

From: Julie Brown-Snook, Secretary, Planning Advisory Committee
Date: November 17, 2022
Title: 219 - 231 Smythe Street
Description: Rezoning to Allow Construction of a 24-Unit Apartment Building

The Planning Advisory Committee, at its meeting held on November 16, 2022, considered an application from Gardiner Properties Ltd., to rezone 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 and recommended **approval**, subject to the following terms and conditions.

Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 75/22 to the satisfaction of the Development Officer;
- b) Final building design be substantially in accordance with Map III attached to P.R. 75/22 including visual screening measures to address overlooking from the upper balconies at the south-west corner of the building to the satisfaction of the Development Officer;
- c) Consolidation of PID's PID's 01437391, 01437409, 01437417 to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) A final parking and landscape plan be provided showing screen fence, tree and shrub planting and garbage screening details to the satisfaction of the Development Officer prior to issuance of the building permit;
- e) Servicing, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;
- f) The Applicant is responsible for the costs of any applicable driveway curb cuts, curb reinstatements and sidewalk replacement;
- g) There are restrictions on drilling for geotechnical purposes. The developer's Geotechnical Engineer must contact City's Senior Water & Sewer Engineer for approval of all ground penetrations prior to conducting field work;
- h) Property is located in Wellfield Zone A; all plans must conform to the NB Wellfield Protected Area Designation Order. Refer inquiries to the City Wellfield Protection Officer.

Accordingly, the Committee directed that the following resolution be forwarded to 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 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.

Yours truly,



Julie Brown-Snook
Secretary, Planning Advisory Committee

cc: Gardiner Properties Ltd., PO Box 1180, Fredericton, NB E3B5C8