

From: Legal Services

Date: April 03, 2023

Title: By-law No. Z-5.285 – Goodine Street (PID 75453571, 01484070, 75444059)
Chippin's Ltd. – Rezoning

Description: By-law No. Z-5.285, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law No. Z-5.285, by title, Second Reading of By-law No. Z-5.278, by title

FOR CITY COUNCIL ON TUESDAY, APRIL 11, 2023

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.285, by title
- Second Reading of By-law No. Z-5.285, by title

Additional Information

The purpose of proposed By-law No. Z-5.285 is to amend By-law No. Z-5 on property located at Goodine Street by rezoning portions of three different PIDs to create eighty-two lots and five new public streets, including an extension of Goodine Street to allow for further residential development. The specific rezoning is as follows:

- Rezoning portions of PID 75453571 from Residential Zone Two (R-2), Residential Zone Three, Residential Zone 5 (R-5) and Park Zone (P) to Multi-Residential Zone Two (MR-2) and from Residential Zone Two (R-2) to Residential Zone Five (R-5);
- Rezoning portions of PID 01484070 from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), from Residential Zone Two (R-2) Residential Zone Five (R-5) and from Residential Zone Two (R-2) to Environment and Open Space Zone (EOS); and
- Rezoning portions of PID 75444059 from Multi-Residential Zone Two (MR-2) to Residential Zone Two (R-2), from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), from Residential Zone Two (R-2) and Multi-Residential Zone Two (MR-2) to Park Zone (P).

- 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 – March 15, 2023**

- Staff recommended approval
- PAC recommended approval (*1 letter of concern received*)

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 March 16, 2023, recommending approval of an application from Arnold Chippin on behalf of Chippin's Ltd. (516234 NB Ltd.) to rezone portions of PID 75453571 from Residential Zone Two (R-2), Residential Zone Three (R-3), Residential Zone Five (R-5), and Park Zone (P) to Multi-Residential Zone Two (MR-2), and Residential Zone Two (R-2) to Residential Zone Five (R-5); portions of PID 01484070 from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), Residential Zone Two (R-2) to Residential Zone Five (R-5), and Residential Zone Two (R-2) to Environmental & Open Space Zone (EOS); and portions of PID 75444059 from Multi-Residential Zone Two (MR-2) to Residential Zone Two (R-2), Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), and Residential Zone Two (R-2) and Multi-Residential Zone Two (MR-2) to Park Zone (P), 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-5.285, 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-5.285, 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