

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 Deby of the Deby 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. Deby 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. Deby 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.

Appendix 2

Design Brief

Glen View Park Land Lease Community Proposed Expansion

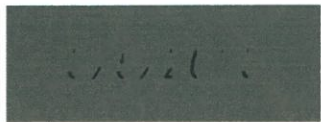
*Glen View Drive
Saint Louis, MO*

Prepared by:

HUGHES SURVEYS & CONSULTANTS, INC.

*212 Crown Street
Saint Louis, MO
63103*

Reference Number: 111-212



***DEVELOPMENT PROPOSAL &
CONCEPTUAL DESIGN BRIEF***

TABLE OF CONTENTS

INTRODUCTION..... 1

HISTORY..... 1

EXISTING DEVELOPED AREA..... 1

PROPOSED EXPANSION..... 2

TOPOGRAPHY..... 2

ROCK SLOPE DESIGN..... 3

SITE SERVICING..... 3

Sanitary Sewer..... 3

Water..... 4

Stormwater Management..... 4

ACCESS..... 5

PHASING OF DEVELOPMENT – ABSORPTION RATE FOR LOTS..... 5

MUNICIPAL PLAN & ZONING APPROVALS REQUIRED..... 6

APPENDIX A - DRAWINGS..... 1

Prepared By:

Jennifer Peacock, P. Eng.
Hughes Surveys & Consultants Inc.

Rick Turner
Hughes Surveys & Consultants Inc.

INTRODUCTION

The owners of the Glen Falls Mobile Home Park are planning an extension to their facility off Glen Road, upgrading the existing park and rebranding it as the “Glen View Park Land Lease Community”. The attached tentative plan illustrates the proposed extension which will consist of four new serviced private streets and approximately 80 new lease lots. The purpose of this submission is to provide details for consideration to amend the Municipal Plan and approve the proposed development as a conditional use. The proposed development takes in the undeveloped portion of PID 00300855 & 00420836.

HISTORY

The existing park was developed in 1973. The original developer operated the park up until 2011 at which time it was purchased by 632504 New Brunswick Ltd., a company headquartered in Saint John and associated with the Debly group of companies. The new owner’s primary interest is to expand the park to the north of the existing developed area and make the proposed expansion more appealing by doing substantial upgrades to the existing mobile home park. The improvements to the existing mobile home park have been ongoing over the past year.

EXISTING DEVELOPED AREA

The existing park consists of approximately 100 sites each containing an area of approximately 3,200 square feet. There is a treed buffer along the southern and eastern boundaries of the park. In a central area of the park there is space that was allocated for a recreation area that has a small intermittent stream running through it. A tot lot was proposed to be developed in the recreation area in 1973 but it was never constructed. Improvements have been made to the services, roadways and ditch systems by the new owner. As part of the ongoing improvements to the park the recreation area will be developed and will include a tot lot area as was originally proposed in 1973.

PROPOSED EXPANSION

The development plan proposed in May 1973 for Phase 2 of the Glen Falls Mobile Home Park envisaged the park being expanded to a total of 216 lease lots. To carry out the development as proposed in 1973 would require infilling of an existing provincially regulated wetland and a realignment of the east branch of Marsh Creek. For environmental considerations the layout proposed in 1973 has been abandoned and a new layout is proposed. The new layout will require substantially more excavation but will avoid encroachment on the regulated wetland and its buffer. The principal owner of 632504 New Brunswick Ltd. has a related contracting business primarily involved in excavation and servicing. The reason for investing in the Glen View Park Land Lease Community at this time was to use the excavation/contracting business he has to enhance and expand the park while economic conditions are slow as a way of keeping his equipment operating and his staff employed. Since the new layout requires a substantial regrading of the site the excavation will be carried out based on the submitted preliminary grading plan once municipal plan approvals are granted. The proponent has also acquired an adjacent property north of the site known as PID 00420836. Their intent is to incorporate this into their plan in order to attain approximately 200 lease sites in the overall development upon build out (100 existing & 100 proposed). A portion of this area contains the east branch of Marsh Creek. It is proposed that the area around the creek upstream of the regulated wetland will be enhanced as park area for the development. Green space or park areas are reserved along the eastern boundary of the expansion area, which includes two elevated summits. The regulated wetlands and wetland buffer will remain as undeveloped green space. The green space (undeveloped and recreational) allowance for the expansion area upon build-out is approximately 56%.

TOPOGRAPHY

The existing topography consists of fairly steeply sloping ground. Heading north from the existing Glen View Drive, grades increase to the peak of the hill about 170 metres into the subject area at which point the ground drops off toward the back of the lot. To either side of the proposed extension of Glen View Drive, there are rock outcrops. The rock outcrop to the east will remain, however the outcrop to the west of the proposed Glen View Drive Extension will be cut to facilitate development.

The eastern edge of the property bound by Glen Road is classified as a regulated wetland and is also a part of the Glen Falls Flood Risk Area covered under the City of Saint John Flood Risk By-Law. The lot layout and grading will be carried out in a manner such that all construction activity and development will occur outside of the wetland and its 30 metre buffer zone. This will also assure the development does not infringe on the Glen Falls Flood Risk Area. The northern portion of the property will be filled to accommodate gently graded streets and the required gentle sloping property essential for this type of development. It is anticipated that the design will be such that there is a balanced cut and fill to minimize the amount of material to be imported to or removed from the site.

ROCK SLOPE DESIGN

Brunswick Engineering & Consulting Inc. has been engaged by 632504 NB Ltd. to provide engineering services for the above noted project. As part of the services provided, a rock assessment will be conducted to ascertain the stability of the rock face and the required slopes needed for stability.

Once construction has commenced in the rock cut areas, the bedrock's geological features of the bedrock will be mapped and analyzed to determine the natural failure planes and angles. The analysis will be completed from the viewpoint of long term stability with no risk of wedge or block failures that could lead to pieces of rock becoming loose and posing risk to the building lots. The analysis will be based on visual observations of the working face of the rock and will therefore be the most representative way of inspecting the bedrock.

The outcome of the analysis will determine the form of slope stabilization, which could be as simple as flattening out the rock face to a more stable angle or possibly installing mechanical stabilizations like rock anchors. Based on these findings the lot layout will be adjusted if required.

SITE SERVICING

Private water and sewer services serve the existing mobile home park. The existing services connect to the municipal system on Glen Road. It is proposed that the new development will connect to the existing services. Stormwater runs off the site in ditches along the streets and via a stream that runs through the middle of the park and crosses Glen Road via a culvert and into the existing low lying area to the west of Glen Road.

Sanitary Sewer

There is a 200mm diameter sanitary sewer along Glen View Drive and along Purdy Street. Both run to the intersection of Glen View Drive and Glen Road. The private 200mm sewer connects to the existing municipal system at a manhole on Glen Road south of Glen View Drive.

The proposed development will be serviced by gravity sewer connecting to the existing system on Purdy Drive. From there it will flow through the private sewer system to Glen Road. Flow monitoring will be conducted on the existing privately held sanitary sewer system to measure infiltration and, if required proposals will be submitted to demonstrate how it will be mitigated.

In order to determine that capacity of the existing system, it is proposed that a downstream analysis be performed to determine the existing flows to the Simpson Street pumping station based on theoretical values for the existing sewer shed.

Water

The existing Glen Park Mobile Home development is serviced by a looped water system consisting of 150mm watermain on Purdy Drive and Colin Avenue and 200mm watermain on Glen View Drive. This loop is fed by the municipal system on Glen Road. It is proposed that water service to the proposed development be provided in a looped extension to the existing system, where practical, by connecting at Glen View Drive and at the new street off of Purdy Drive.

Hydrant flow tests will be performed to determine whether adequate pressures exist to service the proposed development. Should adequate pressures not be available, the developer will include provisions for a booster or pumping station in the detailed design phase. If infrastructure is required to deal with pressure issues within the development it will be constructed and held as private infrastructure.

Stormwater Management

Stormwater will be retained onsite. Storage will be provided in the fill that will be placed to shape the lots and roads. A detailed stormwater management plan will be submitted by Brunswick Engineering & Consulting Inc. who has been engaged by 632504 NB Ltd. to provide engineering services for the above noted project. More specifically, Brunswick Engineering has been retained to complete a stormwater study for the pre and post development rainfall runoff associated with the proposed land lease community expansion.

Stormwater design has not commenced therefore, it is not possible to comment on actual design values for stormwater flows, however based on the existing grades and topographic features of this parcel, the following is the design methodology which will be used during the stormwater study.

- The existing site conditions have steep slopes and in places rock outcrops which would cause runoff time of concentration to be low.
- The post development grades will be flatter than the existing grades which will lower the runoff velocity and increase the time of concentration for that area.
- The post development will most likely have less vegetation than the pre-development so a there will probably be a net increase in the overall time of concentration for the runoff and as such there will be an onsite storage requirement for the expansion.
- As a large rock cut is required to achieve suitable grades for the proposed roads and building lots, this rock can be used as a fill along the western side and northeastern end of the expansion. With proper blasting techniques, this rock can be blasted into a coarse shot rock which when placed will have a high voids content and thus a high ability to store water. Soil berms maybe required at the downstream end of the rock fill to help retain the water within the rock fill voids.

- As with the existing trailer park, the roadway will have rock lined open channel ditches lined with rip rap to help keep flow velocities low.

The final design will incorporate the above list of design parameters/ features, however unforeseen circumstances and site conditions may warrant changes to this methodology.

The storm water study and design will be completed following the specifications and requirements as set out by the City of Saint John.

ACCESS

Access to the proposed development will be via the existing park, which the owners have been working on upgrading. As part of the development, further upgrades to the existing streets and ditches will continue. Two access points to the new section are planned. One will be an extension of Glen View Drive and the other will be via a new street off of Purdy Drive. Both accesses were set aside as possible future access points during the design and construction of the original development.

Proposed streets will have a width of 12 metres consisting of 6 metre width of asphalt. Ditches will be shaped as needed to facilitate drainage to the existing ditches and watercourses as per a detailed stormwater management plan to be prepared by Brunswick Engineering.

The proposed private streets comprise of:

- An extension to Glen View Drive;
- Five new private streets proposed to be named:
 - Rex Hurley Boulevard;
 - Naomi Street;
 - Seraphina Street
 - Abigale Street;
 - Kimberly Avenue.

If any of the street names are objected, the developer proposes the following substitutes for consideration:

- Teed;
- Percy;
- Anthony;
- Kemal;
- Peter.

PHASING OF DEVELOPMENT – ABSORPTION RATE FOR LOTS