

ROTHESAY

PUBLIC HEARING

School Avenue and Kaitlyn Street
(PIDs 30146708 & 30146674)
Rothesay Town Hall Common Room
Monday, November 20, 2023
6:30 p.m.



PRESENT: MAYOR NANCY GRANT
DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR HELEN BOYLE
COUNCILLOR DAVE BROWN
COUNCILLOR PETER J. LEWIS
COUNCILLOR DON SHEA

TOWN MANAGER JOHN JARVIE
TOWN CLERK MARY JANE BANKS
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN
ADMINISTRATIVE ASSISTANT LIZ HAZLETT

ABSENT: COUNCILLOR TIFFANY MACKAY FRENCH
COUNCILLOR BILL McGUIRE

TREASURER DOUG MacDONALD
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

PUBLIC HEARING 54-unit Town home development – School Avenue/Kaitlyn Street

1. Call to Order Instructions

Mayor Grant called the public hearing to order at 6:30 p.m. and explained the Public Hearing is to consider rezoning lands located at School Avenue/Kaitlyn Street (PIDs 30146708 & 30146674) from Single Family Residential – Standard Zone [R1B] to Multi-Unit Residential (R4) to allow for a 54-unit town home development, subject to the execution of a Development Agreement, in accordance with the *Community Planning Act*, supra.

Mayor Grant briefly reviewed the procedure for the meeting, and explained a decision of Council will not be made this evening. She listed the documentation and the dates the notice was posted to the website.

2. Public Hearing Documentation

2023	Memorandum prepared by Town Clerk Banks (public notices)
2023	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall
DRAFT	By-law 2-10-36
DRAFT	Development Agreement
15 November 2023	Recommendation from Planning Advisory Committee
3 November 2023	Staff Report to Planning Advisory Committee

Appearances/Presentations:

Presentation: Stephen Maltby

Presentation: John Jarvie, MCIP RPP, Town Manager
Director of Planning/Development Services

Appearances: n/a

Comments: n/a

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Mayor Grant invited Mr. Maltby to give a presentation.

Mr. Maltby introduced himself, noting he is an owner of MR Investments Inc., and the proposal is for development of the Glengary Estates subdivision. He gave a presentation highlighting that the project addresses current housing needs, more specifically it:

- is an attainable option for first-time homebuyers, those looking to downsize, newcomers, and seniors
 - Average price of the 15 homes currently for sale in Rothesay: \$700,000
 - Only three reported prices under \$400,000 but were constructed in 1960, 1974, and 1975
 - Enables homeownership with similar costs to rental options
 - Eliminates stresses associated with renting
 - Obtainable for families with incomes/wages of \$20-25 per hour
- Provides 54 units
 - Density is needed to address unprecedented population growth – New Brunswick’s population increased 41,000 from 2021-2023 whereas the same growth was reported over several years (1979-2016)
 - CMHC warns that 3.5 million units are needed before 2030
 - 1500 new housing starts are needed per year (670 reported in 2023)
- Provides accessible one-level or two-level options (8 blocks with 6-7 units each)
- Aligns with federal and municipal housing interests
 - Medium density townhomes (missing middle)
 - Only 3% of housing in Rothesay is medium density
 - Infill development – use of existing infrastructure (municipal water and sewer services)
 - Housing Accelerator Fund
 - Municipal Plan
 - The property is designated for medium density and abuts other medium density housing (Kaitlyn Street townhomes)
 - Supportive recommendations from the Planning Advisory Committee, Town staff, and residents (face-to-face visits)
 - Shadowhill development is comparable but was constructed in 1983

Mayor Grant invited questions from Council.

Mr. Maltby responded to inquiries, noting: the plan is to complete the project within 36 months; there will be a gradual transition from one-level to two-level units; he is working with Town staff to discuss moving the trail to provide more space for backyards; unit size will range from 1200-1500 sq. ft. for both one-level and two-level options; some units may be barrier-free to accommodate seniors; and maintenance packages will be offered similar to those in the Shadowhill development.

Mayor Grant thanked Mr. Maltby for his presentation.

Mayor Grant invited Town Manager Jarvie to give a presentation.

Town Manager Jarvie reported staff reviewed the project, and highlighted the following:

- Municipal services (existing water and sewer infrastructure in the area)
- Opportunity to direct drainage into Salmon Creek
- Possibility of future road connections and alternate access to the area
- Developer responsibilities outlined in the Development Agreement (service connections and roads)
- Review by the Kennebecasis Fire Department (no concerns)
- Addressing a housing need in the community
- Supportive recommendations from the Planning Advisory Committee and Town staff
- The request is to rezone both parcels together from R1B to R4

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- Proposed land for public purposes
 - o buffer from railroad tracks, location of trail (which may be moved) and Salmon Creek

Mayor Grant thanked Town Manager Jarvie, and invited questions from Council.

Staff responded to inquiries, noting: there is existing infrastructure under the railroad tracks (Salmon Creek) which can accept drainage; construction equipment/vehicles will access Kaitlyn Street (Item 3 in the Development Agreement) through Isaac Street, and not School Avenue, to avoid the immediate vicinity of Fairvale Elementary School; and it is believed the capacity of all relevant municipal services (water, sewer, and water for fire suppression) is adequate to accommodate the development – staff do not anticipate issues but calculations will be completed to confirm.

Mayor Grant called three times for those wishing to speak against the proposal. The following people spoke: Russell MacDonald, 30 Kaitlyn Street; Tracy Davis; and Wendy Barrett, 33 Isaac Street. Opposition was not stated but concerns were raised regarding lack of notification in the mail (MacDonald), traffic – 54 new units adding more vehicles to an already congested area with school traffic/buses, construction, and the surrounding 50+ properties including owner vehicles, visitors, deliveries, etc., and cost – 54 units at \$400,000 each would impact surrounding property taxes and is not realistically attainable for first-time homebuyers or seniors.

Town Manager Jarvie acknowledged the existing traffic concerns, noting traffic volumes are sufficient – without the development – to warrant installation of traffic signals along Gondola Point Road (location to be determined). Installation of such a traffic control system could occur even before completion of the project. He added the project also creates an opportunity for future alternate access to the area which is beneficial for both emergencies and traffic congestion.

Mayor Grant called three times for those wishing to speak in favour of the proposal. The following people spoke:

Shirley Goguen, 48 Kaitlyn Street, stated she is in favour of the project, as the days of getting a home for \$200,000 have passed. She noted \$400,000 is less than average home costs of \$600,000-700,000, and is not unreasonable for young families, or seniors that are selling their own homes and have savings and investments. She added the project provides a type of housing needed by the community, adds 54 units to the tax base, and enables young families and seniors to live in close proximity (creating a sense of community).

Jeff Cyr, Executive Director of Economic Intelligence & Real Estate for Envision Saint John, spoke in favour of the project by outlining the current housing crisis, rising construction costs, and gaps between housing costs and incomes. He noted there is a lot of work to be done to address challenges, and the housing shortage, which will require cooperation with developers and increased density (for affordability). He shared that national trends in the housing market will move from single-family homes to higher density units (apartments, townhomes, etc.) on smaller lots. He concluded by encouraging housing diversity and understanding municipal interests to help provide attainable housing.

Mayor Grant invited final comments from Mr. Maltby.

Mr. Maltby stated he appreciates the feedback and recognizes traffic-related concerns. He noted the project would eliminate a cul-de-sac thereby improving safety and creating an opportunity for future road connections and alternate access to the area. He explained that the project will be completed gradually, as opposed to all at once like apartment buildings, which allows time to install traffic signals. He concluded by reiterating that the proposal addresses a need for housing for seniors and young families and is in an area with existing municipal infrastructure (water and sewer), similar housing (townhomes on Kaitlyn Street), a school, trail, and other recreational amenities for all ages.

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Mayor Grant thanked all in attendance.

3. Adjournment

The public hearing adjourned at 7:14 p.m.

original signed by

MAYOR

original signed by

CLERK