrading the municipal system at this location is simply impractical due to the age of the system, the distances and elevations involved, and the limited development potential further up Glen Road. Looping a water line from a higher pressure zone of the Saint John municipal system would involve extensive distances through very rough terrain.

5) Outline proposed work schedule: It is proposed that at least four exploration wells be drilled at the locations shown on the attached Figure 1 as soon as possible to allow the groundwater testing aspects of the project to proceed before winter, depending on weather and recharge during the fall period. The most promising wells would be step tested at appropriate rates. Following analysis of the step tests, the proposed production wells would be pumped at the determined rate for 24 hours followed by recovery to 90% of the observed drawdown. The less productive of the exploration wells would be used as observation wells. The pump test will be carried out as soon as possible following approval to proceed, dependent on work scheduling and weather conditions.

6) Discuss area hydrogeology as it relates to the project requirements. The surficial overburden at the site is red clay till of approximately 1.2 to 10.4 meters (4 to 34 feet) in thickness. Significant accumulations of sand or gravel are not known to be present and during the site visit no indications of such materials were observed. The overburden is not used for ground water supplies in the area.

The bedrock unit in the northern portion of the project area is mapped as the Middle Neoproterozoic age Ashburn Formation rocks composed of marble, pelite, hornfels, quartzite, conglomerate and schist. A contact extends northeast -southwest across the site, and south of this contact the bedrock is mapped as an unnamed unit composed of deformed granitoid rocks. South of this formation another contact is encountered with the McBrien Lake Formation.

Overall, the review of the inorganic ground water chemistry provided in the NBDELG water quality database for the area did not reveal or indicate significant problems with other water quality parameters.

Private water wells have been reported along Glen Road, north of the site (Figure 1); however, a site visit indicated curb shutoffs in front of the homes indicative of the presence of municipal services. The nearest homes along Glen Road are located approximately 275 meters north of the proposed drill locations and a groundwater divide (wetland and stream, Figure 1) is located between the homes that could have private water supplies and the proposed drill targets.

7) Identify any existing pollution or contamination hazards within a (minimum) 500 m radius of the proposed drill targets. If groundwater use problems (quantity or quality) have occurred in the past, then these should be identified. Historical land use that might pose a contamination hazard (i.e. tannery, industrial, disposal, etc.) should also be flagged. The existing development in the area has municipal water and sewer. The local groundwater chemistry is largely undefined; however, anthropogenic contamination hazards are not expected. The target drilling locations are currently undeveloped woodland.

7) Identify any watercourse(s) (stream, brook, river, wetland, etc.) within 30 m of the proposed drill targets. There are no watercourses within 30 m of the proposed drill targets.

8) Identify site supervisory personnel involved in the source development (municipal officials, consultants and drillers: **Mr. Stephen Perry (Brunswick Engineering, Project Manager, 506-696-9155) Mr. Doug Craig (Craig Hydrogeologic Inc., 506-659-3064).** The well driller has not been identified yet.

9) Figure 1 (site plan): **Please See Attached.**

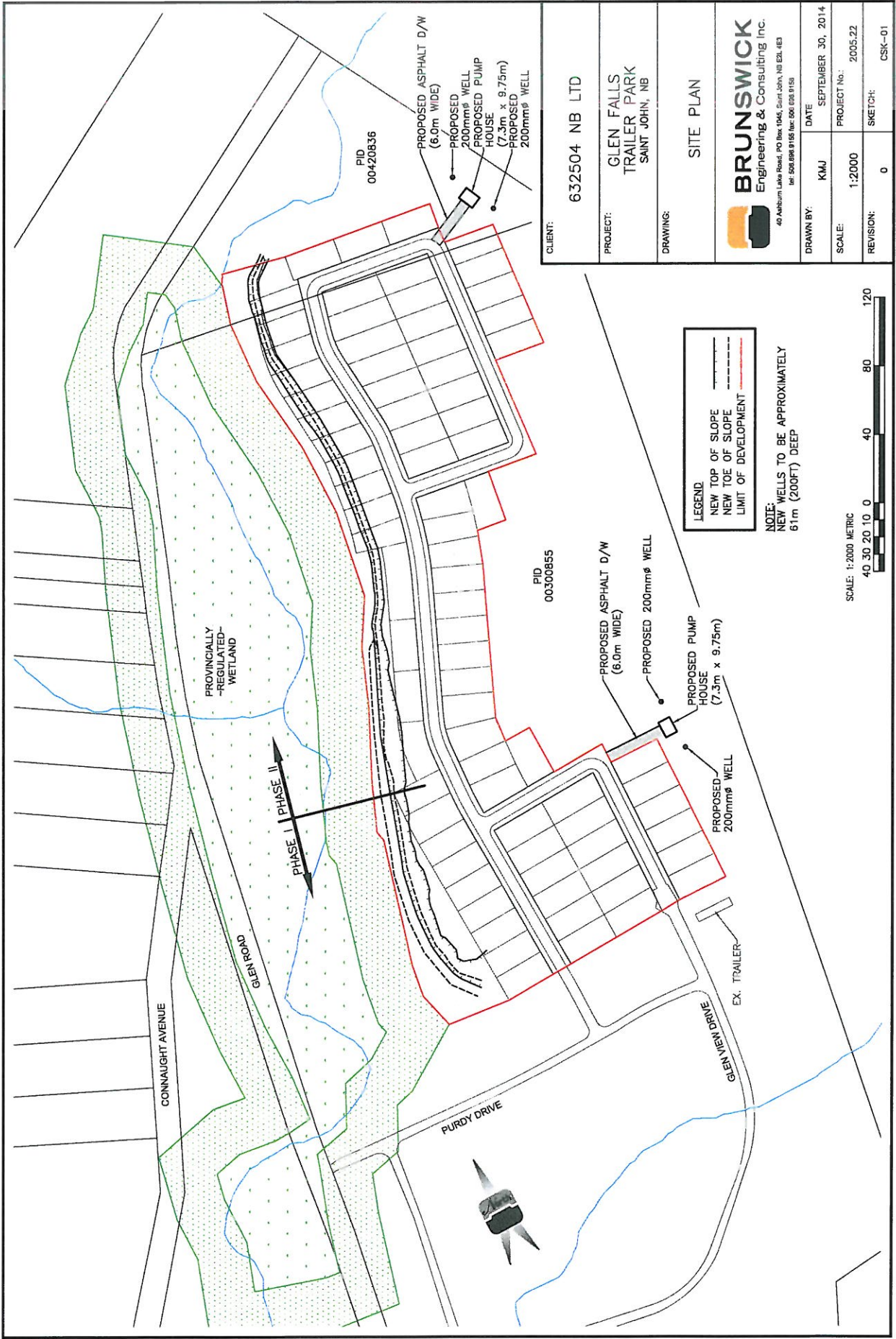
10) Figure 2 (land use/zoning map): **Please See Attached**

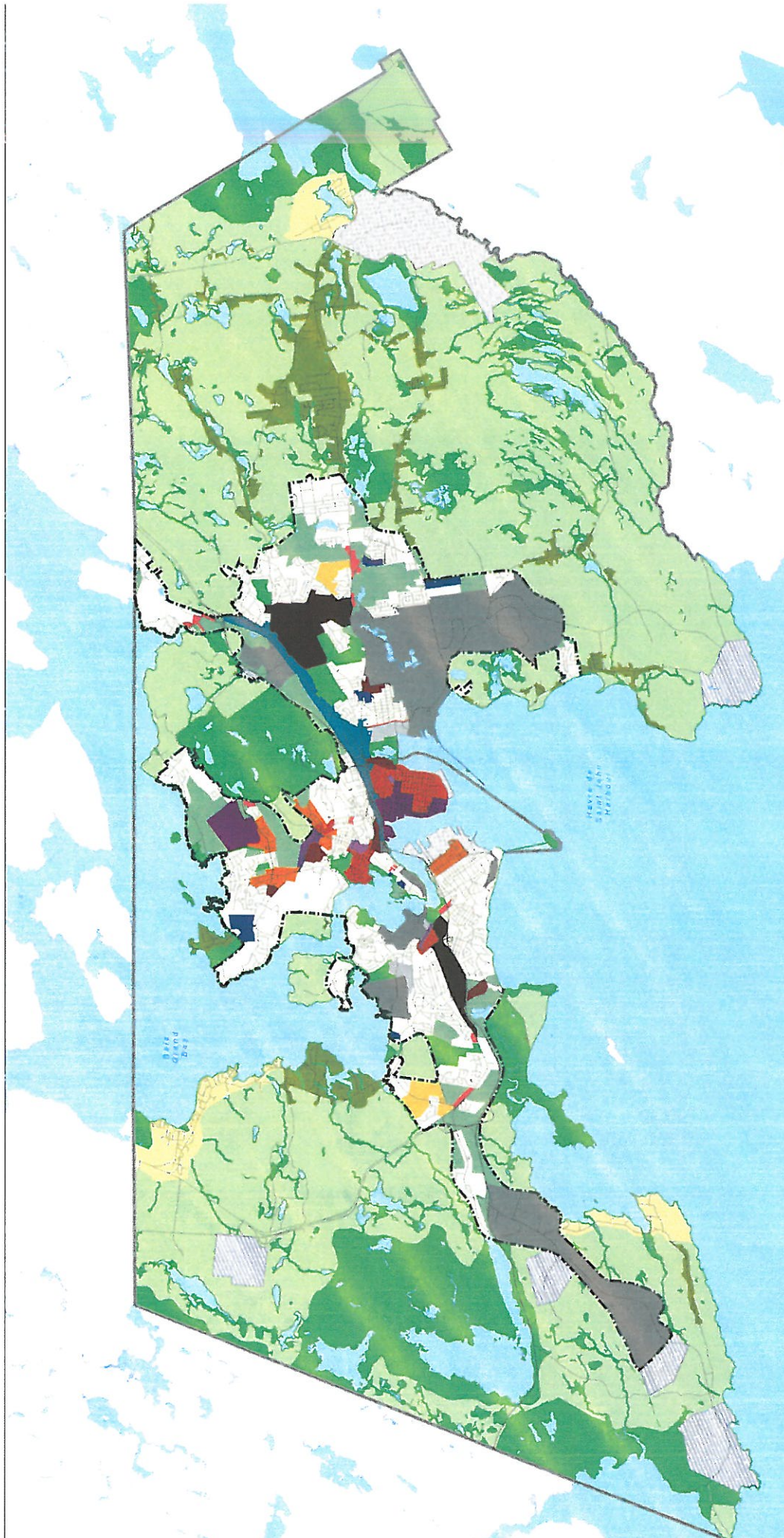
Prepared By

A handwritten signature in black ink, appearing to read "Douglas Craig". The signature is stylized with a large initial "D" and a long horizontal stroke extending to the right.

Douglas Craig

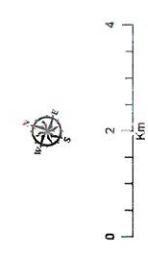
Craig Hydrogeologic. Inc.





Schedule B - Future Land Use

- Boundary**
- PDA
- Intensification Areas**
- Low Density Residential
- Low to Medium Density Residential
- Medium to High Density Residential
- Primary Centre
- Local Centre
- Mixed Use Centre
- Employment Areas**
- Regional Retail Centre
- Business Centre
- Stable Commercial
- Heavy Industrial
- Light Industrial
- Corridors**
- Commercial
- Rural Areas**
- Rural Settlement
- Rural Resource
- Rural Industrial
- Rural Residential
- Other Areas**
- Federal Transportation
- Major Community Facility
- Park and Natural Areas
- Stable Residential
- Urban Reserve



Note: The symbols and boundaries shown on this map are approximate only and represent the general concepts and policies of this Plan.
 This Schedule should be read only in conjunction with the text of the Municipal Plan, as well as other statutory Schedules, secondary plans adopted by Common Council and other federal, provincial or municipal policies apply.

9. Public Hearings 6:30 P.M.

9.1 Proposed Municipal Plan Amendment – 220 Glen Road

9.1.1 Planning Advisory Committee report recommending Denial of MPA

9.1.2 Letters of Opposition

The Acting Deputy Common Clerk advised that the necessary advertising was completed with regard to the proposed Municipal Plan amendment of a parcel of land located at 220 Glen Road having an area of approximately 11 hectares, also identified as being PID Number 00420386 and a portion of PID Number 00300855, by amending Schedule A – City Structure from Rural Resource Area (outside of the Primary Development Area) to Stable Area (within the Primary Development Area) classification; and by amending Schedule B – Future Land Use, by redesignating the same parcel of land from Rural Resource (outside of the Primary Development Area) to Stable Residential (within the Primary Development Area) classification to permit the expansion of the existing mobile home park as requested by Hughes Surveys & Consultants Inc. on behalf of 632504 New Brunswick Ltd., with written objections received.

Consideration was also given to a report from the Planning Advisory Committee submitting a copy of planning staff's report considered at its June 18, 2013 meeting at which time the committee recommended that the municipal plan amendment be denied.

The Deputy Mayor called for members of the public to speak against the amendment with no one presenting.

The Deputy Mayor called for members of the public to speak in favour of the amendment with Mr. Rick Turner of Hughes Surveys & Consulting indicating that he is not in agreement with the recommendation to deny the amendment.

Mr. Turner highlighted the following points for Council's consideration:

- The proposal offers an affordable housing option and encourages young families to establish roots in the community;
- The City needs to consider developments that extend opportunities for mixed income living and diversity of housing choice which supports the Growth Strategy identified in PlanSJ;
- The proposal is suggesting only a minor adjustment to the Primary Development Area boundary;
- The development would create jobs and stimulate the economy;
- The Planning Advisory Committee did not have the benefit of studying the detailed report prior to the meeting and although received at the meeting, it was not reviewed in depth;
- The storm water management plan will exceed the City's requirements by lowering the amount of run-off during a storm event;
- The development will be self sufficient from a servicing, waste collection, street construction stand point; private roads will be owned and maintained by the owner; City not responsible for paving, plowing, servicing, or repair and maintenance of pipes;
- The proposal will proceed in phases and it is estimated that 20 units a year will be utilized, not all 80 units at once and overwhelming the market;
- The existing park will be upgraded; and,
- Full build-out of the project will generate \$7,000,000 in new tax dollars for the City

Mr. Steven Perry from Brunswick Engineering spoke in favour of the development. He highlighted the storm water management plan and explained that the proposal allows for the use of voids in rocks for underground storage, adding that this process has been used in other developments within the City. Mr. Perry stated that the proposal exceeds the City's current requirements regarding run-off water in a storm event.

Mr. Perry emphasized that the proposal will not solve the problems in the Glen Falls area but will reduce the net run-off and retain the storm water on site until such time that the tides can discharge it properly.

Mr. Kemal Debly of the Debly Group of Companies also spoke in support of the project. He reported that in addition to the \$7,000,000 tax base additional revenue will be generated through payment of water and sewage services and through building permits. He stated that the project will employ 28 people for approximately 18 months, adding that this has significant economic impact for the City.

Mr. Debly reiterated that the City will not be responsible for such things as plowing of streets, maintenance and repair of water or sanitary lines, or garbage collection.

Responding to a comment in the staff report, Mr. Debly suggested that the demographics of people who buy modular homes is very different from those interested in settling in the uptown core and suggested that if housing is not available, this demographic is likely to settle outside of the City.

Responding to a question, Mr. Edwards stated that although he has not reviewed the detailed design, that underground storage is well established and is founded on sound scientific facts and can work effectively if designed properly.

Referring to the primary development area boundary of the new Municipal plan, Ms. Hamilton stated that there is significant capacity within that area to accommodate the forecasted demand and she suggested that development be directed to the urban and suburban intensification areas identified in PlanSJ.

Ms. Hamilton explained that the role of the City is to ensure that an adequate supply of land for future development exists, adding that this was accomplished through careful analysis during the PlanSJ process. She noted that there are policies which encourage inclusive forms of housing to promote mixed use development.

Responding to a question, Ms. Hamilton stated that the private infrastructure would connect into the public system, which she noted the City is not required to maintain as it is private infrastructure and servicing. She explained however that because the application involves an extension to the primary development area, it poses a risk to the municipality in that if there are failures of the systems in the future the City could be responsible.

On motion of Councillor McAlary
Seconded by Councillor Farren

RESOLVED that the by-law entitled "A Law to Amend the Municipal Plan By-Law", amending Schedule A – City Structure by redesignating a parcel of land with an area of approximately 11 hectares, located at 220 Glen Road, also identified as being PID Number 00420386 and a portion of PID Number 00300855 from Rural Resource Area (outside of the Primary Development Area) to Stable Area (within the Primary Development Area) classification; and by amending Schedule B – Future Land Use, by redesignating the same parcel of land from Rural Resource (outside of the Primary Development Area) to Stable Residential (within the Primary Development Area) classification, be read a first time.

Question being taken, the motion was carried.

Read a first time by title, the bylaw entitled, "A Law to Amend the Municipal Plan By-Law."

On motion of Councillor Farren
Seconded by Councillor McAlary

RESOLVED that the by-law entitled "A Law to Amend the Municipal Plan By-Law", amending Schedule A – City Structure by redesignating a parcel of land with an area of approximately 11 hectares, located at 220 Glen Road, also identified as being PID Number 00420386 and a portion of PID Number 00300855 from Rural Resource Area (outside of the Primary Development Area) to Stable Area (within the Primary Development Area) classification; and by amending Schedule B – Future Land Use, by redesignating the same parcel of land from Rural Resource (outside of the Primary Development Area) to Stable Residential (within the Primary Development Area) classification, be read a second time.

Question being taken, the motion was carried.