

Rothesay Hillside Secondary Plan Consultations



Online or Paper Survey

Provide input via our paper questionnaire at the Open House or at www.rothesay.ca



Public Meetings

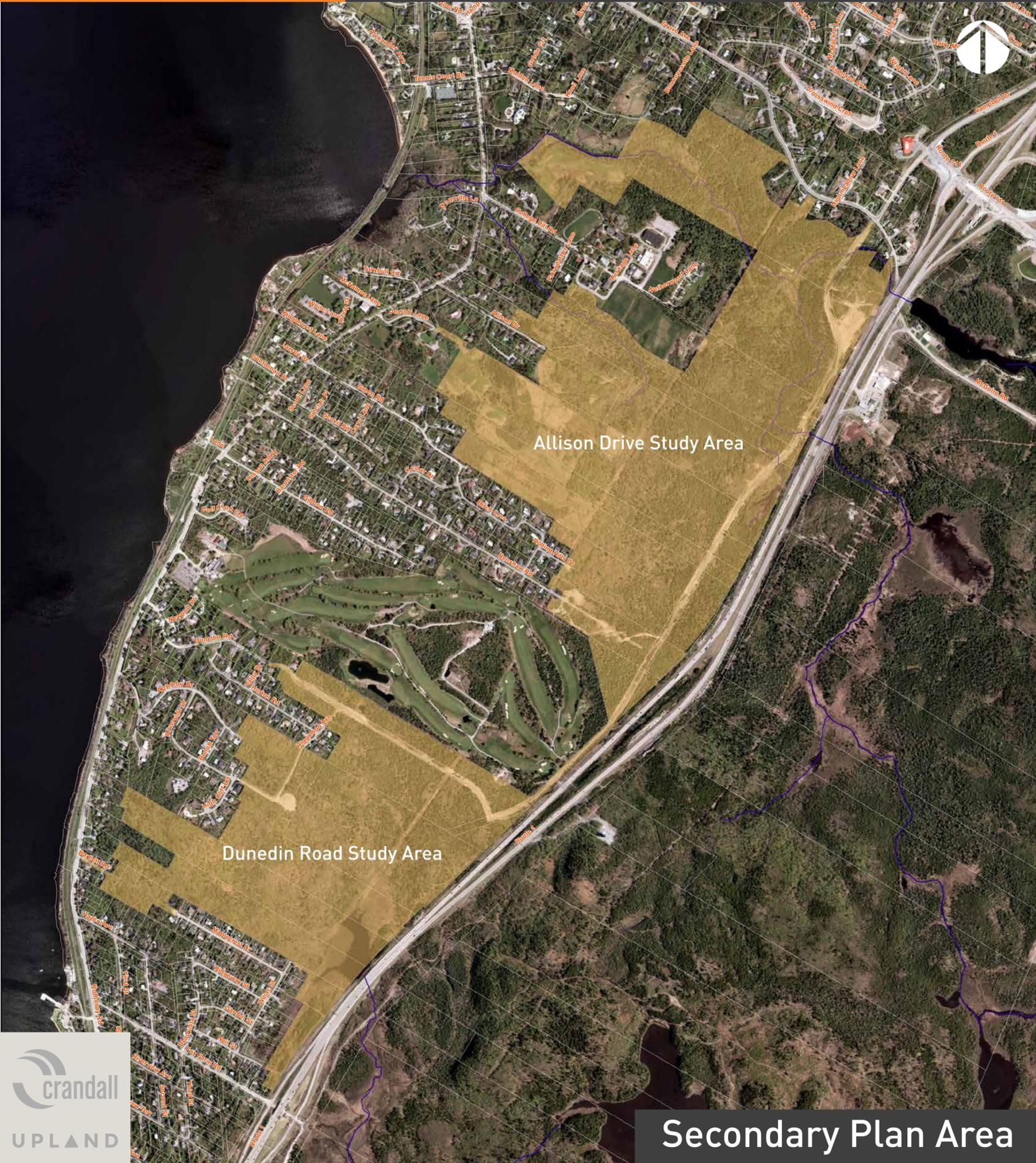
Come learn more about the Secondary Plan and talk to us about your ideas for future development in the Town of Rothesay.

Wednesday, March 30, 2016, 4:30pm to 8pm

Bill McGuire Centre
95 James Renforth Drive, Rothesay

June 2016

TBA - Presentation of Draft Secondary Plan



Allison Drive Study Area

Dunedin Road Study Area

Secondary Plan Area



Why a Secondary Plan?

Over recent years, Rothesay has seen increasing interest from developers to extend existing residential neighbourhoods into currently undeveloped lands in the Allison Drive and Dunedin Road areas, also known as “Hillside”. Collectively the “Hillside” areas provide more than 400 acres of greenfield land available for development.

In 2010, the Rothesay Council enacted the current Municipal Plan, enabling the Town to look at large undeveloped lands in a comprehensive manner by preparing Secondary Plans that guide growth con-

sidering housing needs, transportation networks, public spaces and facilities, the overall character of development and the efficient allocation of municipal infrastructure dollars in a coordinated way.

The purpose of the new Secondary Plan for the “Hillside” area is to create a development framework that will provide both clarity to developers and assurance to residents that Rothesay will grow in a desirable, feasible and qualitative way that will further augment the character and identity of this well-established and mature town.

How will it be done?

Defining Developable Areas and Constraints

The boundaries of the developable areas will be defined with consideration to constraints such as wetlands, watercourses, utility easements, and sensitive natural landscapes. Natural areas that have become important recreational assets will be considered for preservation for future community use.

Identifying the Right Development for Rothesay

Rothesay is a well-established stable community with an aging population. Many of its residents consider it an ideal retirement community. However, the increasing number of empty-nesters as well as young people trying to establish themselves in the community, have created a demand for housing options other than the predominant single-family detached dwelling. The Secondary Plan area offers an opportunity to integrate a variety of housing options in a way that protects and respects the character of existing neighbourhoods while introducing medium density housing that will enable the Town to retain current residents and potentially attract newcomers from elsewhere.

Transportation Access

Providing transportation access to the “Hillside” areas has long been a challenge due to various physical and financial constraints. The Secondary Plan will consider all options for access and phasing through a thorough traffic and financial analysis.

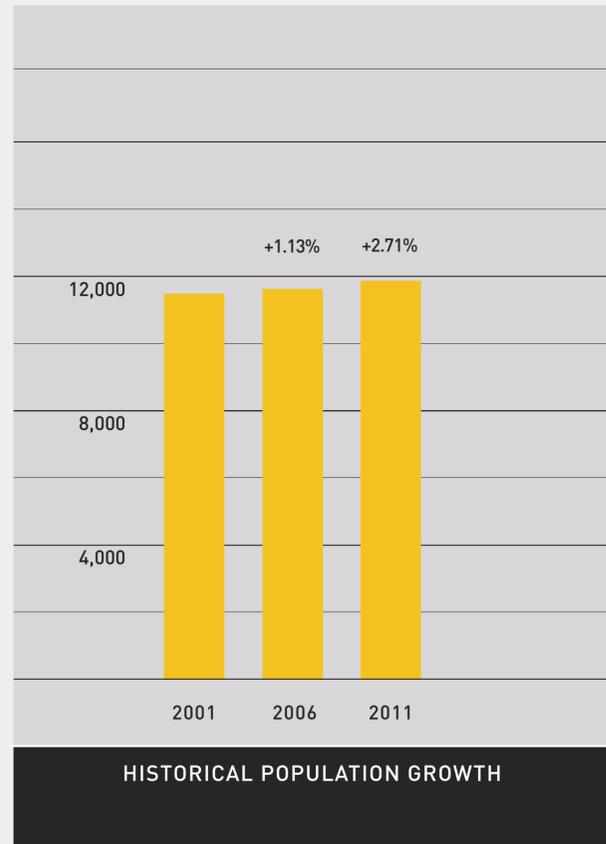
Phasing and Financial Viability

A critical piece of the Secondary Plan is to identify a phasing plan that will be financially achievable for developers and feasible for the municipality. The Plan will identify the blocks of land that can be developed and serviced utilizing existing streets and services as well as tracts of land that require major capital investment to facilitate development.

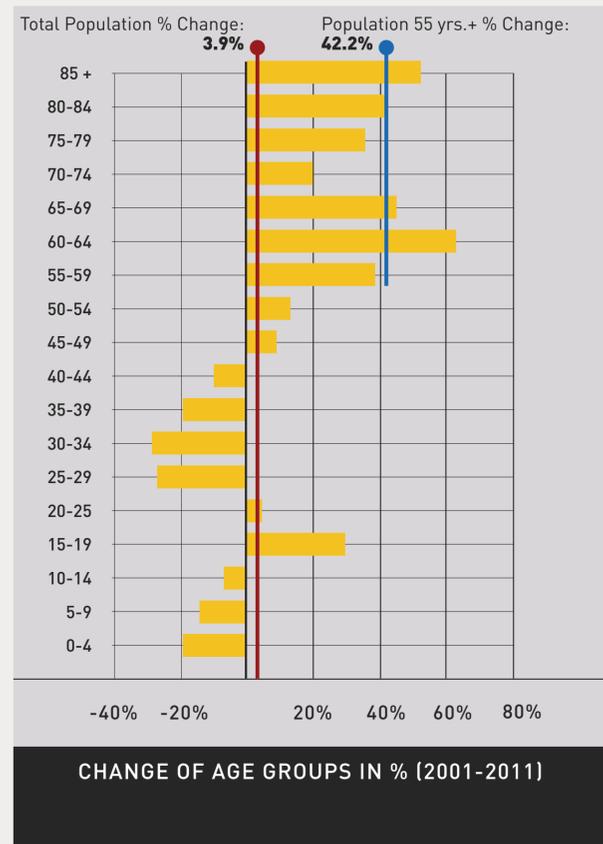
Public Engagement

The success of this Secondary Plan will depend on the level of input and buy-in from you, the town’s residents. We want to ensure that this will be a “made in Rothesay” plan for quality development in which all residents can take pride. Your ideas are important!

Demographics



Source: Statistics Canada, 2016.



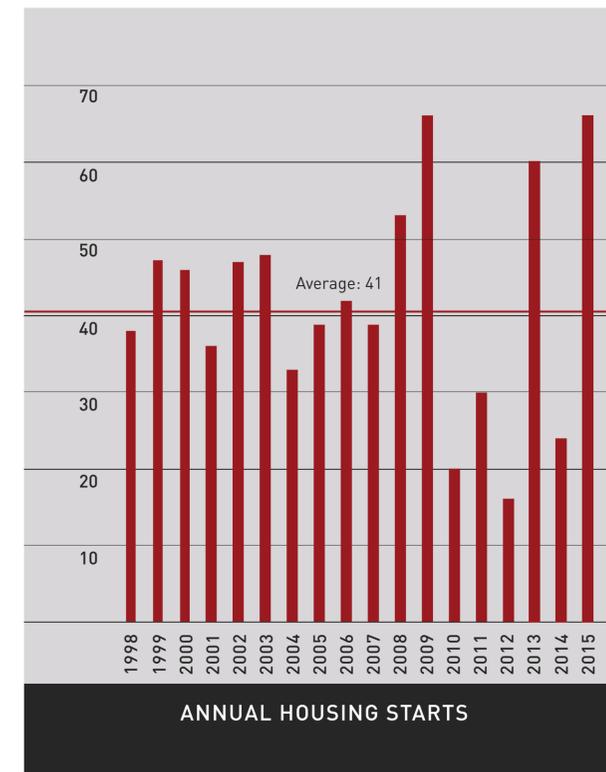
Source: Statistics Canada, 2016.

Rothesay is primarily a residential community with the majority of its residents working in the City of Saint John. While every county in New Brunswick recorded a net outflow of people between 2006 and 2011, Rothesay's population grew by 2.7% during the same period. Although Rothesay is a stable and even modestly growing community in terms of its total population, the makeup of the population reflects a trend that can be seen across many Ca-

nadian small towns. Between 2001 and 2011, the number of residents aged 55 years and older grew by 42.2%. That means that a significant number of empty-nesters and retirees may look for options to downsize homes, many of them presumably within the town.

On the other side of the spectrum, the number of residents who represent potential first time home buyers (those aged between 20 and 34 years) has decreased significantly. The decrease in young families is also reflected in the shrinking number of children in the town.

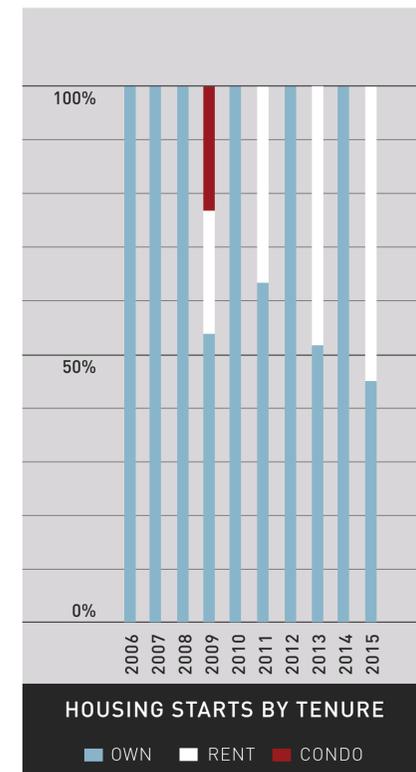
Housing



Source: Town of Rothesay, 2014.



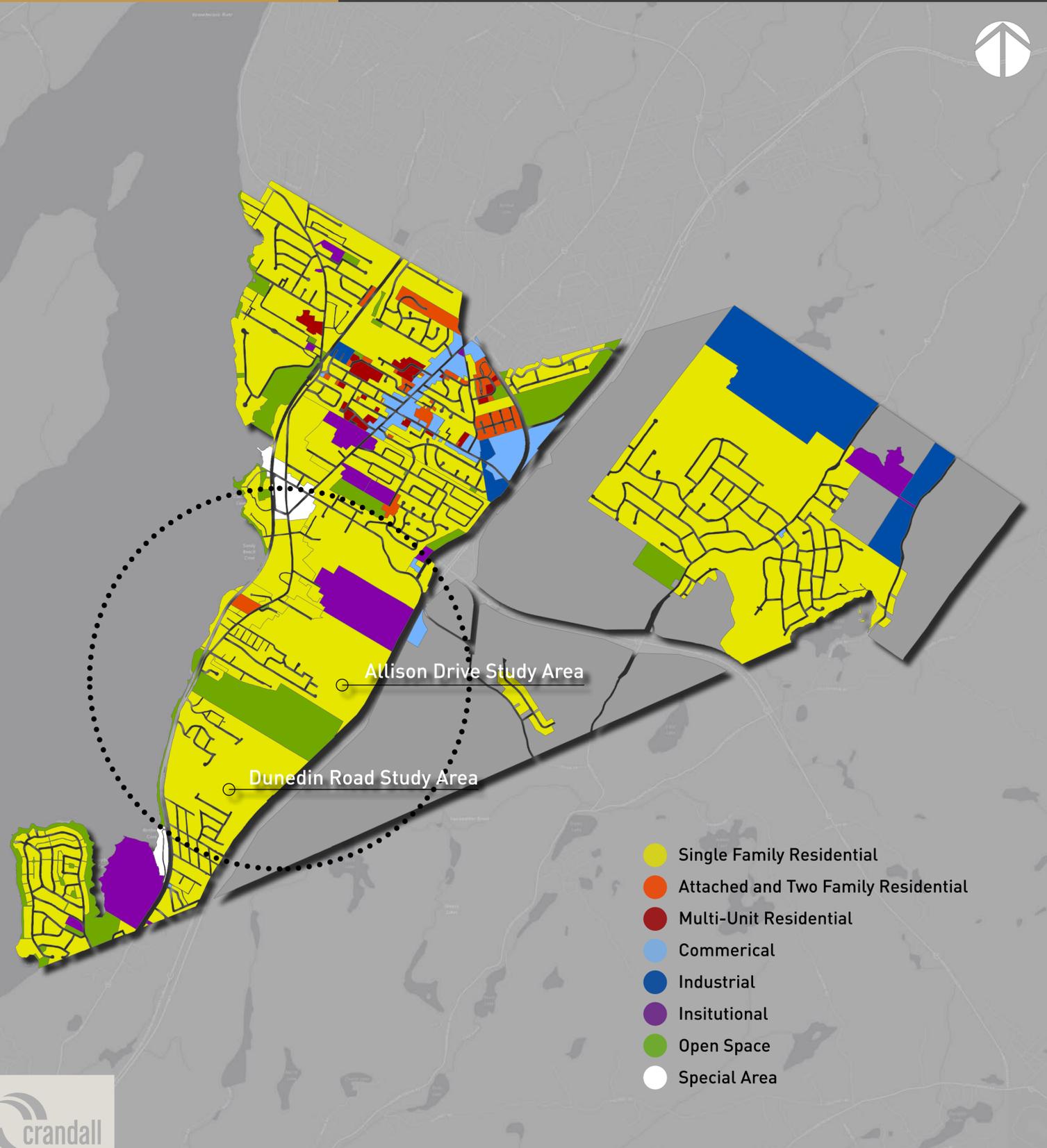
Source: CMHC, 2016.



Source: CMHC, 2016.

Since 1998, an average of 41 new homes have been built in Rothesay every year. Between 1990 and 2008, however, none of them were multi-unit buildings. Starting in 2009, the town saw a growing percentage of multi-unit housing starts coming to market every second year. Only 15 of these multi-unit housing starts, however, were condos (added in 2009) with the rest being rental units. The supply of more affordable semis and row houses has been consistently low.

The current Municipal Plan recognizes the need to diversify housing options within the town by encouraging higher density residential development in parts of the town and by considering approving innovative residential developments that do not meet the current Zoning By-law standards. Overall, the Plan's intent is that "Rothesay will remain a residential community interspersed with substantial natural areas and with a concentration of commerce at the eastern end of Town."



- Single Family Residential
- Attached and Two Family Residential
- Multi-Unit Residential
- Commercial
- Industrial
- Institutional
- Open Space
- Special Area

Land Use

Live, Work, Play Today

Rothesay is primarily a residential community with 85% of its land base zoned for residential land uses. The Town's municipal plan is designed to protect this residential character and its established residential neighbourhoods. New development should complement existing housing and should generally reinforce the existing character and density in areas immediately contiguous with undeveloped land.

Notwithstanding the dominance of single family dwellings in Rothesay, a shift is slowly beginning to occur towards higher density housing forms, with single family dwellings making up just half of the

Town's new growth in housing units in the last three years. While Rothesay is generally a low density residential community, there are a few areas of moderate density residential uses, such as small apartment buildings, garden homes and town houses.

Single-family detached homes, while still making up most of the market demand are increasingly in competition with other types of housing. This is due to changes in family characteristics, income levels, an aging population and rising costs of land development.

And Tomorrow?

Share your feedback on the future of the study area.

How can new development complement the town fabric?
 What type of development would you like to see here?
 How can future development fit in with the town character?

Please provide your comments through the online questionnaire.



How to connect?

Transportation access is an important consideration of this Plan. Several existing streets lead to the Secondary Planning Areas, but the classification and characteristics of these streets limit how much traffic can be added. In previous plans, a new Collector Road has been proposed connecting to Grove Avenue and/or Fox Farm Road, but this would require significant financial investment. The Secondary Plan will include a transportation assessment to determine how best to access the Planning areas while respecting the constraints of existing roadways and economic feasibility of new roadways.

The Town's Active Transportation Plan identifies a number of active transportation connections through the Hillside Area. The key feature is the Hillside Trail which was opened for public use in 2013. Maintaining active transportation linkages will be an integral part of the future development of the Hillside lands

What do you think?

Share your feedback on future road and active transportation connections to and within the study area.

Please provide your comments through the online questionnaire.

🏠 SINGLE FAMILY RESIDENTIAL – LARGE SERVICED ZONE [R1A]

Description

This zone is intended to apply to established residential neighbourhoods and new neighbourhoods with larger, single family homes.

Context

Most existing residential areas within Rothesay are comprised of single-family, detached homes. These areas are generally characterized by pride of home ownership and neighbourhood stability and have resulted in a variety of attractive neighbourhoods. Single-family detached housing will continue to be the predominant land use in the community and will be supplemented by such additional development as parks and recreation areas, schools and churches and local commercial uses such as convenience stores. Development of these uses will be provided for in the area designated low density residential through rezoning to an appropriate zone as described in the institutional or commercial policies.



Character



🏠 SINGLE FAMILY RESIDENTIAL – STANDARD ZONE [R1B]

Description

This zone reflects the most common housing type found throughout much of the serviced part of Rothesay and is expected to continue to be the most common single family development standard.

Context

Most existing residential areas within Rothesay are comprised of single-family, detached homes. These areas are generally characterized by pride of home ownership and neighbourhood stability and have resulted in a variety of attractive neighbourhoods. Single-family detached housing will continue to be the predominant land use in the community and will be supplemented by such additional development as parks and recreation areas, schools and churches and local commercial uses such as convenience stores. Development of these uses will be provided for in the area designated low density residential through rezoning to an appropriate zone as described in the institutional or commercial policies.



Character



🏠 SINGLE FAMILY RESIDENTIAL – TRADITIONAL ZONE [R1D]

Description

This zone applies to the areas of larger houses in Rothesay found primarily along Rothesay, Hampton and Gondola Point Roads. This zone is intended to preserve this area for similar style houses and limit conversion to higher densities.

Context

Some neighbourhoods in Rothesay have large, older homes. The primary areas where these homes are located are adjacent to or around the Rothesay Common. To protect the character of neighbourhoods, some control on architectural design of the buildings may be instituted through the Heritage Preservation By-law or through measures available for inclusion in the Zoning By-law. Rothesay has adopted a Heritage Preservation By-law that applies to the properties fronting on the Rothesay Common.



Character



🏠 SINGLE FAMILY RESIDENTIAL – SMALL LOT ZONE [R1E]

Description

This zone is intended to provide opportunities for smaller lots and more compact housing forms in areas of Rothesay where this development type will not detract from the quality of existing residential neighbourhoods.

Context

No lands are currently zoned for small lot residential uses.



Schematic

Driveway Width: 5m

Major Side: 6m

Rear: 7m

Front: 7.5m

Minor Side: 5m

Lot Area: 2,000 m²

Lot Frontage: 40m

Lot Depth: 45m

Road Right-of-Way

Buildings	
Main Building	11 m
Max. Height:	11 m
Min. Height:	4 m
Accessory Building or Structure	
Max. Number:	2
Max. Height:	6 m
Lot Coverage	
Main Building	
Max. Coverage:	30% (includes all buildings)
Max. Area:	n/a m ²
Min. Area:	110 m ²
Accessory Building or Structure	
Max. Coverage:	10% (included in lot coverage)
Max. Area:	70 m ²
Driveways	
Max. Width:	5 m
Max. Number:	2
Minimum Yards	
Front:	7.5 m
Rear:	7 m
Major Side:	6 m
Minor Side:	5 m
Flankage:	7.5 m
Front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges and walkways.	
No front yard may be used for outside storage unless it can be demonstrated to the satisfaction of the Development Officer that the site has extraordinary limitations such as slopes with a gradient in excess of 20%, mature vegetation, or other features that make storage on other parts of the lot impractical.	
Minimum Lot Dimensions	
Min. Lot Area:	2,000 m ²
Min. Lot Frontage:	40 m
Min. Lot Depth:	45 m

Schematic

Driveway Width: 5m

Major Side: 5m

Rear: 6m

Front: 7.5m

Minor Side: 4m

Lot Area: 1,350 m²

Lot Frontage: 30m

Lot Depth: 45m

Road Right-of-Way

Buildings	
Main Building	9 m
Max. Height:	9 m
Min. Height:	3 m
Accessory Building or Structure	
Max. Number:	2
Max. Height:	6 m
Lot Coverage	
Main Building	
Max. Coverage:	35% (includes all buildings)
Max. Area:	n/a m ²
Min. Area:	90 m ²
Accessory Building or Structure	
Max. Coverage:	10% (included in lot coverage)
Max. Area:	70 m ²
Driveways	
Max. Width:	5 m
Max. Number:	2
Minimum Yards	
Front:	7.5 m
Rear:	6 m
Major Side:	5 m
Minor Side:	4 m
Flankage:	7.5 m
Front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges and walkways.	
No front yard may be used for outside storage unless it can be demonstrated to the satisfaction of the Development Officer that the site has extraordinary limitations such as slopes with a gradient in excess of 20%, mature vegetation, or other features that make storage on other parts of the lot impractical.	
Minimum Lot Dimensions	
Min. Lot Area:	1,350 m ²
Min. Lot Frontage:	30 m
Min. Lot Depth:	45 m

Schematic

Driveway Width: 5m

Major Side: 7.5m

Rear: 10m

Front: 15m

Minor Side: 5m

Lot Area: 4,000 m²

Lot Frontage: 45m

Lot Depth: 50m

Road Right-of-Way

Buildings	
Main Building	15 m
Max. Height:	15 m
Min. Height:	3 m
Accessory Building or Structure	
Max. Number:	3
Max. Height:	6 m
Lot Coverage	
Main Building	
Max. Coverage:	30% (includes all buildings)
Max. Area:	n/a m ²
Min. Area:	120 m ²
Accessory Building or Structure	
Max. Coverage:	15% (included in lot coverage)
Max. Area:	100 m ²
Driveways	
Max. Width:	5 m
Max. Number:	2
Minimum Yards	
Front:	15 m
Rear:	10 m
Major Side:	7.5 m
Minor Side:	5 m
Flankage:	7.5 m
Front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges and walkways.	
No front yard may be used for outside storage unless it can be demonstrated to the satisfaction of the Development Officer that the site has extraordinary limitations such as slopes with a gradient in excess of 20%, mature vegetation, or other features that make storage on other parts of the lot impractical.	
Minimum Lot Dimensions	
Min. Lot Area:	4,000 m ²
Min. Lot Frontage:	45 m
Min. Lot Depth:	50 m

Schematic

Driveway Width: 5m

Major Side: 5m

Rear: 6m

Front: 7.5m

Minor Side: 3m

Lot Area: 700 m²

Lot Frontage: 20m

Lot Depth: 30m

Road Right-of-Way

Buildings	
Main Building	9 m
Max. Height:	9 m
Min. Height:	3 m
Accessory Building or Structure	
Max. Number:	1
Max. Height:	6 m
Lot Coverage	
Main Building	
Max. Coverage:	35% (includes all buildings)
Max. Area:	n/a m ²
Min. Area:	90 m ²
Accessory Building or Structure	
Max. Coverage:	5% (included in lot coverage)
Max. Area:	50 m ²
Driveways	
Max. Width:	5 m
Max. Number:	1
Minimum Yards	
Front:	7.5 m
Rear:	6 m
Major Side:	5 m
Minor Side:	3 m
Flankage:	7.5 m
Front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges and walkways.	
No front yard may be used for outside storage unless it can be demonstrated to the satisfaction of the Development Officer that the site has extraordinary limitations such as slopes with a gradient in excess of 20%, mature vegetation, or other features that make storage on other parts of the lot impractical.	
Minimum Lot Dimensions	
Min. Lot Area:	700 m ²
Min. Lot Frontage:	20 m
Min. Lot Depth:	30 m

Options

The Town of Rothesay Land Use By-Law currently accommodates seven distinct residential housing types in areas with water and sewer services.

Alternatives

Are there any other housing types that might be suited to accommodate housing needs of current and future Rothesay residents?

Please provide your comments through the online questionnaire.

TWO FAMILY RESIDENTIAL ZONE [R2]

Description

This zone is intended to provide for two family housing and single family housing types integrated in various neighbourhoods.

Context

Mixed residential areas presently are composed of a variety of housing types varying from single-family detached housing, to homes with basement apartments, to garden home development to apartments. This residential area offers the community a number of advantages. Its location adjacent to the main commercial area in Rothesay offers residents convenience, ease of obtaining services within walking distances and for some, an opportunity to work close to home. This area of mixed-residential development is also a transition from the commercial areas to the lower density residential uses prevalent in the Town. The higher densities allow for the more efficient use of the existing municipal infrastructure that is in place. This is consistent with the overall sustainable community principles in which residential opportunities coexist with commercial activities thereby encouraging a higher degree of pedestrian traffic and infill development.

Character



ATTACHED RESIDENTIAL ZONE [R3]

Description

This zone is intended for development of somewhat higher densities and attached housing forms in areas of Rothesay where this development type will not detract from the quality of existing residential neighbourhoods.

Context

Moderate density housing is a common response to demands for alternative housing types to meet the needs of smaller families and an ageing population or to accommodate the growing demand for young professionals who do not wish to have or maintain houses on large lots. This type of housing can be designed and developed so as to complement existing neighbourhoods and offer a variety of housing to current and prospective residents. Often these alternative housing forms permit long-time residents to remain in a community as their housing needs change through their lives and enables younger members of society to establish a base in a community. Moderate density residential development can take the form of such housing types as individually owned apartment units, townhouses or garden homes.

Character



MULTI-UNIT RESIDENTIAL ZONE [R4]

Description

This zone allows development of apartments and attached housing at the highest density permitted by the Rothesay Municipal Plan, which is 20 units per acre or 50 units per hectare.

Context

Moderate density housing is a common response to demands for alternative housing types to meet the needs of smaller families and an ageing population or to accommodate the growing demand for young professionals who do not wish to have or maintain houses on large lots. This type of housing can be designed and developed so as to complement existing neighbourhoods and offer a variety of housing to current and prospective residents. Often these alternative housing forms permit long-time residents to remain in a community as their housing needs change through their lives and enables younger members of society to establish a base in a community. Moderate density residential development can take the form of such housing types as individually owned apartment units, townhouses or garden homes.

Character



Schematic

Buildings

Main Building

Max. Height: 9 m
Min. Height: 3 m

Accessory Building or Structure

Max. Number: 2
Max. Height: 6 m

Lot Coverage

Main Building
Max. Coverage: 35 % (includes all buildings)
Max. Area: n/a m²
Min. Area: 185 m²

Accessory Building or Structure

Max. Coverage: 10 % (included in lot coverage)
Max. Area: 70 m²

Driveways

Max. Width: 5 m
Max. Number: 2

Minimum Yards

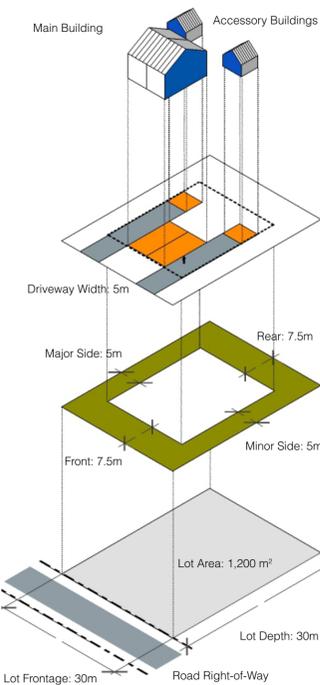
Front: 7.5 m
Rear: 7.5 m
Major Side: 5 m
Minor Side: 5 m
Flankage: 7.5 m

Front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges and walkways.

No front yard may be used for outside storage unless it can be demonstrated to the satisfaction of the Development Officer that the site has extraordinary limitations such as slopes with a gradient in excess of 20%, mature vegetation, or other features that make storage on other parts of the lot impractical.

Minimum Lot Dimensions

Min. Lot Area: 1,200 m²
Min. Lot Frontage: 30 m
Min. Lot Depth: 30 m



Schematic

Buildings

Main Building

Max. Height: 9 m
Min. Height: 3 m
Max. Units: 8

Accessory Building or Structure

Max. Number: 1 per unit
Max. Height: 6 m

Lot Coverage

Main Building
Max. Coverage: 40 % (includes all buildings)
Max. Area: n/a m²
Min. Area: 80 m²

Accessory Building or Structure

Max. Coverage: 3 % (included in lot coverage)
Max. Area: 10 m²

Driveways

Max. Width: 5 m
Max. Number: 1

Minimum Yards

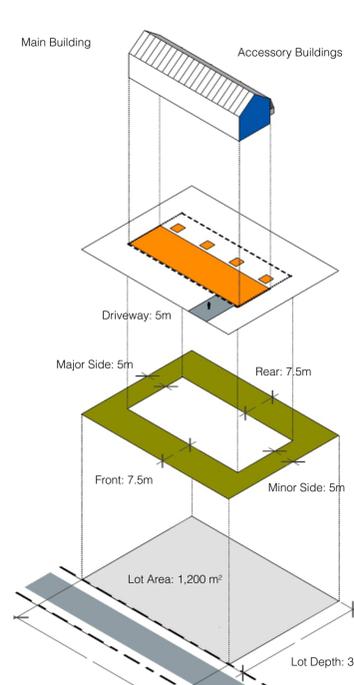
Front: 7.5 m
Rear: 7.5 m
Major Side: 5 m
Minor Side: 5 m
Flankage: 7.5 m

Front yards shall be maintained with a minimum area of 40% in turf or other landscaping material such as trees, planting beds, hedges and walkways.

Storage of boats, vehicles, firewood, compost carts and similar items is not permitted in the landscaped portion of front yards.

Minimum Lot Dimensions

Min. Lot Area: 1,200 m²
Min. Lot Frontage: 40 m
Min. Lot Depth: 30 m



Schematic

Buildings

Main Building

Max. Height: 15 m
Min. Height: 6 m

Accessory Building or Structure

Max. Number: 2
Max. Height: 6 m

Lot Coverage

Main Building
Max. Coverage: 35 % (includes all buildings)
Max. Area: n/a m²
Min. Area: n/a m²

Accessory Building or Structure

Max. Coverage: 5 % (included in lot coverage)
Max. Area: n/a m²

Driveways

Max. Width: 5 m
Max. Number: 2

Parking requirements are as set out in section 5.6. Off-street parking shall not be provided in the front yard; parking shall be placed in side or rear yards; Parking areas shall be screened from abutting lower density residential zones. No parking spaces, aisles or manoeuvring areas shall be placed within 2 metres of any property line.

Minimum Yards

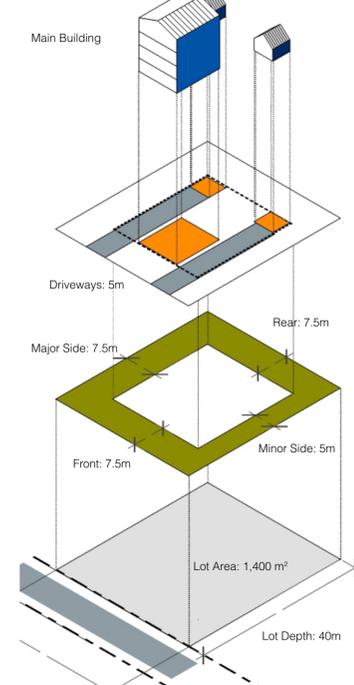
Front: 7.5 m
Rear: 7.5 m
Major Side: 7.5 m
Minor Side: 5 m
Flankage: 7.5 m

Front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges and walkways.

Storage of boats, waste receptacles, vehicles, firewood, compost carts and similar items is not permitted in front yards.

Minimum Lot Dimensions

Min. Lot Area: 1,400 m² or 200 m² / residential unit, whichever is greater
Min. Lot Frontage: 35 m
Min. Lot Depth: 40 m



HOUSING PREFERENCE

Please comment in the online questionnaire what housing types you think are desirable on "The Hillside".

Please keep in mind that architectural styles within a zone can vary and can range from traditional to modern architecture.



Attached Residential



Small Lot Single Family



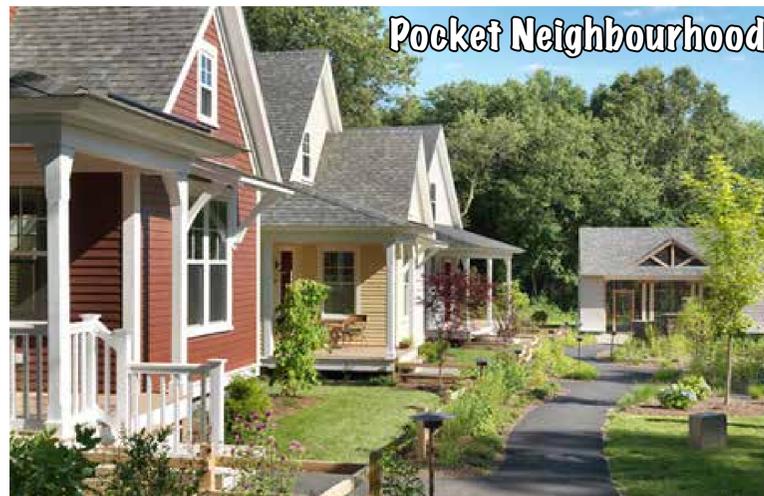
Attached Residential



Standard Zone Single Family



Two Family Residential



Pocket Neighbourhood



Large Lot Single Family



Pocket Neighbourhood



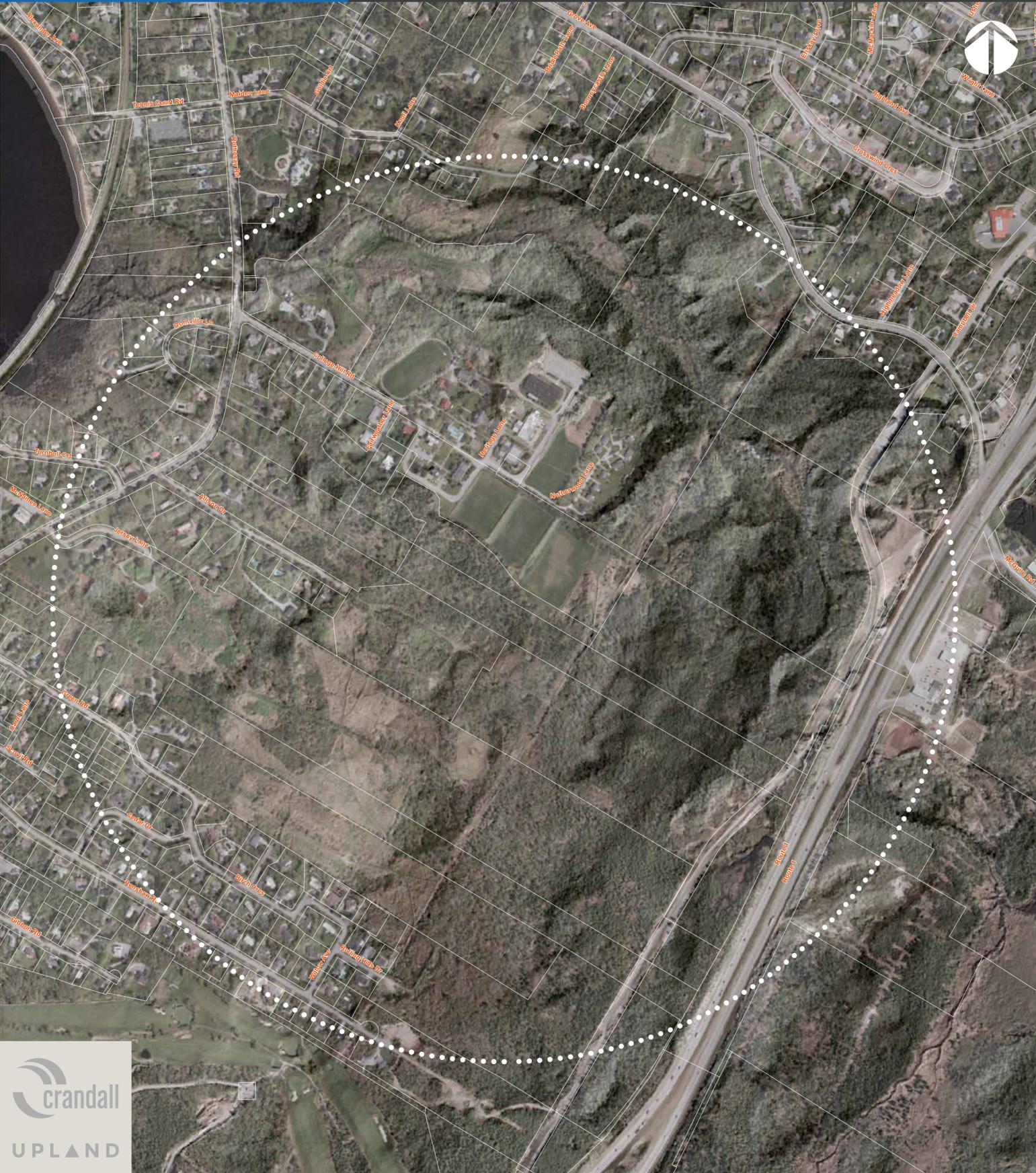
Two Family Residential



Small Lot Single Family



Multi-Unit Residential



Share your feedback on the qualities of this area.

What places, features and qualities of the area are important to you?
What views, trails and natural areas do you appreciate?
How do you currently use the area?

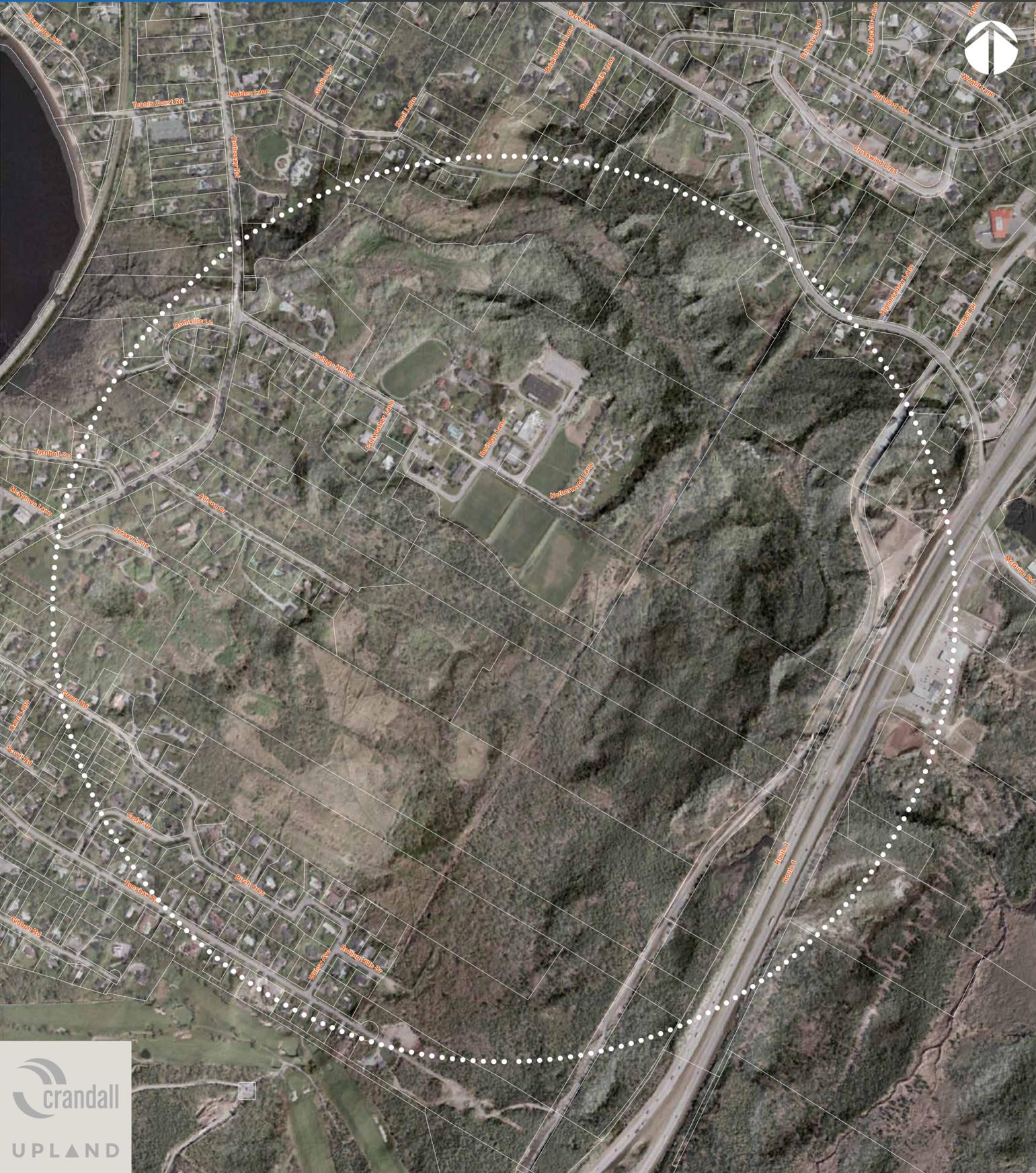
**Please provide
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through
the online
questionnaire.**

Qualities.

Weaknesses.

Share your feedback on weaknesses of this area.

What do you not like or not enjoy about this area?
Which areas are particularly vulnerable and should be protected?
Which challenges exist to accessing the area?



Share your feedback on future opportunities in this area.

How would you like to see the Hillside develop?
What would you like to see there?
What type of housing do you feel could best serve current and new residents of Rothesay?

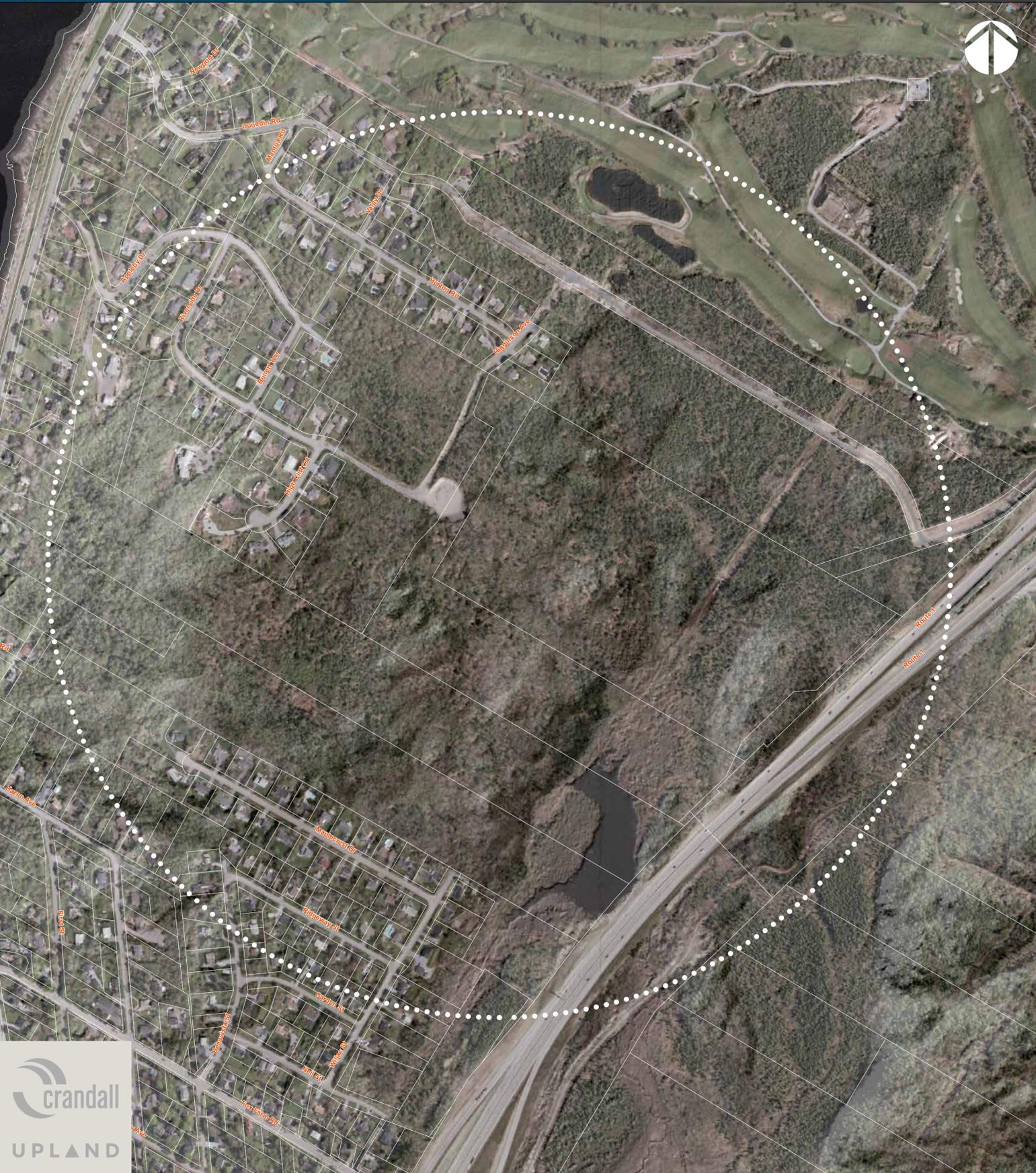
Please provide your comments through the online questionnaire.

Opportunities.

Constraints.

Share your ideas on constraints of this area.

What concerns do you have about future development of the Hillside?
What would you not like to see there?
What concerns do you have about transportation access to the Hillside areas?



Share your feedback on the qualities of this area.

What places, features and qualities of the area are important to you?
What views, trails and natural areas do you appreciate?
How do you currently use the area?

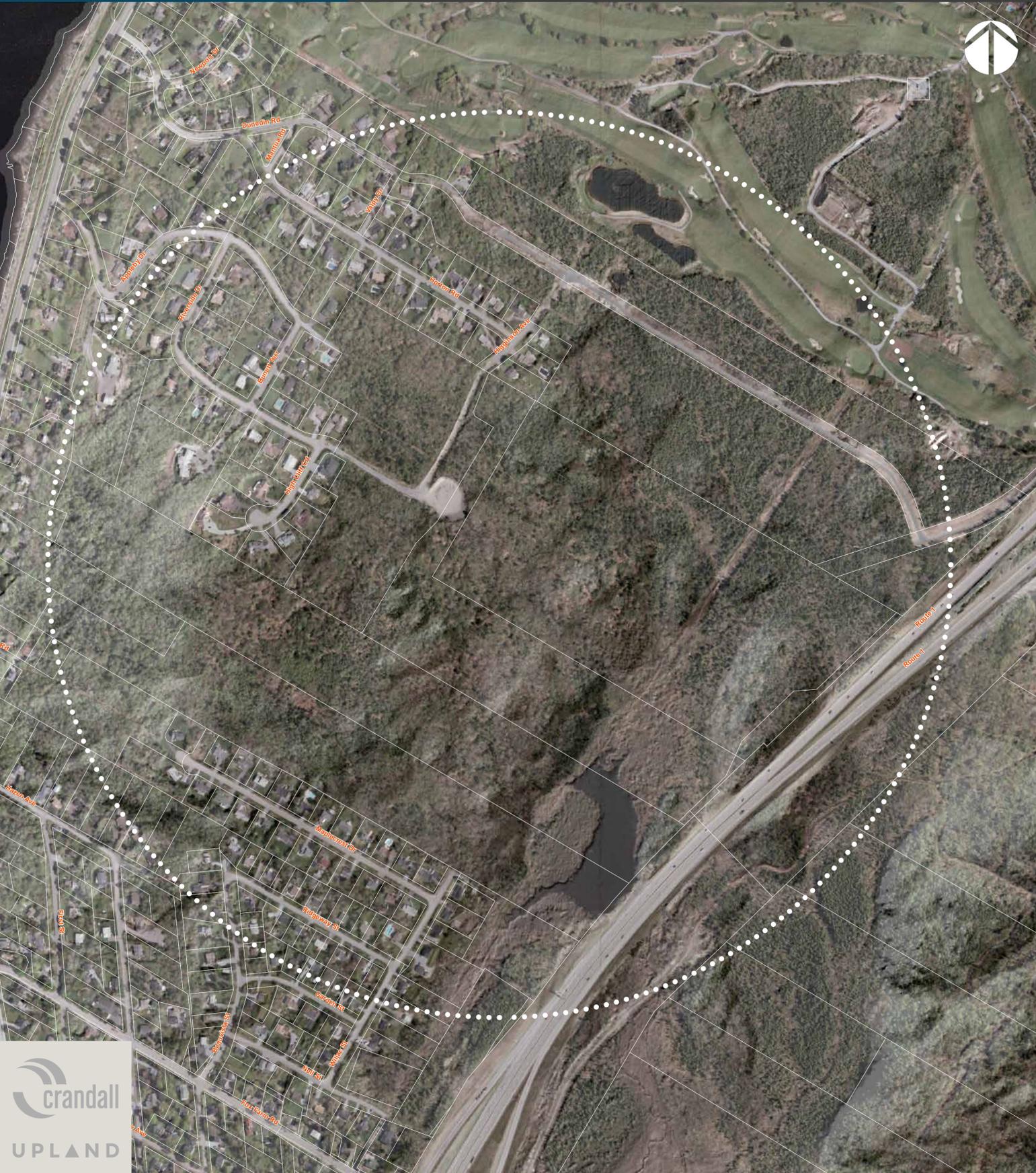
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What do you not like or not enjoy about this area?
Which areas are particularly vulnerable and should be protected?
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How would you like to see the Hillside develop?
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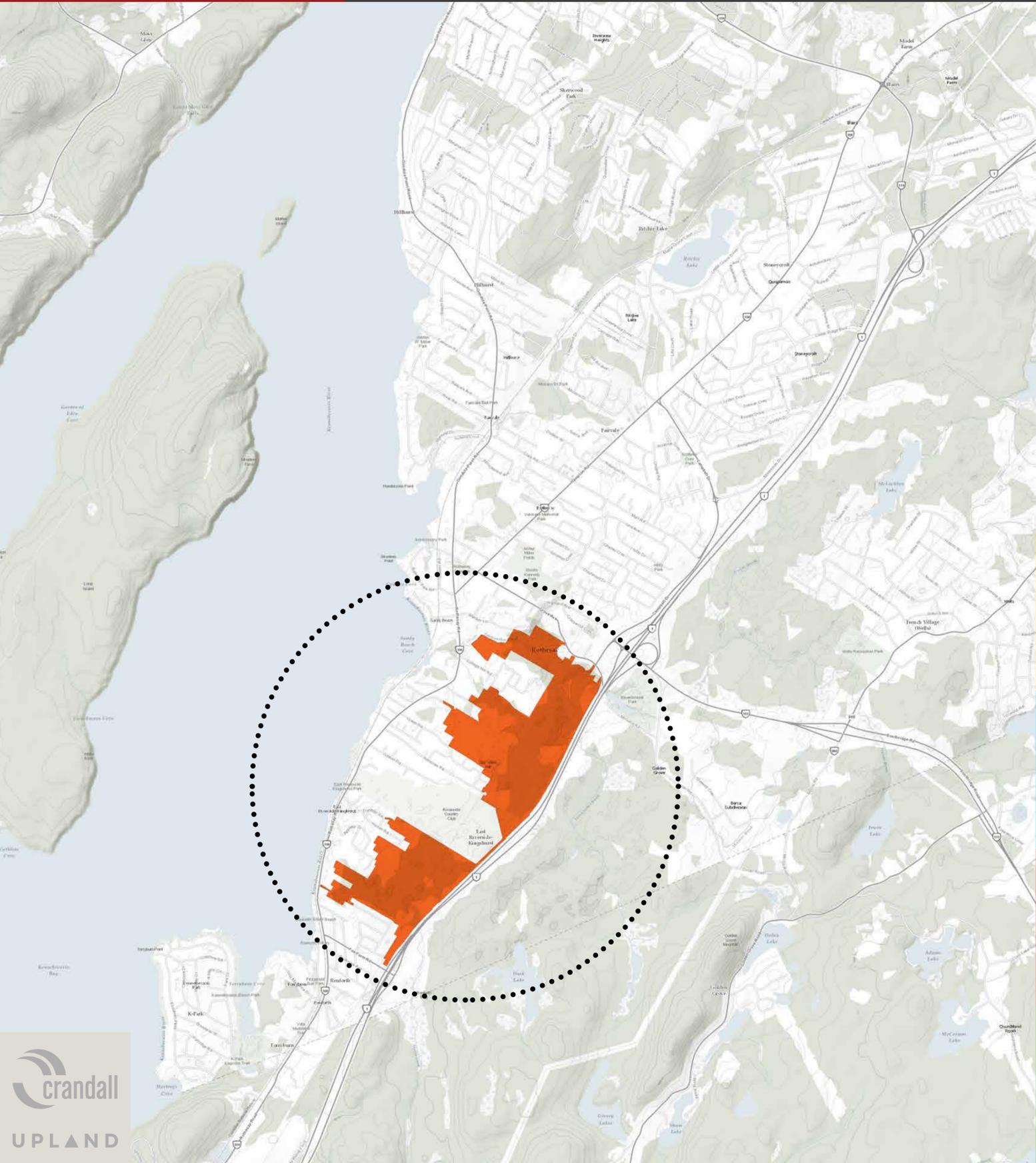
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Opportunities.

Constraints.

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What concerns do you have about future development of the Hillside?
 What would you not like to see there?
 What concerns do you have about transportation access to the Hillside areas?



Thank you for your input!

We invite you to follow the development of the Plan.

March	Public Open House
April - May	Development of Draft Plan
June	Public Presentation of Draft Plan
July	Submission of Final Plan