

**Shediac Planning Review and Adjustment Committee /  
Comité de révision de la planification de la Commission du Shediac**  
Monday, March 29, 2021 / Le lundi 29 mars, 2021

**Staff Report / Rapport du personnel**

**Subject / Objet :** Variance Request / Demandes de Dérogation

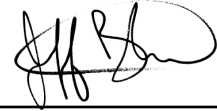
**File number / Numéro du fichier** 21-377

**From / De :**



Joshua Adams  
Planner / Urbaniste

**Reviewed by / Révisé par :**



Jeff Boudreau  
Development Officer / Agent  
d'aménagement

**General Information / Information générale**

**Applicant / Requéant :**

Ron Lord Shediac Bayview Properties Ltd.

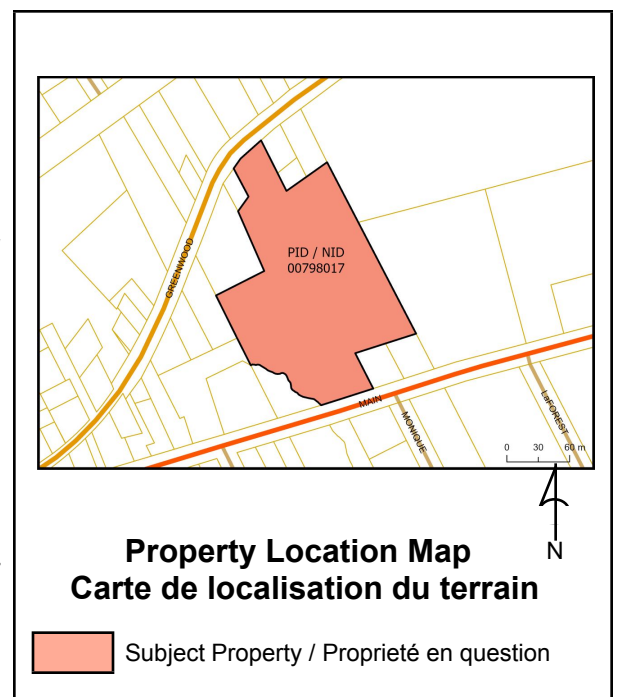
**Landowner / Propriétaire :**

Ron Lord Shediac Bayview Properties Ltd.

**Proposal / Demande :**

The following variances are requested to permit a 57 unit residential building: / *Les dérogations suivantes sont demandées pour permettre la construction d'un immeuble résidentiel de 57 unités :*

- Variance to increase the maximum height from 15 meters to 16 meters / *Dérogation pour faire passer la hauteur maximale de 15 mètres à 16 mètres*
- Variance to permit a flat roof / *Dérogation pour permettre un toit plat*
- Variance to permit parking in the front yard / *Dérogation pour permettre le stationnement dans la cour avant*
- Variance to increase the maximum setback from 6.5 meters to 26 meters / *Dérogation pour faire passer le retrait maximal de 6,5 mètres à 26 mètres*
- Variance to increase the maximum driveway width to 7.6 meters / *Dérogation pour augmenter la largeur maximale de la voie d'accès à la propriété, qui serait de 7,6 mètres*



**Site Information / Information du site**

**PID / NID:** 00798017

**Lot Size / Grandeur du lot:** 2.62 hectares

**Location / Endroit :**

488 Main Street, Ville de Shediac / Town of Shediac

**Current Use / Usage présent :**

Vacant

**Zoning / Zonage :**

R3, GC

**Future Land Use Designation / Désignation de l'utilisation future du sol :**

Residential, Commercial

**Surrounding Use & Zoning / Usage des environs & Zonage :**

Residential, Campground, Commercial

**Municipal Servicing / Services municipaux:**

Water and sewer

## **Policies / Politiques**

The following relevant policies and proposals are established in the Shediac Municipal Plan By-Law. The proposed building is located in two different boroughs, therefore policies from each borough were used in staff's recommendation. / *Les politiques et propositions pertinentes suivantes sont établies dans le règlement administratif du plan municipal de Shediac. L'immeuble proposé est situé dans deux arrondissements différents, donc les politiques de chaque arrondissement ont été utilisées dans la recommandation des services de gestion.*

### **3.2.1 Sustainable development / Le développement durable**

1. Council's policy is to combine land development policies with urban trends such as New Urbanism, Smart Growth and Smart Code; / *Le Conseil a pour principe d'incorporer des principes en matière d'aménagement du territoire des courants urbanistiques du Nouvel Urbanisme, Smart Growth et Smart Code;*
2. Council's policy is to encourage compact developments that group a mix of residential, commercial, and institutional uses; / *Le Conseil a pour principe d'encourager les développements compacts qui regroupent une mixité des usages résidentiels, commerciaux et institutionnels;*
3. Council's policy is to favour developments that are adequately serviced by municipal services and that are environmentally friendly; / *Le Conseil a pour principe de favoriser des développements qui sont adéquatement desservis par les services municipaux et respectueux de l'environnement;*
4. Council's policy is to encourage both the arrival of new businesses on its land, and the expansion of existing businesses, in order to create new job opportunities for the residents of Shediac, which would allow them to work in their own community. / *Le Conseil a pour principe d'encourager à la fois l'arrivée de nouvelles entreprises sur son territoire et l'expansion des entreprises existantes afin de créer de nouvelles opportunités d'emplois pour les résidents de Shediac, permettant à ceux-ci de travailler dans leur communauté.*

### **3.2.2 Housing and residential boroughs / L'habitation et les arrondissements résidentiels**

1. Council's policy is to promote a wide array of housing categories / *Le Conseil a pour principe de favoriser diverses catégories de logements.*
4. Council's policy is to promote the maintenance and contribution of dwelling units for people with different income levels in every neighbourhood unit, as long as they are compatible with those units / *Le Conseil a pour principe de favoriser le maintien et l'apport de logements pour les personnes ayant des niveaux de revenus différents dans toutes les unités de voisinage, pourvu qu'ils soient compatibles avec ces unités.*

### **3.2.10 Municipal Services / Les services municipaux**

1. Council's policy is to improve the entire road network for users such as pedestrians, bicycles, and motor vehicles / *Le Conseil a pour principe l'amélioration du réseau routier dans son ensemble pour les utilisateurs tels que les piétons, les bicyclettes, et les véhicules à moteur.*
3. Council's policy is to build residential roads on a human scale thereby minimizing the impact of vehicles on these arteries. / *Le Conseil a pour principe de doter les rues résidentielles de caractéristiques à l'échelle humaine en minimisant l'impact de l'automobile sur ces artères.*
5. Council's policy is to assure that all new arteries will accommodate pedestrians by improving the safety and the look of these arteries where it is economically feasible; with the addition of sidewalks, proper signage, human scale lighting, rows of trees and curbs. / *Le Conseil a pour principe de s'assurer que toutes les nouvelles artères qui seront créées accommoderont les besoins des piétons en améliorant la sécurité et l'esthétique de ces artères où il y est économiquement réalisable; par l'ajout des trottoirs, d'une signalisation adéquate, d'un éclairage à l'échelle humaine, des rangées d'arbres et des bords de trottoirs.*
6. Council's policy is to promote opportunities for alternative methods of transportation, such as walking and cycling, by planning a network of pedestrian trails and bicycle paths that connect residential sectors to parks, green spaces, as well as the main commercial and institutional sectors throughout the municipality. / *Le Conseil a pour principe de favoriser les opportunités en ce qui a trait aux modes de transports alternatifs tels que la marche à pied et la bicyclette en y planifiant un réseau de sentiers pédestres et piste cyclable qui relie les quartiers résidentiels aux parcs et aux espaces verts de même que les principaux quartiers commerciaux et institutionnels de la ville.*

### **3.2.11 Urban Design / Le design urbain**

Urban design has a very complex scope. In fact, the purpose of urban design is to build compatible relationships between human beings, their daily activities, and the natural and developed environment. Generally speaking, the goal of these actions will be to introduce a more harmonious planning approach focused on producing an environment built on a more human scale that will allow all users to better enjoy the spaces. This way, the plan's goal is to guarantee that new development will improve urban design, buildings' physical appearances, public spaces, as well as the relationships at street level in order to improve the town's appearance as a whole. / *Le design urbain possède un champ d'application complexe. En effet, le design urbain a pour objectif d'établir des relations de compatibilité entre les humains, leurs tâches quotidiennes et leur environnement naturel et construit. De façon générale, l'objectif des interventions sera d'y introduire une approche planificatrice plus harmonieuse, axée sur la production d'un environnement bâti à une échelle plus humaine permettant une plus grande jouissance des espaces par l'ensemble des utilisateurs. Ainsi, l'objectif du plan est d'assurer que les nouveaux développements améliorent le design urbain, l'apparence physique des bâtiments, les espaces publics ainsi que les relations à l'échelle de la rue de manière à rehausser l'apparence de la ville dans son ensemble.*

1. Council's policy is to encourage all new residential, commercial, and institutional development to follow the general provisions in terms of design, as shown in the zoning by-law. / *Le Conseil a pour principe d'encourager que tous nouveaux développements résidentiels, commerciaux et institutionnels suivent les dispositions générales en matière de design tel qu'indiqué dans l'arrêté de zonage.*

3. Council's policy is to favour the insertion of buildings in boroughs that will improve the boroughs' appearance thanks to its design. / *Le Conseil a pour principe de favoriser l'insertion de bâtiments dans les arrondissements et dont leur design favorise à rehausser l'image de ces arrondissements.*

4. Council's policy is to protect and showcase interesting visual perspectives. / *Le Conseil a pour principe de protéger et mettre en valeur les perspectives visuelles intéressantes.*

5. Council's policy is to assure that the provisions of the subdivision and zoning by-laws emphasize top quality urban design. / *Le Conseil a pour principe de s'assurer que les dispositions relatives aux arrêtais de zonage et de lotissement mettent l'emphase sur un design urbain de première qualité.*

### **7.4 Shediac-North Borough / Arrondissement Shediac-Nord**

7.4.1 Development concept: / *Concept d'aménagement:*

The Shediac-North borough is a mainly residential sector, built in a different era, which explains the heterogeneity of the sector. New developments are located north of the old railroad bed (Pascal Poirier Street), especially on Wayne Street, Aurele Cormier Street, and La Batture Street. Pascal Poirier Street and Greenwood Drive are the two main roads in this borough. In fact, many large lots abut on these two major roadways. It is important to note that a golf course is situated in this sector. / *L'arrondissement Shediac-Nord est un secteur majoritairement résidentiel ayant été construit à différente époque et cela définit l'hétérogénéité de ce secteur. Les nouveaux développements sont localisés au nord de l'ancien chemin de fer (rue Pascal-Poirier) notamment la rue Wayne, la rue Aurèle-Cormier et la rue LaBatture. La piste cyclable (rue Pascal-Poirier) et la promenade Greenwood sont les principaux axes de l'arrondissement. Plusieurs grands terrains ont d'ailleurs une emprise sur l'un des deux axes. Il est bon de noter la présence d'un terrain de golf dans ce secteur.*

Despite being a mainly residential sector, Shediac-North has the particularity of having a mix of housing topology. As previously mentioned, this borough is criss-crossed by the old railroad bed which was developed into a beautiful bicycle path. The bike path would be the catalyst to new residential development that will likely occur in this sector. As the town's main residential borough, it is well situated. It also has an efficient roadway network that service other boroughs, such as the Downtown, Institutional and Commercial boroughs. However, this sector has no mixed uses, that in harmony with the residential use, would equip the borough with a neighbourhood feel and would significantly reduce travel time for the residents of Shediac-North. / *À défaut d'être majoritairement résidentiel, l'arrondissement Shediac-Nord a la particularité de posséder une mixité de typologie d'habitation. Comme se fut mentionné, celui-ci est sillonné par l'ancien chemin de fer qui fut restauré en une magnifique piste cyclable. Cette piste cyclable doit d'ailleurs servir de catalyseur aux nouveaux développements résidentiels susceptibles de s'établir dans le secteur. Étant le principal arrondissement résidentiel au nord de la ville, ce dernier possède une bonne déserte au niveau du réseau routier avec en outre les arrondissements Centre-Ville, Institutionnel et Commercial. Cependant, on ne note aucune mixité d'usage qui, en s'harmonisant, doterait l'arrondissement d'une vie de quartier tout en minimisant les déplacements des résidents de Shediac-nord.*

There are several vacant lots that would be ideal for new multi-unit dwelling developments. Most of them would be off Greenwood Drive, so it would be in the town's best interest to allow the introduction of multi-unit dwellings with the possibility of having neighbourhood businesses set up on the ground floor. In this way, the town would be able to guarantee that the diverse types of dwellings meet the needs of the aging population (less expensive, smaller dwelling units, etc.). / *On note plusieurs terrains vacants propices à de nouveaux développements multifamiliaux. Ceux-ci ont pour la plupart une emprise sur la promenade Greenwood, il serait donc dans l'intérêt de la ville de permettre l'insertion d'habitation multifamiliale avec la possibilité de commerce de voisinage au rez-de-chaussée. La ville doit être en mesure d'assurer différents types d'habitations répondants aux besoins de la population vieillissante (logements plus petits, moins dispendieux, etc.).*

Finally, future developments will have to take into account the pros and cons as it relates to climate change in the coastal area of this borough. / *Finalemment, les aménagements futurs devront tenir compte des avantages et des inconvénients (changements climatiques) que procure la caractéristique côtière de cet arrondissement.*

### **Proposals related to the Shediac-North borough: / Propositions relatives à l'arrondissement Shediac-Nord:**

1. It is proposed to maintain the integrity of existing neighbourhood residential units. / *Il est proposé de maintenir l'intégrité des unités de voisinage résidentielles existantes.*
2. It is proposed to demand that all new developments that differ in use or concentration from what already exists consider the neighbourhood's needs or distinctive features. / *Il est proposé d'exiger que tout nouvel aménagement dont l'usage ou la densité diffère de ce qui est déjà présent soit lié aux besoins ou aux particularités du voisinage.*
3. It is proposed to allow new residential developments that are in harmony with the borough's distinctive features as it relates to the urban framework. / *Il est proposé de permettre de nouveaux développements résidentiels qui s'harmonisent avec les caractéristiques propres de l'arrondissement en matière de la trame urbaine.*
4. It is proposed to require that a site plan be designed to optimize land use, thus creating a built environment that is enjoyable and efficient, before authorizing a residential development with a concentration of people that differs from the density that currently exists in this borough. / *Il est proposé d'exiger qu'un plan de site soit conçu afin d'optimiser l'usage des terrains tout en créant un cadre agréable et efficace avant que ne soit autorisé un aménagement résidentiel à densité différente dans le présent arrondissement.*
5. It is proposed to maintain a transition zone between different density sizes in residential developments. / *Il est proposé de maintenir une zone de transition autour des aménagements résidentiels de densités différentes.*
8. It is proposed to encourage the development of interconnected neighbourhoods, built to human scale. / *Il est proposé d'encourager l'aménagement de quartiers inter-reliés et construits à l'échelle humaine.*
9. It is proposed that each neighbourhood unit can access commercial and institutional sectors with very little travel time. / *Il est proposé que chaque unité de voisinage puisse accéder aux secteurs commerciaux et institutionnels par des déplacements relativement courts.*
10. It is proposed to improve pedestrian traffic within the borough with proper signalling, as well as connected pedestrian walkways and trails. / *Il est proposé d'améliorer le réseau de circulation piétonnière dans l'arrondissement par une signalisation appropriée ainsi que par la continuité des espaces réservés aux piétons.*
12. It is proposed to minimize the environmental footprint. / *Il est proposé de minimiser l'emprunte écologique.*

### **7.11 Commercial Borough / Arrondissement Commercial**

#### **7.11.1 Development concept: / Concept d'aménagement:**

The Commercial borough is demarcated by the section of Main Street that is chiefly characterized by its roadside businesses. Some of the main components that carve out the landscape of the Commercial borough are large parking areas fitted out in the front of businesses, drive-thru services and signs that attract the motoring public. There are also several houses in this sector that could be converted into a business venture in the future. Despite the mix of commercial and residential uses, there is a clear separation between the buildings used for each respective type of use. / *L'arrondissement Commercial est délimité par la section de la rue Main qui est principalement caractérisée par des commerces routiers. La présence de grands espaces de stationnements en cour avant des commerces, les guichets*

*de services au volant et l'affichage dédié aux automobilistes sont des composantes propres à ce genre de commerce qui sculptent le paysage de l'arrondissement Commercial. On note aussi dans ce secteur la présence de plusieurs habitations qui sont vouées, par la loi du marché, à changer de vocation dans le futur. Malgré cette mixité d'usage commercial et résidentiel, on note une séparation propre dans les bâtiments de ces deux types d'usages.*

The presence of several vacant lots, the wide array of uses in this sector, sidewalks and a good roadway system are all assets that give this borough a strong development potential. However, despite these assets, this borough shows some weaknesses that must be taken into account when policies are drafted. In fact, at this time, the borough is basically designed for vehicular traffic. Subsequently, the area around Main Street is not very appealing for pedestrians. / *La présence de plusieurs terrains vacants, la mixité des usages, la présence de trottoirs de même que la bonne déserte du réseau routier sont des attributs qui confèrent à l'arrondissement un fort potentiel de développement. Cependant, malgré certaines forces notables, cet arrondissement possède certaines faiblesses qui doivent être prises en considération dans l'énoncé des propositions. En effet, à l'heure actuelle cet arrondissement est conçu à priori pour l'automobile. Subséquemment, les abords de la rue Main sont peu attrayants pour les piétons.*

### **7.11.2 Proposals related to the Commercial borough: / Propositions relatives à l'arrondissement Commercial:**

8. It is proposed to encourage multiple uses for land and facilities located in this area in order to promote and maximize the use of these properties. / *Il est proposé d'encourager un usage multiple des terrains et installations se trouvant dans ce secteur afin de favoriser et maximiser de manière optimale l'utilisation des propriétés.*

### **Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement**

The following relevant zoning regulations are established in the Town of Shediac Zoning By-Law. / *Les règlements de zonage pertinents suivants sont établis dans l'arrêté de zonage de la Ville de Shediac.*

#### **High Density Residential Zone / Zone résidentielle à haute densité**

##### **11.1 Permitted uses / Usages permis**

No land, building or structure shall be used for any purpose other than: / *Les terrains, bâtiments ou constructions ne peuvent être affectés qu'aux fins:*

- a) one of the following main uses: / *de l'un des usages principaux suivants:*
- (i) a two-unit, semi-detached, row house or multi-unit dwelling; / *une habitation bi-familiale, jumelée, maison en rangée ou multifamiliale;*

##### **11.4 Yards for a main building or structure / Cours attenantes aux constructions et bâtiments principaux**

Subject to the general provisions, it is prohibited to place, erect or alter a building or a structure if it is: / *Sous réserve des dispositions générales, il est interdit d'implanter, d'édifier ou de modifier un bâtiment ou une construction de telle sorte qu'il se trouve :*

- b) more than 6.5 metres from the street line except for in the case of a flag lot; / *à plus de 6,5 mètres de l'alignement sauf dans le cas d'un lot en drapeau;*

##### **11.5 Specific conditions for multiple dwellings / Conditions particulières aux habitations multifamiliales**

A development, land, building or structure may only be used as a multiple unit dwelling if: / *Un aménagement, terrains, bâtiments ou constructions ne peuvent être affectés à une habitation multifamiliale que si :*

- a) no portion of any parking area is located in the front or flankage yard; / *aucune partie d'une aire de stationnement n'est située dans une cour avant ou de flanc;*

##### **11.6 Height of a main building or structure / Hauteur d'une construction ou d'un bâtiment principal**

11.6.1 Subject to paragraphs 11.6.2 and 11.6.3, the main building shall consist of at least two storeys, but cannot exceed 15 metres. / *Sous réserve des paragraphes 11.6.2 et 11.6.3, le bâtiment principal doit avoir un minimum de 2 étages mais ne peut dépasser 15 mètres.*

11.6.3 Flat roofs are prohibited on the main buildings in this zone. / *Les toits plats ne sont pas permis dans la présente zone pour les bâtiments principaux.*

## General Commercial Zone / Zone commerce général

### 14.1 Permitted uses / Usages permis

14.1.1 No land, building or structure shall be used for any purpose other than: / Les terrains, bâtiments ou constructions ne peuvent être affectés qu'aux fins:

a) one or several of the following main uses: / de l'un ou plusieurs des usages principaux suivants:

(xv) a multiple unit dwelling, subject to paragraph c), / une habitation multifamiliale sous réserve du paragraphe c),

### 14.4 Yards for a main building or structure / Cours attenantes aux constructions ou bâtiments principaux

It is prohibited to place, erect or alter a building or structure so that it is: / Il est interdit d'implanter, d'édifier ou de modifier un bâtiment ou une construction de telle sorte qu'il se trouve:

b) more than 6.5 metres from the street line except for in the case of a flag lot; / à plus de 6,5 mètres de l'alignement sauf dans le cas d'un lot en drapeau;

14.5 The height of a main building or structure shall not exceed 15 metres. / La hauteur maximale d'une construction ou d'un bâtiment principal est de 15 mètres.

### 31 Parking lot standards / Normes relatives aux terrains de stationnement

31.1 When a parking lot intended to hold more than four (4) vehicles is required or proposed, the following provisions shall apply: / Lorsqu'un terrain de stationnement destiné à plus de 4 véhicules est requis ou proposé, les dispositions suivantes s'appliquent:

h) a driveway leading to or from a parking lot or loading area shall: / une entrée menant au terrain de stationnement ou à un lieu de chargement, ou sortant de ceux-ci doit:

(ii) in the case of a two-way driveway, have a width of at least 6 metres; / dans le cas d'une entrée à double sens, mesurer au moins 6 mètres de largeur;

(iii) comply to a maximum width of 7.6 metres. / respecter une largeur maximale de 7,6 mètres.

### 40. Residential and commercial driveways / Voies d'accès aux résidences et aux commerces

40.3 Subject to approval of the Director of Public Works, the maximum width of a driveway for automobiles shall be: / Sous réserve de l'approbation du directeur des travaux publics, la largeur maximale d'une voie d'accès pour automobiles est:

a) 6 metres for a residential property; / 6 mètres pour une propriété liée à une vocation résidentielle; ou,

## **Internal Consultation & External Consultation / Consultations internes et externes**

Staff consulted with the following departments: / Les services de gestion ont consulté les départements suivants :

### Greater Shediac Sewerage Commission: / Commission des Égouts Shediac et Banlieues :

I see that there is a proposed easement for the existing sanitary sewer line (that's good). Each property (PID) has its own sewer service. For the GSSC, the engineering plan of the site in relation to the municipal infrastructure (manholes and main sewer line) remains to be seen. / Je vois qu'il y a un easement de proposé pour la ligne existante d'égout sanitaire (c'est bien). Chaque propriété (PID) a son propre service d'égout. Pour la CÉSB, il reste à voir le plan d'ingénierie du site par rapport à l'infrastructure municipale (manholes et ligne d'égout principale).

### Director of Municipal Operations: / Directeur des Opérations municipales :

Our standard minimum for the construction of a watermain is 200mm on a public street. The plan shows a 150mm. A subdivision agreement will need to be completed between the Town of Shediac and the developer before construction can begin. And finally, there may be additional comments following the engineering plans. / Notre standard minimum pour la construction d'une watermain est de 200mm sur une rue publique. Le plan montre une 150mm. Une subdivision agreement devra être complétée entre la ville de Shédiac et le développeur avant que la construction débute. Et finalement, il pourrait y avoir des commentaires supplémentaires suite aux plans d'ingénierie.

### Fire Chief: / Chef des pompiers :

No major concerns, building to follow National Building Code / *Aucune préoccupation majeure, l'immeuble doit respecter le Code national du bâtiment*

Department of Environment – Wellfield / Ministère de l'Environnement – Champ de captage

I have no concerns with this project proceeding from a wellfield protection perspective. Constructing a multi family building is a permitted activity in Zone C within a protected wellfield. / *Je n'ai aucune inquiétude quant à la réalisation de ce projet du point de vue de la protection du champ de captage. La construction d'un immeuble multifamilial est une activité autorisée dans la zone C à l'intérieur d'un champ de captage protégé.*

I would recommend communicating this portion of the Wellfield Protected Area Designation Order to the developer: / *Je recommande de communiquer cette partie du Décret de désignation du secteur protégé du champ de captage au promoteur :*

2(2) Notwithstanding any other provision of this Schedule but without limiting subsection (1), no person shall: / *Par dérogation à toute autre disposition de la présente annexe, mais sans restreindre la portée du paragraphe (1), nul ne doit :*

(a) use a ground source heat pump in any zone (a geothermal heat pump) / *utiliser une thermopompe puisant l'énergie souterraine dans toute zone, ou*

(b) construct an elevator in any zone that uses liquid petroleum products. / *construire dans toute zone un élévateur qui utilise des produits pétroliers sous forme liquide.*

Department of Environment – WAWA / Ministère de l'Environnement – MCETH

Letter is attached to this report / *La lettre est jointe au présent rapport*

## **Discussion**

The proposal is to accommodate Building A as shown on the attached plans, with frontage along a new public road that will be constructed off Greenwood Drive. The building is a 57-unit residential building with indoor parking on the ground floor. / *La proposition vise à accueillir le bâtiment A, comme l'indiquent les plans ci-joints, avec une façade le long d'une nouvelle voie publique qui sera construite à partir de Greenwood Drive. Le bâtiment est un immeuble résidentiel de 57 unités avec un stationnement intérieur au rez-de-chaussée.*

The property is a large 6.5 acre through-lot in between Main Street and Greenwood Drive. It is currently vacant, with existing single-family residential dwellings in close proximity as well as an existing campground. Despite the existing low-density uses, the property is located in a designated growth corridor along Main Street where high-density residential uses are encouraged. The zoning of the property is a mix of R3 and General Commercial, both of which permit multi-unit dwellings. The overall proposal for a 57-unit building is well-suited on this property that has been identified as appropriate for higher density considering its location along Main Street and its walking distance to downtown. The long-term plan for development on this lot includes a new public road with future high-density uses to be developed in the future, and a multi-use trail that will eventually connect these uses directly to Main Street. / *La propriété est un grand terrain de 6,5 acres situé entre Main Street et Greenwood Drive. Il est actuellement vacant, avec des habitations résidentielles unifamiliales existantes à proximité, ainsi qu'un terrain de camping existant. Malgré les utilisations à faible densité existantes, la propriété est située dans un couloir de croissance désigné le long de Main Street, où les utilisations résidentielles à forte densité sont encouragées. Le zonage de la propriété est un mélange de R3 et de commerce général, qui autorisent tous deux les logements à plusieurs unités. La proposition globale d'un immeuble de 57 unités est bien adaptée à cette propriété qui a été jugée appropriée pour une densité plus élevée, compte tenu de son emplacement le long de Main Street et de sa distance de marche du centre-ville. Le plan à long terme pour le développement de ce terrain comprend une nouvelle route publique avec des utilisations futures à haute densité à développer dans le futur, et un sentier multi-usage qui reliera éventuellement ces utilisations directement à Main Street.*

The proposal as submitted requires 5 variances. The applicant has provided rationale for the variances as

well as some additional information related to crime prevention through environmental design that is attached to this report. That requested variances are: / *La proposition, telle qu'elle est soumise, nécessite 5 dérogations. Le demandeur a justifié les dérogations et a fourni des renseignements supplémentaires sur la prévention de la criminalité par l'aménagement de l'environnement, qui sont joints au présent rapport. Les dérogations demandées sont :*

- To increase the maximum height of the building from 15 meters to 16 meters; / *Faire passer la hauteur maximale du bâtiment de 15 à 16 mètres ;*
- To provide a flat roof where a pitched roof is required; / *Faire un toit plat là où un toit en pente est requis ;*
- To increase the maximum driveway width from 6 meters to 7.6 meters; / *Faire passer la largeur maximale de la voie d'accès à la propriété de 6 mètres à 7,6 mètres ;*
- To allow parking in the front yard; / *Permettre le stationnement dans la cour avant ;*
- To increase the maximum front yard setback from 6.5 meters to 26 meters; / *Faire passer le retrait maximal de la cour avant de 6,5 mètres à 26 mètres ;*

Staff circulated the proposal for comments with the Director of Municipal Operations, the Greater Shediac Sewerage Commission, the Fire Chief, and the Department of Environment. There were no major concerns identified with the current proposal. There is a watercourse on the property, and the southernmost portion of the property is located in a preliminary wellfield Zone C. The Department of Environment did provide comments that will apply to future development on the lot. The developer has been made aware of these comments. / *Les services de gestion ont fait circuler la proposition pour commentaires auprès du Directeur des Opérations municipales, de la Commission des Égouts Shediac et Banlieues, du chef des pompiers et du ministère de l'Environnement. La proposition actuelle n'a suscité aucune préoccupation majeure. Il y a un cours d'eau sur la propriété, et la partie la plus au sud de la propriété est située dans un champ de captage préliminaire de la zone C. Le ministère de l'Environnement a fourni des commentaires qui s'appliqueront au développement futur du lot. Le promoteur immobilier a été mis au courant de ces commentaires.*

While assessing variance requests, the Community Planning Act provides for certain criteria that need to be met. Each variance request will be treated separately. / *Lors de l'évaluation des demandes de dérogation, la Loi sur l'urbanisme prévoit certains critères qui doivent être respectés. Chaque demande de dérogation sera traitée séparément.*

Variance #1 Increase the maximum height of the building from 15 meters to 16 meters / Dérogation n° 1 – Faire passer la hauteur maximale du bâtiment de 15 à 16 mètres

Is the request reasonable? / *La demande est-elle raisonnable?*

The elevation drawings submitted show the height of the building at approximately 15.84 meters, which includes parapets on the building that have been added as an architectural feature. The building design is also stepped back at the corners on the 5th floor to minimise the impact of the building to neighbouring properties. Staff are of the opinion that the variance requested for the height of the building is minor and reasonable. / *Les dessins en élévation soumis montrent que la hauteur de l'immeuble est d'environ 15,84 mètres, ce qui inclut les parapets du bâtiment qui ont été ajoutés comme caractéristique architecturale. La conception du bâtiment est également en retrait aux angles du 5<sup>e</sup> étage afin de minimiser l'impact du bâtiment sur les propriétés voisines. Les services de gestion sont d'avis que la dérogation demandée pour la hauteur du bâtiment est mineure et raisonnable.*

Is the request desirable for the development of the property? / *La demande est-elle souhaitable pour le développement de la propriété?*

The variance for the height allows for aesthetically pleasing design features on the building. The height variance is also required to accommodate indoor parking, reducing the overall amount of surface parking on site which is preferred for overall site drainage and for aesthetic and environmental purposes. Staff believe that the variance request to increase height from 15 meters to 16 meters is desirable for the development of the property. / *La dérogation pour la hauteur permet d'obtenir des éléments de conception esthétiquement agréables pour le bâtiment. La modification de la hauteur est également nécessaire pour permettre le stationnement intérieur, réduisant ainsi la quantité totale de stationnements en surface sur le site, ce qui est préférable pour le drainage général du site et à des fins esthétiques et environnementales. Les services de gestion estiment que la demande de dérogation visant à faire passer la hauteur de 15 à 16 mètres est souhaitable pour le développement de la propriété.*

Does the request meet the intent of the Zoning By-Law and the Municipal Plan? / *La demande répond-elle à l'intention de l'arrêté de zonage et du plan municipal?*

The height limit in the R3 Zone and the General Commercial Zone is 15 meters. However, the proposed height variance is minor and allows for a more environmentally friendly site design with interior parking as well as an overall aesthetically pleasing design with defined architectural features. Staff believe that the request for the height variance meets the intent of the zoning bylaw and municipal plan / *La limite de hauteur dans la zone R3 et la zone commerciale générale est de 15 mètres. Cependant, la variation de hauteur proposée est mineure et permet une conception du site plus respectueuse de l'environnement avec un stationnement intérieur et une conception globale esthétiquement agréable avec des caractéristiques architecturales définies. Les services de gestion sont d'avis que la demande de dérogation en hauteur respecte l'intention de l'arrêté de zonage et du plan municipal.*

Variance #2 Provide a flat roof where a pitched roof is required / Dérogation n° 2 – Faire un toit plat là où un toit en pente est requis

Is the request reasonable? / *La demande est-elle raisonnable?*

The proposal is for a 5-storey building with a flat roof. In the R3 Zone, a flat roof is not permitted, but in the General Commercial Zone flat roofs are permitted. As this building falls both on R3 and General Commercial Zoning, and as the future development of the site is intended to be multi-unit buildings with flat roofs as to ensure a look of consistency, staff believe the variance to accept a flat roof in this location is reasonable. / *La proposition porte sur un bâtiment de cinq étages avec un toit plat. Dans la zone R3, un toit plat n'est pas autorisé, mais dans la zone commerciale générale, les toits plats sont autorisés. Comme ce bâtiment relève à la fois du zonage R3 et du zonage commercial général, et que l'aménagement futur du site prévoit des immeubles à logements multiples dotés de toits plats afin d'assurer une certaine cohérence, les services de gestion estiment que la dérogation permettant d'accepter un toit plat à cet endroit est raisonnable.*

Is the request desirable for the development of the property? / *La demande est-elle souhaitable pour le développement de la propriété?*

The modern architectural style of the proposed building includes a flat roof. As a pitched roof is only required on a portion of the lot and a portion of the proposed building, staff feel it is desirable for the development of the property to allow this building with a flat roof, which will be consistent in design with proposed future buildings on the lot. / *Le style architectural moderne du bâtiment proposé comprend un toit plat. Comme un toit en pente n'est exigé que sur une partie du lot et une partie du bâtiment proposé, le personnel estime qu'il est souhaitable pour l'aménagement de la propriété de permettre la construction de ce bâtiment avec un toit plat, dont la conception sera harmonisée avec celle des futurs bâtiments proposés sur le lot.*

Does the request meet the intent of the Zoning By-Law and the Municipal Plan? / *La demande répond-elle à l'intention de l'arrêté de zonage et du plan municipal?*

The requirement for a pitched roof is a design requirement in the R3 Zone, but not in the General Commercial Zone. Elevation drawings and renderings of the proposed building show that the building has many architectural features to provide for an aesthetically pleasing design, which meets the intent of the policies and proposals of the plan. Further, the majority of the property is zoned General Commercial where a flat roof is permitted. Therefore, staff feel the variance to allow a flat roof meets the intent of the Zoning By-Law and Municipal Plan. / *L'exigence d'un toit en pente est une exigence de conception dans la zone R3, mais pas dans la zone commerciale générale. Les dessins en élévation et les rendus de l'immeuble proposé montrent que le bâtiment possède de nombreuses caractéristiques architecturales pour assurer une conception esthétiquement agréable, qui répond à l'intention des politiques et des propositions du plan. De plus, la majorité de la propriété est en zone commerciale générale, où un toit plat est autorisé. Par conséquent, les services de gestion estiment que la dérogation autorisant un toit plat répond à l'intention de l'arrêté de zonage et du plan municipal.*

Variance #3 Increase the maximum driveway width from 6 meters to 7.6 meters / Dérogation n° 3 – Faire passer la largeur maximale de la voie d'accès à la propriété de 6 mètres à 7,6 mètres

Is the request reasonable? / *La demande est-elle raisonnable?*

The proposal includes a request to increase the maximum two-way driveway width at the street line from 6 meters to 7.6 meters. The larger width of the driveway will align with the proposed width of the access to the parking lot and will provide extra room or manoeuvrability. Staff believe the request is reasonable. / *La proposition comprend une demande d'augmentation de la largeur maximale de la voie d'accès à la propriété à double sens à la limite de la rue, de 6 mètres à 7,6 mètres. La plus grande largeur de la voie*

*d'accès correspondra à la largeur proposée pour l'accès au stationnement et fournira un espace de manœuvre supplémentaire. Les services de gestion estiment que la demande est raisonnable.*

Is the request desirable for the development of the property? / *La demande est-elle souhaitable pour le développement de la propriété?*

The larger width of the driveway will facilitate vehicular access to the parking lot, and a larger width is desirable for the development of the property given the amount of traffic that will be generated from the use. / *La plus grande largeur de la voie d'accès facilitera l'accès des véhicules au stationnement, et une plus grande largeur est souhaitable pour l'aménagement de la propriété, étant donné la quantité de trafic qui sera générée par l'utilisation.*

Does the request meet the intent of the Zoning By-Law and the Municipal Plan? / *La demande répond-elle à l'intention de l'arrêté de zonage et du plan municipal?*

Section 31.1 h) of the Town of Shediac Zoning By-Law provides a range from 6 meters to 7.6 meters for a driveway leading to a parking lot, whereas the access at the actual street line (Section 40.3) is a maximum of 6 meters. Allowing the driveway width at the street line to be 7.6 meters is in line with the design of the driveways to the parking lot and is meeting the maximum width of a two-way driveway in Section 31.1 h). Staff consulted with the Director of Municipal Operations for this variance who agrees with allowing the driveway width at 7.6 meters. Staff believes this variance meets the intent of the Municipal Plan and the Zoning By-Law. / *L'article 31.1 h) de l'arrêté de zonage de la Ville de Shediac prévoit une fourchette de 6 mètres à 7,6 mètres pour une voie d'accès menant à un stationnement, alors que l'accès au tracé réel de la rue (article 40.3) est un maximum de 6 mètres. Le fait d'autoriser une largeur de 7,6 mètres pour la voie d'accès à la limite de la rue est conforme à la conception des voies d'accès menant au stationnement et respecte la largeur maximale d'une voie d'accès à double sens prévue à l'article 31.1 h). Les services de gestion ont consulté le Directeur des Opérations municipales pour cette dérogation ; ce dernier est d'accord pour autoriser la largeur de la voie d'accès de 7,6 mètres. Les services de gestion estiment que cette dérogation répond à l'intention du plan municipal et de l'arrêté de zonage.*

Variance #4 Allow surface parking in the front yard / Dérogation n° 4 Permettre le stationnement en surface dans la cour avant

Is the request reasonable? / *La demande est-elle raisonnable?*

The Town's municipal plan and zoning provisions are based on Smart Growth philosophy, of which one aspect includes encouraging dense, walkable communities. This philosophy translates down into the zoning regulations, where parking lots are not allowed in the front yard (in between the street and the building). This encourages buildings to be located close to the street, where they can be easily accessed by pedestrians and promotes walkability. Surface parking is meant to be located in the rear yard, out of view from public thoroughfares. / *Le plan municipal et les dispositions de zonage de la ville sont fondés sur la philosophie de la croissance intelligente, dont l'un des aspects consiste à encourager les communautés denses et propices à la marche. Cette philosophie se traduit dans les arrêtés de zonage, qui n'autorisent pas les stationnements dans la cour avant (entre la rue et le bâtiment). Cela encourage la construction de bâtiments près de la rue, où ils peuvent être facilement accessibles aux piétons et favorisent les déplacements à pied. Le stationnement en surface doit être situé dans la cour arrière, hors de la vue des voies publiques.*

The plan submitted shows the parking lot in between the building and the street. Staff are of the opinion that the layout of the site can be modified to have the parking located in the rear yard. Variances are generally acceptable in site-specific conditions where the developer is constrained by the lot in some way and cannot meet the zoning requirements. In this case, the building is proposed on a new lot that will be created by the developer. The site can be designed in a manner that respects the intent of the Zoning By-Law and Municipal Plan. Staff do not believe this variance request is reasonable. / *Le plan soumis montre le stationnement entre le bâtiment et la rue. Les services de gestion sont d'avis que la disposition du site peut être modifiée pour que le stationnement soit situé dans la cour arrière. Les dérogations sont généralement acceptables dans des conditions précises pour le site, lorsque le promoteur immobilier est limité par le lot d'une manière ou d'une autre et ne peut pas respecter les exigences de zonage. Dans ce cas, le bâtiment est proposé sur un nouveau lot qui sera créé par le promoteur. Le site peut être conçu de manière à respecter l'intention de l'arrêté de zonage et du plan municipal. Les services de gestion ne croient pas que cette demande de dérogation soit raisonnable.*

Is the request desirable for the development of the property? / *La demande est-elle souhaitable pour le*

*développement de la propriété?*

Having surface parking in the front yard of the building can act as a barrier for pedestrians, which is not in line with the overall intent of the plan in terms of promoting walkability. Staff do not believe that allowing parking in the front yard is desirable for the development of the property. / *Le fait d'avoir un stationnement de surface dans la cour avant du bâtiment peut constituer une barrière pour les piétons, ce qui n'est pas conforme à l'intention générale du plan en termes de promotion des déplacements à pied. Le personnel ne croit pas que le fait de permettre le stationnement dans la cour avant soit souhaitable pour le développement de la propriété.*

Does the request meet the intent of the Zoning By-Law and the Municipal Plan? / *La demande répond-elle à l'intention de l'arrêté de zonage et du plan municipal?*

The intent of the municipal plan and zoning By-law is clear as it relates to parking in the front yard. Parking should be located in the rear yard which contributes to an aesthetically pleasing streetscape and promotes walkability. Exemptions to this provision should be given sparingly, notably when a developer is working with existing constraints on a lot. In this case, staff believe that the site could be redesigned with an appropriate layout that meets the intent of the Zoning By-Law and Municipal Plan. Staff therefore believe that this variance request does not meet the intent of the Zoning By-Law and Municipal Plan. / *L'intention du plan municipal et de l'arrêté de zonage est claire en ce qui concerne le stationnement dans la cour avant. Le stationnement doit être situé dans la cour arrière, ce qui contribue à l'esthétique du paysage de rue et favorise les déplacements à pied. Les exemptions à cette disposition doivent être accordées avec parcimonie, notamment lorsqu'un promoteur immobilier travaille avec des contraintes existantes sur un lot. Dans ce cas, les services de gestion estiment que le site pourrait être réaménagé avec une disposition appropriée qui respecte l'intention de l'arrêté de zonage et du plan municipal. Les services de gestion estiment donc que cette demande de dérogation ne respecte pas l'intention de l'arrêté de zonage et du plan municipal.*

Variance #5 Increase the maximum front yard setback from 6.5 meters to 26 meters / Dérogation n° 5 – Faire passer le retrait maximal de la cour avant de 6,5 mètres à 26 mètres

Is the request reasonable? / *La demande est-elle raisonnable?*

The request to increase the maximum front yard setback for the building is tied to having the parking in the front yard. If the parking would be located in the rear yard, the maximum front yard setback would be respected. As the variance to allow parking in the front yard is not reasonable, staff are also of the opinion that allowing a variance to increase the maximum front yard setback from 6.5 meters to 26 meters is not reasonable. This standard applies in both the R3 and General Commercial Zones. / *La demande d'augmentation du retrait maximal de la cour avant pour le bâtiment est liée à la présence du stationnement dans la cour avant. Si le stationnement était situé dans la cour arrière, le retrait maximal de la cour avant serait respecté. Comme la dérogation visant à permettre le stationnement dans la cour avant n'est pas raisonnable, les services de gestion sont également d'avis qu'il n'est pas raisonnable d'accorder une dérogation visant à faire passer le retrait maximal de la cour avant de 6,5 mètres à 26 mètres. Cette norme s'applique à la fois à la zone R3 et à la zone commerciale générale.*

Is the request desirable for the development of the property? / *La demande est-elle souhaitable pour le développement de la propriété?*

Staff believe that increasing the maximum front yard setback is not desirable for the property as the building at that distance to the street does not contribute to an aesthetically pleasing streetscape. / *Les services de gestion sont d'avis que l'augmentation du retrait maximal de la cour avant n'est pas souhaitable pour la propriété, car le bâtiment à cette distance de la rue ne contribue pas à un paysage de rue esthétiquement agréable.*

Does the request meet the intent of the Zoning By-Law and the Municipal Plan? / *La demande répond-elle à l'intention de l'arrêté de zonage et du plan municipal?*

The intent of the municipal plan and zoning By-law is to encourage an aesthetically pleasing streetscape and to ensure uniformity across Town for new construction. Staff do not believe that the requested variance meets the intent of the Zoning By-Law or the Municipal Plan. / *L'intention du plan municipal et de l'arrêté de zonage est d'encourager un paysage de rue esthétiquement agréable et d'assurer l'uniformité dans toute la ville pour les nouvelles constructions. Les services de gestion ne croient pas que la dérogation demandée respecte l'intention de l'arrêté de zonage ou du plan municipal.*

## **Public Notice / Avis public**

Public Notice was sent to property owners within 60 meters of the property on March 15, 2021. / *Des avis ont été distribués aux voisins situés à moins de 60 mètres de la propriété le 15 mars 2021.*

## **Legal Authority / Autorité légale**

### **Community Planning Act 2017, c. 19 // Loi sur l'urbanisme 2017, ch. 19**

**55(1)** Subject to the terms and conditions it considers fit, the advisory committee or regional service commission may permit: // *Sous réserve des modalités et des conditions qu'il juge indiquées, le comité consultatif ou la commission de services régionaux peut autoriser:*

**(b)** a reasonable variance from the requirements referred to in paragraph 53(2)(a) of a zoning by-law if it is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the by-law and any plan under this Act affecting the development. // *soit toute dérogation raisonnable aux prescriptions de l'arrêté de zonage visées à l'alinéa 53(2)a qu'il estime souhaitable pour l'aménagement d'une parcelle de terrain, d'un bâtiment ou d'une construction et qui est compatible avec l'objectif général de l'arrêté ainsi qu'avec tout plan adopté en vertu de la présente loi et touchant l'aménagement.*

## **Recommendation / Recommandation**

### **Variance #1 / Dérogation n° 1**

Staff recommends that the variance request presented by Shediac Bayview Properties Ltd. to increase the maximum height allowable from 15 meters to 16 meters to accommodate 'Building A' as shown on the attached site plan for the property located at 488 Main Street and bearing PID 00798017 in the Town of Shediac be approved with no conditions because the request meets the intent of the Municipal Plan. / *Les services de gestion recommandent que la demande de dérogation présentée par Shediac Bayview Properties Ltd. en vue de faire passer la hauteur maximale permise de 15 à 16 mètres pour permettre la construction du « bâtiment A », comme indiqué dans le plan de situation ci-joint pour la propriété située au 488, Main Street et liée au NID 00798017 dans la ville de Shediac, soit approuvée sans condition, car la demande respecte l'intention du plan municipal.*

### **Variance #2 / Dérogation n° 2**

Staff recommends that the variance request presented by Shediac Bayview Properties Ltd. to provide a flat roof where a pitched roof is required to accommodate 'Building A' as shown on the attached site plan for the property located at 488 Main Street and bearing PID 00798017 in the Town of Shediac be approved with no conditions because the request meets the intent of the Municipal Plan. / *Le personnel recommande que la demande de dérogation présentée par Shediac Bayview Properties Ltd. en vue d'aménager un toit plat là où un toit en pente est requis pour le « bâtiment A », comme indiqué dans le plan de situation ci-joint pour la propriété située au 488, Main Street et liée au NID 00798017 dans la ville de Shediac, soit approuvée sans condition, car la demande respecte l'intention du plan municipal.*

### **Variance #3 / Dérogation n° 3**

Staff recommends that the variance request presented by Shediac Bayview Properties Ltd. to increase the maximum driveway width from 6 meters to 7.6 meters to accommodate 'Building A' as shown on the attached site plan for the property located at 488 Main Street and bearing PID 00798017 in the Town of Shediac be approved with no conditions because the request meets the intent of the Municipal Plan. / *Le personnel recommande que la demande de dérogation présentée par Shediac Bayview Properties Ltd. en vue de faire passer la largeur maximale de la voie d'accès de 6 mètres à 7,6 mètres pour le « bâtiment A », comme indiqué dans le plan de situation ci-joint pour la propriété située au 488, Main Street et liée au NID 00798017 dans la ville de Shediac, soit approuvée sans condition, car la demande respecte l'intention du plan municipal.*

Variance #4 / Dérogation n° 4

Staff recommends that the variance request presented by Shediac Bayview Properties Ltd. to allow parking in the front yard to accommodate 'Building A' as shown on the attached site plan for the property located at 488 Main Street and bearing PID 00798017 in the Town of Shediac be refused because the request does not meet the intent of the Municipal Plan. / *Le personnel recommande que la demande de dérogation présentée par Shediac Bayview Properties Ltd. afin de permettre le stationnement dans la cour avant pour le « bâtiment A » comme indiqué dans le plan de situation ci-joint pour la propriété située au 488, Main Street et liée au NID 00798017 dans la ville de Shediac soit refusée parce que la demande ne respecte pas l'intention du plan municipal.*

Variance #5 / Dérogation n° 5

Staff recommends that the variance request presented by Shediac Bayview Properties Ltd. to increase the maximum front yard setback from 6.5 meters to 26 meters to accommodate 'Building A' as shown on the attached site plan for the property located at 488 Main Street and bearing PID 00798017 in the Town of Shediac be refused because the request does not meet the intent of the Municipal Plan. / *Le personnel recommande que la demande de dérogation présentée par Shediac Bayview Properties Ltd. en vue de faire passer le retrait maximal de la cour avant de 6,5 mètres à 26 mètres pour le « bâtiment A », comme indiqué dans le plan de situation ci-joint pour la propriété située au 488, Main Street et liée au NID 00798017 dans la ville de Shediac soit refusée parce que la demande ne respecte pas l'intention du plan municipal.*

**Note:** This report was written in english and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** *ce rapport a été rédigé en anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

488 rue Main (PID/NID 00798017)  
Shediac  
Date: 3/8/2021



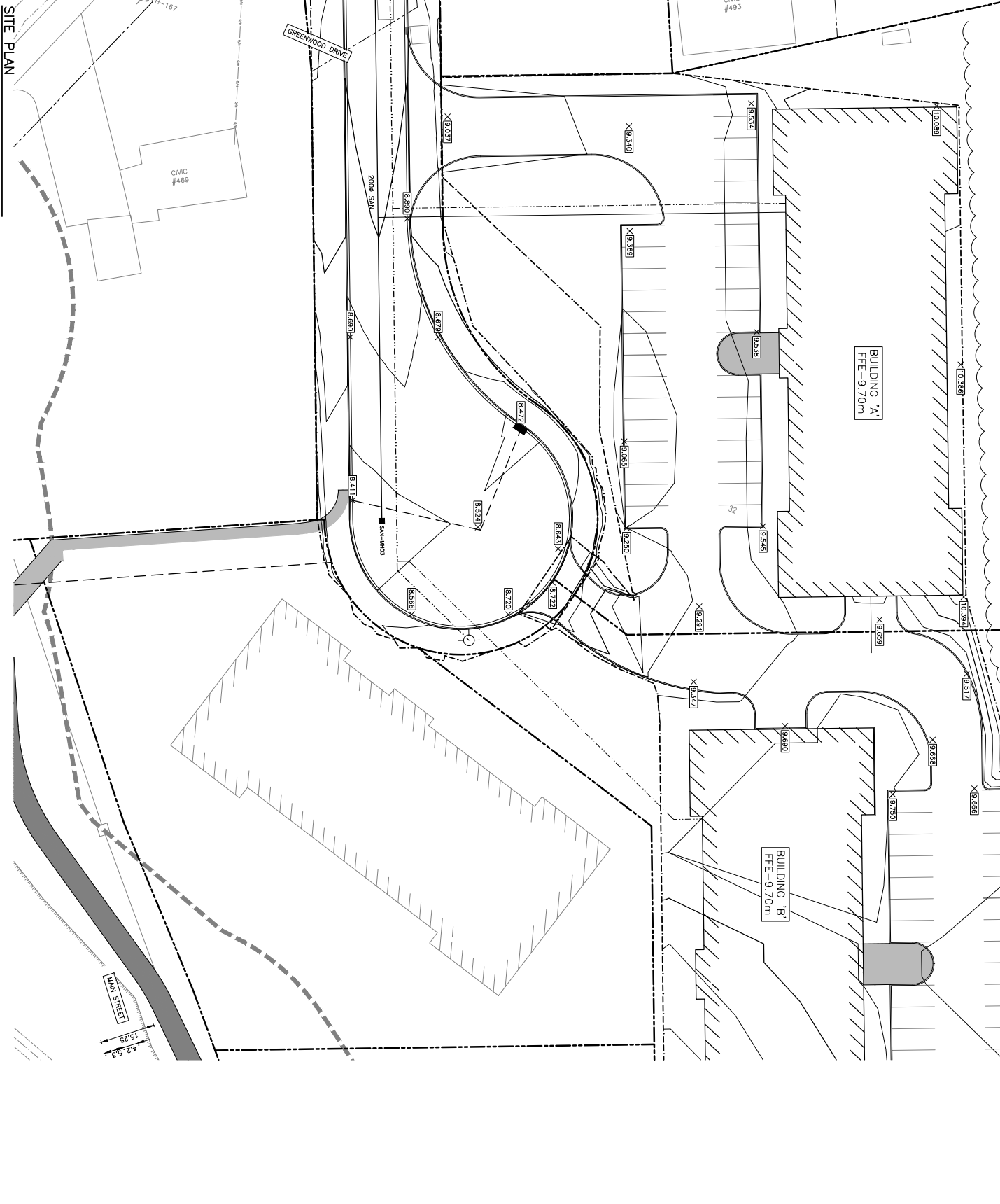












SITE PLAN  
1:500

**LEGEND**

- PROPERTY LINE
- WATERMAIN (P&S)
- SANITARY SEWER (P&S)
- SANITARY MAN (P&S)
- STORM SEWER (P&S)
- STORM MAN (P&S)
- TOP OF SLOPE (P&S)
- CONTROL (P&S)
- CONTROL (E&S)
- OVERHEAD WIRES (ELEV./COSM)
- 0/M



**KEY PLAN**

1:20,000

**NOTES:**

1. TOPOGRAPHIC SURVEY COMPLETED BY CBCL LIMITED ON JAN. 19/2020.
2. ELEVATIONS ARE REFERENCED FROM A BENCHMARK CONTROL POINT 2441.4M (P&S CONTROL) ELEVATION 2441.4M.
3. DIMENSIONS ARE IN METRIC UNITS UNLESS NOTED OTHERWISE.
4. PROPERTY BOUNDARY IS BASED ON OCT 6, 1990 PROPERTY PLAN BY ASSOCIATED LTD.
5. THIS MAP IS A GRAPHICAL REPRESENTATION OF PROPERTY BOUNDARIES AND APPLICABLE THE SIZE CONFIGURATION AND LOCATION OF PROPERTIES. IT IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS OR TO CALCULATE EXACT DIMENSIONS OR AREA IN ACCORDANCE WITH THE TOWN OF SHELDAC STANDARD MUNICIPAL SPECIFICATIONS AND DETAILS (MOST RECENT EDITION).
6. THE CONTRACTOR SHALL CONTACT THE TOWN OF SHELDAC PUBLIC WORKS, BELL-COUNTY AND POWER COORDINATE FIELD LOCATES OF SERVICES BEFORE STARTING.
7. GAS MAIN LOCATE IS REQUIRED BY LAW BEFORE WORK BEGINS. GAS MAIN MUST BE DETERMINED WHEN THE CONTRACTOR IS TO BE LOCATED. ALL EXISTING INVERTS TO BE LOCATED CONFIRMED PRIOR TO PIPE LAYING. DIMENSIONS SHALL BE REPORTED TO THE CONTRACTOR TO BE 500.0M. ALL CUT/FILL SLOPES TO BE STABILIZED WITH 150mm TOPSOIL, UNLESS OTHERWISE NOTED.
8. PER NFPA13, ALL FIRE SERVICE PIPING IS TO BE INSTALLED BY INSTALLER WITH A BRONZE CERTIFICATE.
9. PER NFPA13, ALL FIRE SERVICE PIPING IS TO BE TESTED TO ENSURE THAT PROPER PIPE, FLANGES, FITTINGS AND RESTRAINTS ARE USED.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	19/01/2021
2	REVISED	19/01/2021
3	REVISED	19/01/2021
4	REVISED	19/01/2021
5	REVISED	19/01/2021

Cedar Camp Consulting Ltd.  
SHELDAC BAY VIEW APARTMENTS  
SHELDAC, NB  
CIVIL

GRADING PLAN  
ALTERNATIVE #1



DATE	BY	CHECKED BY
19/01/2021	BT	BT
19/01/2021	BT	BT
19/01/2021	BT	BT
19/01/2021	BT	BT

DRAWING NO. **C02**  
2 of 2





**List of Potential Variance Items**

- Flat roof
- Height
- Parking in front yard
- Increased front yard set back.

**Appendix**

- CBCL Site Plan Dated January 2021
- Spit Fire Architectural Plans Dated 4 March 21
- Spit Fire Architectural Renderings 4 March 21
- Crime Prevention Through Environmental Design BC Housing Design and Construction Standards

**1) Flat Roof**

***11.6.3 - Flat roofs are prohibited on the main buildings in this zone.***

The project is proposing the approach of a flat roof opposed to a pitched roof in order to achieve the required density and current architectural appeal while respecting the overall height intent of the zoning. A 4 story pitched roof structure would be higher than the proposed 5 story flat roof structure. The included building elevations indicate the overall height and scale of the project.

The project site is adjacent to Main St which has several flat roof buildings within sight. Examples New Veterinary Clinic, Tim Hortons, Government of Canada building, Pizza Delight, McDonalds ect.

**2) Building Height**

***11.6.1 Subject to paragraphs 11.6.2 and 11.6.3, the main building shall consist of at least two storeys, but cannot exceed 15 metres.***

The project is requesting a minor 1.0 m variance to the stipulated 15m height within the bylaw. Through design development it has been determined that the 5 storey building will have an overall height of 16m considering the roof line, parapets and median grade around the building. If we exclude the parapets for aesthetic purposes the overall height is 14.9 m above median grade or within the 15m as stipulated. To limit the visual impact of the overall height the floor plan at the 5<sup>th</sup> floor has been stepped back at the corners.

*11.6.2 Notwithstanding the provisions in this bylaw, the height of a main building or structure is calculated according to the vertical distance between the ground level and the mid-point in the roofing or the top of the construction, excluding items that take up less than 10% of the building's volume; such as, but not limited to, elevator equipment or installation, ventilation equipment, towers, domes, and other similar structures used for aesthetic purposes or to accommodate mechanical equipment.*

**3) Parking Located in Front Yard**

***11.5 - Specific conditions for multiple dwellings A development, land, building or structure may only be used as a multiple unit dwelling if: a) no portion of any parking area is located in the front or flankage yard;***

The Project is requesting that the exterior parking be located between the new proposed court and the front of the building. This is being requested as the best option for this project for the following reasons.

- Provides the best site design for access of residents, emergency vehicles, maintenance and snow removal activities, deliveries and postal service.
- Provides the best architectural appeal for the building having the main entrance of the building located on the front of the building.

- Provides the best opportunity for site storm water management as the site slopes from east to west. Having the building on the highest elevation and the parking lower will benefit the storm water management planning for the site allowing this parking area to best retain storm waters before being released to the surrounding systems.
- Provides the best site security through CPTED principles by keeping the main entry point of the building in the front and visible. Security is naturally provided by keeping the entrance and vehicle parking in the open and not tucked behind the building and near a tree line. (Please see attached appendix "Crime Prevention Through Environmental Design BC Housing Design and Construction Standards"
- Provides the best opportunity for the active and modern lobby and common area at the front of the building with fitness facility, sitting/gathering area, secure parcel and mail area, laundry facility.
- The project has also incorporated +/- 32 above grade secure indoor parking stalls on level 1 which will be well lit with and controlled access. Having this parking above grade opposed to underground allows the first level residential units to be elevated for security and views.

4) **Building Set Back Front Yard**

***11.4 - Yards for a main building or structure Subject to the general provisions, it is prohibited to place, erect or alter a building or a structure if it is: a) less than 5 metres from the street line;***

The project is requesting a front yard set back variance from the current less than 5m to 20.05m as indicated on the included site plan to allow for the parking in the front yard as per item 3 of this document. This added front yard space will also benefit the site security.

## **Section 7**

### **Crime Prevention Through Environmental Design**

- Description
- Principles
- Definitions
- CPTED Performance Standard Checklist

New Section

## **1. Description**

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour and nuisance activity through environmental design. CPTED strategies rely upon the ability to influence decisions that precede criminal acts and nuisance activity through proper design, effective use and maintenance of the built, social and administrative environment. Realizing that there is a direct relationship between the physical environment, behaviour of people, productive use of space and crime/loss prevention, BC Housing has the following CPTED principles:

- .1 Territoriality
- .2 Natural Surveillance
- .3 Access Control
- .4 Activity Support
- .5 Maintenance

CPTED based strategies emphasize enhancing the perceived risk of detection and apprehension. Research into criminal behaviour indicates that the decision to offend or not to offend is more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. Behaviour effects can be accomplished by reducing the propensity of the physical environment to support criminal behaviours.

## **2. CPTED Principles**

Crime Prevention through Environmental Design (CPTED) is supported by the following five overlapping principles that are applied to specific sites and situations.

### **2.1 Territoriality**

Territoriality is a design concept that clearly delineates private space from semi-public and public spaces and also creates a sense of ownership. Ownership thereby creates an environment where appearances of such strangers and intruders stand out and are more easily identified through:

- .1 The enhanced feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones
- .2 The design of space to allow for its continued use and intended purpose
- .3 The use of pavement treatments, signage, landscaping, art, signage, screening and fences to define and outline ownership of space

## 2.2 Natural Surveillance

Natural surveillance is a design concept directed primarily at observing intruders. Provision of natural surveillance helps to create environments where there is sufficient opportunity for people engaged in their normal activities to observe the space around them. Areas can be designed so they are more easily observed through:

- .1 Design and placement of physical features to maximize visibility. This may include: building orientation, windows, entrances and exits, parking lots, refuse and recycling containers, walkways, guard gates, landscaping, trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions.
- .2 Placement of persons or activities to maximize surveillance possibilities.
- .3 Provision of minimum maintained lighting standards for nighttime illumination of parking lots, walkways, entrances, exits, and related areas to promote a safe environment.

## 2.3 Access Control

Access control is a design concept directed primarily at decreasing criminal accessibility. Provision of natural access control limits the number of entry points to the property and building. Intruders are discouraged or denied entry through:

- .1 The use of sidewalks, pavement, gates, lighting, way-finding signage, and landscaping to clearly guide the public to and from entrances and exits.
- .2 The use of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.
- .3 The use of locks, non-removable pin hinges and other target hardening measures.

## 2.4 Activity Support

Activity support is the presence of activity planned for the space, and involves placing activity where the individuals engaged in an activity will become part of the natural surveillance system.

- .1 Place safe activities in areas that will discourage would be offenders, to increase the natural surveillance of these activities and the perception of safety for normal users, and the perception of risk for offenders. Examples include a seating area facing out the window from the inside of the lobby.
- .2 Place high-risk activities in safer locations to overcome the vulnerability of these activities by using natural surveillance and access control of the safe area. Examples include a playground located inside the fenced/enclosed courtyard of a building, or a recreation room with many windows along the main lobby of the building.

- .3 Locate gathering areas to provide for natural surveillance and access control or in locations away from the view of would-be offenders.

## 2.5 **Maintenance**

Provide a standard of maintenance document that describes proper maintenance of the property, fixtures, buildings, and other features required to support the principles of CPTED. Functions include:

- .1 Locating lighting in such a way that bulbs can be easily replaced and shrubs and vegetation do not obstruct light from intended target areas.
- .2 Landscaping which is maintained at prescribed standards so that the placement and growth of shrubs and vegetation does not interfere with sight lines or light sources.

## 3. **CPTED Definitions**

### 3.1 **Access Control**

- .1 The security of the property is enhanced by discouraging casual intrusion by non-residents, and public access should be restricted. Access control systems should be designed around a combination of systems which may include a concierge, digital access control (DAC) and door intercom system.
- .2 There should be no paths which could be used to gain unobserved access.
- .3 Easily found address and directional signage should be provided to deter unauthorized access and to assist emergency services, trades persons, etc.

### 3.2 **Balconies**

Enclosures to balconies at all levels should be designed to exclude handholds and to eliminate the opportunity for climbing up, down or across between balconies.

### 3.3 **Car Parking**

- .1 Individual car parking arrangements are preferred but where communal car parking areas are necessary, they should be in small groups, close and adjacent to the suites which they serve, and open to view of the residents from frequently occupied rooms.
- .2 Garages should be located to maximize opportunities for natural surveillance.
- .3 Underground parking should include well lit walls, posts, ceilings, and way-finding signage which can be achieved through lighting, paint, white concrete stain, window placement, or a combination thereof. Entrances to garages should be designed to be within the boundaries of the secured area. In certain conditions additional security features such as cameras may be required for parking.

- .4 Pavement treatment and maintenance in parking areas, such as painted curbs, parking symbols and lines, help to define the transition from public to semi-private space and create a sense of ownership and territoriality.

### 3.4 **Communal Facilities**

Communal facilities on the ground floor, such as residents' communal lounges and common laundry rooms are best located to give natural surveillance of entrances, entrance lobbies and external areas. Bin storage and chutes, service ducts and panels, pipes and door entrance canopies should be designed to eliminate the opportunity for unauthorized access and climbing. Secure bicycle storage for residents and visitors should be considered.

### 3.5 **Concierge / Building Manager Offices**

Where a concierge service is provided, entrances and fire exits should be audibly alarmed to the concierge control centre. Where provided, building managers offices should be located adjacent to main entrances, and directly accessible to the concierge control centre, if applicable. Building manager offices should include two room areas, one within view of the outside area adjacent to the office and one that is not within view.

### 3.6 **Crime Generators**

A crime generator is a location whose most likely frequented participants create a higher than average probability of illegal or inappropriate activity. Consideration should be given to locating potential crime generators within areas that have been secured from public access and where they are not likely to allow the escalation of problematic activities.

### 3.7 **Digital Access Control (DAC) and Closed Circuit Television (CCTV)**

Main entrances to multi-tenanted buildings should be fitted with a digital access control system. This may be DAC entry system, a door entry phone system and electrical lock release or a combination of these. Where a DAC entrance system, concierge and CCTV system is provided, consideration should be given to extending these systems to cover the internal circulation areas, for example DAC entry/door entry systems may be provided on landings and accessing elevator floors.

### 3.8 **Displacement Issues**

CPTED solutions should be designed to eliminate the problem versus relocating or displacing problems to other areas of the neighborhood or property.

### 3.9 **Edge Effects**

Buildings and structures should be constructed in a fashion that avoids the actual or perceived "un-used" areas that become partially or fully hidden from view. Windows or spandrel glass (appearing like real windows) should be installed in areas where an end wall may have little or no natural surveillance over a space

where socialization may occur. The property layout should provide each block with a clearly defined defensible space, and fencing where appropriate.

### 3.10 **Entrapment Spots and Movement Predictors**

Entrapment spots and movement predictors should be eliminated where possible. When options to eliminate entrapment areas or movement predictors do not exist, they should be located in areas of high visibility, including formal surveillance, and/or should include means of emergency communication.

### 3.11 **Exterior Entrances**

The entrances to a building should be preceded by elements such as fences, shrubs, and/or pathway treatments that identify a transition from public to semi-private space. Often they form the first physical barrier to access for outsiders. Where possible, a single point of entry should be provided, and all other access points required for fire egress safety should be restricted to exit only. Resident access should be limited to no more than two locations where possible. Doors should all be well lit, easily visible and not recessed behind site-line obstructions.

### 3.12 **Formal Surveillance**

A monitored close circuit television (CCTV) system covering the site area, with particular focus on key access points may be required. Consideration should be given to providing residents with the ability to view CCTV images from entrances and other areas that may be considered of risk. All systems must be designed to adhere to the standards of the Privacy Commissioner of BC.

### 3.13 **Garages**

All doors leading to parking garages should be secured, and minimizing the number of entry doors is recommended. Windows should be provided in garage doors. On carports and single car garages, roofs should be pitched (flat roofs should be avoided), and rainwater leaders etc, should be located so as to avoid providing climbing opportunities.

### 3.14 **Internal Security**

Communal internal circulation areas, staircases, entrances and elevator lobbies should be brightly decorated and well lit, and a hierarchy of defensible space established. Access staircases should be linked to the minimum number of dwellings. External walkways should be eliminated wherever possible, or the number of dwellings accessed from them limited to the minimum compatible with the physical form of the building and the need for fire safety.

### 3.15 **Landscaping**

- .1 Landscaping is an important feature of this initiative. Landscaping should not impede natural surveillance and must not create blind spots or potential hiding places for intruders, especially adjacent to footpaths or close to buildings where it may obscure doors and windows.

- .2 Ornamental walls and hedges should not exceed one metre in height. Grass or low ground cover planting only should be used within 2 metres of either side of a footpath. The location and species of trees should not allow them to obscure lighting or CCTV, or become climbing aids. Take into account the maintenance needs to ensure continued compliance as plants grow. The correct use of certain species of plants can help prevent graffiti and loitering, and in addition to fencing may be used to define/reinforce boundaries. Landscaping such as berberis, low-height fencing, bio-swales, or similar products should be utilized to achieve this purpose. Private and semi-private yard spaces should have clearly defined boundaries.

### 3.16 **Lighting, Illumination and Colour/Image Rendering**

- .1 Appropriate lighting should be carefully designed to cover potential high risk areas.
- .2 Uniform and consistent levels of lighting should support all areas of natural and CCTV surveillance in order to deter intruders and reduce the fear of crime. Light sources should provide for accurate colour rendering, and light levels should place greater emphasis on the consistency of light versus the brightness level. The following areas must be lit: main site access, garages, car parking areas, all footpaths and associated doorways and accesses to the main building, refuse storage, secluded areas and similar locations around the site that are intended for use at night.
- .3 All exterior lighting for:
  - .a Primary areas (building exterior, primary entrances, primary walkways, etc) should be automatically controlled by photo-electric cell activator.
  - .b Secondary areas (alternate egress routes, landscaped walkways, areas of risk, etc) should be automatically controlled by motion sensor. Light fixtures, fittings and service wiring should be vandal resistant and located to minimize vulnerability to vandalism.

### 3.17 **Line of Sight**

All public and semi-private areas should maintain an unobstructed view from areas that are frequently and regularly occupied.

### 3.18 **Movement Predictors**

Any design feature that funnels or channels people along a route that contains few or no exits prior to the destination is a movement predictor. These should be avoided. (See entrapment spots)

### 3.19 **Natural Surveillance**

Optimum natural surveillance should be incorporated, whereby residents can see and be seen. Recesses, blind corners and hiding places should be eliminated wherever possible. The use of mirrors can assist in this measure. Additional measures should include:

- .1 An unobstructed view from dwellings of the site, its external spaces and neighbouring homes to include external paths, roadways, common areas, yards, landscaping, garages, entrance/exit doors and parking areas.
- .2 The avoidance /elimination of recesses, blind corners, and hiding places.
- .3 Windows placed in doors to stairways, laundry rooms, common hallways, recreation rooms, and other areas requiring visibility to improve safety.

### 3.20 **Pathway/Walkway Principles**

- .1 Superfluous and unduly secluded access points and routes should be avoided. Access points to the rear of buildings should be controlled, for example by means of lockable gates. Roads to groups of buildings should be designed to create a sense of identity, privacy and shared ownership amongst occupants. Foot and bicycle paths should be of generous width and have a suitable landscape setting to avoid creating narrow corridors which could be perceived as threatening. In terms of security, the design of the footpath is of equal importance to the design of the building. Where possible, the footpath route should be at least 3-4 metres wide, which includes a verge on either side of the 2 metre wide walkway.
- .2 Any shrub/planting should start at the back of the verges. The position of planting and choice of species should be such that hiding places are not created. Thorny species of shrub can help to deter intruders. Good visibility should be maintained from either end, and along the route of foot and bicycle paths. Sharp changes in direction should be avoided.
- .3 Foot and bicycle paths should not generally be routed to the rear of buildings, but if this is unavoidable a substantial buffer should be planted between a secure boundary fence and the footpath's margins, with planting designed so as to discourage intruders.
- .4 Where developments adjoin waterways, rivers with foot/bicycle path access, parks or similar public spaces, the buildings should 'face both ways', i.e. overlook the watercourse as well as the street. Foot/bicycle paths should be lit in built-up areas, except where the route is passing through woodland or an ecologically sensitive area, in which case an alternative lit route should be made available, such as a footway alongside a road.

### 3.21 **Pavement Treatments**

Pavement treatments can provide a means of territoriality and help to define/demark transitions between public, semi-private and private space.

Changes in pavement treatments, such as moving from concrete to stone walkways, help to define boundaries.

### **3.22 Physical Security and Fire/Egress Regulations**

In multi-tenant buildings, particular care needs to be taken to ensure that the security measures do not conflict with fire regulations with respect to means of escape in case of fire. In all cases, locks must be able to be opened from the inside without the aid of a key, to comply with fire regulations.

### **3.23 Signage and Way Finding**

Address and way finding signage should be located at intersecting pathways, in parkades, and along driveways where the destination building signage cannot easily be seen. Address signage should be large enough to be clearly legible from the street and must have a source of light for viewing in darkness. Signage should be located where it can easily be seen for way finding, but should not be placed where it would interfere with the line of sight for vehicles or pedestrians, or where it would be easily vandalized. Exterior signage located at ground level or where it could be easily vandalized can be protected by planting berberis or similar products in a 1 metre or larger circumference around the base. Intercom displays should not include both the suite number and name of occupants, rather, the name and an entry code number, unrelated to the suite number, should be used.

### **3.24 Street Lighting**

Consideration should be given to ensure that lighting meets with these same standards on the building walkways along the street.

### **3.25 Street Presence**

This is the perception of the property that is created at the boundary of the property where it borders the municipal street in terms of the CPTED principles.

### **3.26 Target Hardening**

Entrance and exit doors, including their frames, hinges and locks should be of robust, vandal-resistant material. Vandal resistant viewing panels should be fitted into doors. Entrances should be well lit internally and externally. External opening swing doors should be fitted with non-removal hinge pins, full length astragals and vandal-resistant locking devices. Doors, frames, equipment and finishes in circulation areas, including elevators, should be designed to be vandal resistant. Lock boxes should be securely flush mounted rather than a protruding surface mount.

### **3.27 Territoriality**

This relates directly to the concept of ownership and the building design should lend itself to allowing the building owner and it's occupants to portray/express a sense of ownership by defining the transitions from public to semi-private and then private space.

**3.28 Traffic Calming**

These devices and measures are used to control the volume and/or speed of traffic at the posted/required area. Examples can include speed bumps, traffic circles/roundabouts, bollards, and narrow lanes.

**3.29 Vulnerabilities**

Identification of one or more weaknesses in the design and/or operation of the property as it relates to the prevention of crime or nuisance behaviours.

**3.30 Windows**

- .1 Ground floor windows and those easily accessible above the ground floor must have a multipoint locking system to lock the window from being opened from the outside. Windows should be located on all sides of the building to provide full visibility of the property.
- .2 Where necessary, opening restrictors or similar built-in mechanisms should be utilized. Where windows are required under the building code to act as an egress, the opening window must not have key operated lock. These egress windows must not be restricted in any way to prevent emergency exit from building. Instead of bars, consider all other alternatives such as laminated glass.

<b>CPTED Performance Standard Checklist</b>			
<b>Principle / Definition</b>	<b>Design Intent</b>	<b>Evaluation Standard</b>	<b>Comments</b>
<b>Building Identification</b>	<i>Ensure buildings are clearly identified by street number to prevent unintended access and to assist persons trying to find the building.</i>	Street numbers should be plainly visible and legible from the street or road fronting the property.	
		In residential uses, each individual unit should be clearly numbered. In multiple building complexes, each building entry should clearly state the unit numbers accessed from that entry. In addition, directional signage to unit numbers should be provided on each level or floor.	
		Street numbers should be made of durable materials, preferably reflective or luminous, and unobstructed (e.g. by foliage).	
		For larger projects, provide location maps (fixed plaque format) and directional signage at public entry points and along internal public routes of travel.	
<b>Common/Open Space Areas and Public On-Site Open Space</b>	<i>Provide natural surveillance for common/open space areas</i>	Position active occupancies or occupied rooms with windows adjacent to main common/open space areas, e.g. playgrounds, swimming pools, etc., and public on-site open space.	
		Design and locate dumpster enclosures in a manner which screens refuse containers, minimizes opportunities to hide, and provides direct vehicle access for the removal and replacement of the bin.	
		Locate waiting areas and external entries to elevators/stairwells close to areas of active occupancies to make them visible from the building entry.	
		Foot and bicycle paths should be of generous width and have a suitable landscape setting to avoid creating narrow corridors which could be perceived as threatening.	
		Locate seating in areas of active uses.	
<b>Exterior Entrances</b>	<i>Provide entries that are clearly visible</i>	Design entrances to allow users to see into them before entering.	
		Entrances should be clearly identified	
	<i>Avoid confusion in locating building entrances</i>	Entrances should be easily recognizable through design features and directional signage.	
		Minimize the number of entry points.	

<b>CPTED Performance Standard Checklist</b>			
<b>Principle / Definition</b>	<b>Design Intent</b>	<b>Evaluation Standard</b>	<b>Comments</b>
<b>Fencing</b>	<i>Fence design should maximize natural surveillance from the street to the building and from the building to the street, and minimize opportunities for intruders to hide</i>	Front fences should be predominantly open in design, e.g. pickets or wrought iron, or solid fencing no higher than 1.2 meters.	
		Design other high solid fences in a manner that incorporates open elements such as lattice to allow visibility above the height of 1.5 meters.	
		If noise insulation is required, install other devices at the front of the building rather than solid fences higher than 1.5 meters.	
		Other landscape features such as elevation changes or berberis landscaping should be used in conjunction with fences in locations where climbing the fence is likely.	
<b>Landscaping</b>	<i>Avoid landscaping which obstructs natural surveillance and allows intruders to hide</i>	Trees with dense low growth foliage should be spaced or their crown should be raised to avoid a continuous barrier.	
		Use low groundcover, shrubs a maximum of .6 meters in height, or high-canopied trees (clean trimmed to a height of 2.4 meters) around children’s play areas, parking areas, and along pedestrian pathways.	
		Avoid vegetation that conceals the building entrance from the street.	
	<i>Use vegetation as barriers to deter unauthorized access</i>	Consider using berberis plants as an effective barrier in place of or in addition to fencing, and to obstruct access to walls, fences and other structures prone to graffiti.	
	<i>Avoid placement of vegetation or structures that would enable access to a building or to adjacent buildings</i>	Avoid placement of large trees, garages, utility structures, fences, and gutters next to second story windows or balconies that could provide a means of access.	
<b>Lighting - Exterior</b>	<i>Provide exterior lighting that enhances natural surveillance</i>	Prepare a lighting plan in accordance with BC Housing Standards, which addresses project lighting in a comprehensive manner. Select a lighting approach that is consistent with local conditions and eliminates crime.	
		Locate elevated light fixtures (poles, light standards, etc.) in a coordinated manner that provides the desired coverage. The useful ground coverage of an elevated light fixture is roughly twice its height.	
		For areas intended to be used at night, ensure that lighting provides visibility. Where lighting is placed at a lower height, ensure that it is vandal resistant.	
		Ensure inset or modulated spaces on a building facade, access/egress routes, and signage is well lit.	
		In areas used by pedestrians, ensure that light shines on pedestrian pathways and possible entrapment spaces.	

<b>CPTED Performance Standard Checklist</b>			
<b>Principle / Definition</b>	<b>Design Intent</b>	<b>Evaluation Standard</b>	<b>Comments</b>
		Place lighting to take into account vegetation, in its current and mature form, as well as any other element that may have the potential for blocking light.	
		Avoid lighting of areas not intended for nighttime use to avoid giving a false impression of use or safety, or alternatively, use motion activated spot lights in these areas.	
		Provide uniform areas of light versus over-lighting areas which creates significant contrast to areas of darkness.	
		Select and light “safe routes” so that these become the focus of legitimate pedestrian activity after dark.	
		Avoid climbing opportunities by locating light standards and electrical equipment away from walls or low buildings.	
		Use photoelectric rather than time switches for exterior lighting.	
<b>Mix of Uses</b>	<i>In mixed use buildings, increase opportunities for natural surveillance while protecting privacy</i>	Where allowed by code, locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours.	
		Include food kiosks, restaurants, etc. within parks and parking structures.	
		Access to dwellings or other uses above commercial/retail developments should not be located in secluded areas.	
<b>Natural Surveillance</b>	<i>Avoid blind corners in pathways and parking lots.</i>	All public and semi-private areas should maintain an unobstructed view from areas that are frequently and regularly occupied. Pathways should be direct.	
		Consider the installation of mirrors to allow users to see ahead of them and around corners.	
		Any barriers along pathways should be transparent (see through) including landscaping, fencing etc.	
	<i>Ensure occupants can see and be seen</i>	Windows should be placed in doors or adjacent walls to stairways, laundry rooms, common hallways, recreation rooms, and other areas requiring visibility to improve safety.	
<b>Ownership and Maintenance</b>	<i>Create a “cared for” image</i>	Ensure that landscaping is well maintained to give an impression of ownership, care, and security.	
		The building design should allow the building owner and its occupants to portray/express a sense of ownership by defining the transitions from public to semi-private and then to private space.	
		Use materials which reduce the opportunity for vandalism.	
		Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely.	

<b>CPTED Performance Standard Checklist</b>			
<b>Principle / Definition</b>	<b>Design Intent</b>	<b>Evaluation Standard</b>	<b>Comments</b>
		Where large walls are unavoidable, utilize vegetative screens to prevent vandalism and graffiti.	
		Where exits are closed after hours, ensure this information is indicated at the parking area entrance.	
<b>Security</b>	<i>Reduce opportunities for unauthorized access</i>	Utilize security hardware and/or human measures at each entry point to reduce opportunities for unauthorized access.	
<b>Security Bars, Shutters, and Doors</b>	<i>When used and permitted by building and fire codes, security bars, shutters, and doors should allow observation of the street and be consistent with the architectural style of the building</i>	Security doors should include laminated glass panels to enhance visibility.	
		Security bars should be avoided in favour of alternatives such as security film, laminates, wired glass, alarmed spaces, and barriers to the glassed area such as landscaping, fences, bollards and planters.	
<b>Signage</b>	<i>Ensure that signage is clearly visible, easy to read and simple to understand</i>	Use strong colours, standard symbols, and simple graphics for informational signs.	
		Address and way finding signage should be located at intersecting pathways, in parkades, and along driveways where the destination building signage cannot easily be seen.	
		Upon entering the parking area, provide both pedestrians and drivers with a clear understanding of the direction to stairs, elevators, and exits.	
		In multi-level parking areas, use creative signage/colours to distinguish between floors to enable users to easily locate their cars.	
		Signage should advise users that security measures that are in place, and identify locations such as security phone, panic alarm or intercom system.	
		Where exits are closed after hours, ensure this information is indicated at the parking area entrance.	

<b>CPTED Performance Standard Checklist</b>			
<b>Principle / Definition</b>	<b>Design Intent</b>	<b>Evaluation Standard</b>	<b>Comments</b>
<b>Site and Building Layout</b>	<i>Allow natural observation from the street to the occupancy, from the occupancy to the street, and between occupancies</i>	Orient the main entrance towards the street, or on corners, to both streets.	
		Position occupied rooms with windows at the front of the dwelling.	
		Offset windows, doorways and balconies to allow for natural observation while protecting privacy.	
		Minimize the number of entry points, and locate the main entrances/exits at the front of the property and in view of the street.	
		If employee entrances must be separated from the main entrance, they should maximize opportunities for natural surveillance from the street.	
		Avoid large expanses of parking. Where large expanses of parking are proposed, provide surveillance such as security cameras.	
		In parkades, access to elevators, stairwells and pedestrian pathways should be clearly visible.	
		Avoid hidden recesses.	
		Locate parking areas in locations that can be observed by adjoining occupancies.	
		Open spaces such as parks, plazas, common areas, and playgrounds must be clearly designated and situated at locations that are easily observable by people.	
	<i>Develop a sense of ownership for occupants</i>	Where possible, design multi-unit residential occupancies such that no more than six to eight units share a common building entrance.	
		Common area and/or street furniture shall be made of durable, vandal resistant materials and secured by sturdy anchor points.	
		Communal facilities on the ground floor, such as residents' communal lounges and common laundry rooms, should be located to provide natural surveillance of entrances, entrance lobbies and external areas.	

End of Section



March 9<sup>th</sup>, 2021

**Subject:** 488 Main Street

The Source and Surface Water Management (SSWM) Branch has reviewed the C-213403-C01-DevelopmentSitePlan-ALT1-V3 (Shediac Bay View Apartments) subdivision plan dated January 2021. During the review, the [Watercourse and Wetland Alteration \(WAWA\) Reference Map](#), aerial imagery and other available desktop tools were utilized in assessing the presence of wetlands and watercourses in or near the proposed subdivision.

1. The WAWA Reference Map indicates that a watercourse and the respective 30 metre buffers are present on proposed lots Building 'C' and Commercial lot. Based on our desktop review, there is also potential wetland area along the watercourse. Please note that the map is a reference tool only and it is possible that there is another watercourse or a wetland that is not depicted on the WAWA Reference Map on or within 30 metres of the property. Any alterations that are in/within 30 metres of a watercourse or wetland based on [definitions](#) **will require a WAWA permit.**
2. The SSWM Branch requires that the watercourse and the 30 metre buffers (measured from the shoulder of the bank of the watercourse) be identified with the following text on all plans:
  - "Area subject to the *Watercourse and Wetland Alteration Regulation* (Reg 90-80), of the *Clean Water Act*."
3. The SSWM Branch requires that a note also be included on the plans to inform potential purchasers of environmental constraints in these areas:
  - "Watercourses, wetlands and the 30 metre buffers are areas of environmental constraints that require obtaining a permit issued by the Department of Environment and Local Government before carrying out alterations such as excavation, cutting of vegetation, erosion control etc. It is the responsibility of the landowner to ensure no alterations take place in those areas without a WAWA permit."
4. Wetlands fulfill important functions for the environment that must be conserved. In the case where it is not possible to avoid wetland impacts and provided that the alteration is approved through the WAWA and/or Environmental Impact Assessment (EIA) processes, the loss of wetland habitat will require compensation at a 2:1 ratio.

SSWM Branch has reviewed the provided information and has no further comments, however, the lots should have enough usable or developable space outside of the regulated areas. It is the responsibility of planning authorities to determine if a property is suited for the intended development.

This review and associated recommendations are valid for a period of 24 months following the date of this correspondence. If development has not commenced by this time, the proponent will be required to re-submit documentation for review.

For additional information on the above, please refer to the documentation available on the Department of Environment and Local Government's (DELG's) [Website](#).

Please don't hesitate to contact me if you have any questions or wish to discuss.

Sincerely,

**Zachary Bourque**  
**Wetland Biologist**

Source and Surface Water Management Branch