



BY-LAW STATUS REPORT

For City Council – November 28, 2022

From: Legal Services

Date: November 21, 2022

Title: By-law No. Z-5.279 – 219-231 Smythe Street, Rezoning (Gardiner Properties Ltd.)

Description: By-law No. Z-5.279, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law No. Z-5.279, by title, Second Reading of By-law No. Z-5.279, by title

FOR CITY COUNCIL ON NOVEMBER 28, 2022:

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No Z-5.279, by title
- Second Reading of By-law No. Z-5.279, by title

Additional Information

The purpose of proposed By-law No. Z-5.279 is to amend By-law No. Z-5 by rezoning the properties located at 219-231 Smythe Street from Residential Town Plat Zone 3 (TP-3) to Multi-Residential Zone 4 (MR-4) in order to allow the construction of a 24-unit apartment building.

↪ City Council Meeting – October 24, 2022

- Council adopted a resolution referring the application to PAC, authorizing Section 111 advertising, preparation of a by-law to amend the Zoning By-law, and set the date for consideration of objections/support to the proposed by-law.

↪ Planning Advisory Committee Meeting – November 16, 2022

- Staff recommended approval
- PAC recommended approval (3 letters of concern received at PAC)

RECOMMENDATION:

It is recommended that the following resolutions be considered by City Council:

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated November 17, 2022, recommending approval of an application from Gardiner Properties Ltd., to rezone from Residential Town Plat Zone

Three (TP-3) to Multi-Residential Zone Four (MR-4) to permit a 24-unit apartment building on property located at 219-231 Smythe Street, subject to terms and conditions.

Hearing of Objections/Support – City Clerk

BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.279, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.279, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.

Prepared by: Danielle Veilleux, Legal Assistant, Legal Services

Approved by: Michelle Brzak, City Solicitor