

**From:** Legal Division

**Date:** March 20, 2023

**Title:** Public Hearing Date – Hanwell Road (PID 75359612), 3532 Woodstock Road, 18 Talisman Crescent, 360 & 368 Forest Hill Road, 1015 Riverside Drive, 63 Brunswick Street, 1823 Lincoln Road and 200 Two Nations Crossing

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As per the Planning Advisory Committee process, City Council now refers completed Development Applications to the Planning Advisory Committee (“PAC”) for the views of the advisory committee; authorizes preparation of the draft by-law and Section 111 public notice requirements under the *Community Planning Act*; and sets the date for Hearing of Objections/Support in advance of the PAC meeting.

Accordingly, as of March 17, 2023, the following applications for Development were completed and are now ready to commence the PAC process:

<u>Address</u>	<u>Property Owner</u>	<u>Applicant</u>	<u>Nature of Proposal</u>
1. Hanwell Road (PID 75359612)	J.D. Irving Limited	Zzap Consulting Inc.	Rezone from Future Development Zone (FD) to Multi-Residential Zone Four (MR-4) to allow for nine four-storey apartment buildings with a total of 365 units.
2. 3532 Woodstock Road	Cedar Brook Early Learning Centre	Cedar Brook Early Learning Centre	Amend the Residential Zone Two (R-2) to permit a private elementary school (K-5) for up to 40 students.
3. 18 Talisman Crescent	Grigory & Marina Libin	Grigory & Marina Libin	Amend the Residential Zone One (R-1) to permit an in-law suite.
4. 360 & 368 forest Hill Road	681751 N.B. Ltd.	Sunfield Property	Rezone from Institutional Zone Two (I-2) to Comprehensive Development District Zone (CDD) to permit communal housing, restaurant-licensed, and instructional facility uses.

5.	1015 Riverside Drive	Fredericton Word of Faith	Dillon Consulting	Rezone from Residential Zone Two (R-2) to Institutional Zone One (I-1) to permit a place of worship.
6.	63 Brunswick Street	City of Fredericton	City of Fredericton	Amend Environment and Open Space Zone (EOS) to permit a take-out food service on property.
7.	1823 Lincoln Road	681057 N.B. Inc.	White Rock Developments Ltd.	Amend Highway Commercial Zone (HC) to permit dwelling units and office space.
8.	200 Two Nations Crossing PIDs: 75436907 75401612 01533256	PID: 75436907 – Ross Ventures Limited PID: 75401612 – City of Fredericton PID: 01533256 – Peter Casey	Ross Ventures Limited	Rezone PID 75436907 from Commercial Corridor Zone Two (COR-2) to District Commercial Zone (DC), rezone portion of PID 75401612 from General Industrial Zone (GI) to District Commercial Zone (DC), and rezone portion of PID 01533256 from Future Development Zone (FD) to District Commercial Zone (DC) to permit a commercial development including a grocery store and retail space.

**It is recommended that City Council adopt the following Resolution:**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby directs that the Development Applications for Hanwell Road (PID 75359612), 3532 Woodstock Road, 18 Talisman Crescent, 360 and 368 Forest Hill Road, 1015 Riverside Drive, 63 Brunswick Street, 1823 Lincoln Road, and 200 Two Nations Crossing be referred to the April 19, 2023 meeting of the Planning Advisory Committee for the views of the advisory committee; that the public notice requirements of Section 111 of the *Community Planning Act* be fulfilled; that the appropriate by-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be prepared; and that the regular Council Meeting of Monday, May 8, 2023 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the consideration of objections/support to the proposed by-laws.