

**From:** Elizabeth Murray, Secretary, Planning Advisory Committee

**Date:** Thursday, March 16, 2023

**Title:** 128-132 Forest Hill Road - Chrystalla Wilde Z.docx

**Description:** Rezone to Permit Construction of a 25-Unit Apartment Building

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The Planning Advisory Committee, at its meeting held on March 15, 2023, considered an application from Chrystalla Wilde to rezone land from Residential Zone Four (R-4) to Multi-Residential Zone Four (MR-4), to permit the construction of a 25-unit apartment building on property located at 128-132 Forest Hill Road, 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.8/23 and include a pedestrian walkway connecting the front entrance to the future sidewalk to the satisfaction of the Development Office;
- b) Final building design be substantially in accordance with Maps IV and V attached to P.R.8/23 to the satisfaction of the Development Officer;
- c) A final landscape plan be provided showing tree planting detail including any existing trees to be retained and garbage enclosure screening details to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) The land owner negotiate in good faith to sell a strip of land 1 metre wide along the frontage of the site to be added to the Forest Hill Road right-of-way to the satisfaction of the Director of Engineering & Operations;
- e) Water and sewer site servicing plan, lot grading plan, and storm water management plan are to be to the satisfaction of the Director of Engineering & Operations.
- f) Property is located in Wellfield Zone B; all plans must conform to the NB Wellfield Protected Area Designation Order. Refer inquiries to the City Senior Water and Sewer Engineer;
- g) The Applicant is responsible for the costs of any applicable driveway curb cuts and curb re-instatement;
- h) The applicant will be responsible for the cost of the future sidewalk construction along their frontage to the satisfaction of the Director of Engineering & Operations;
- i) The applicant is responsible for the relocation of a portion of the sanitary sewer system currently located on the subject property to facilitate the new building location to the satisfaction of the Director of Engineering & Operations, including design, construction, record drawings and new Local Government Services Easement;
- j) Backflow preventer and storm oil-grit separator are required. Shut off at main fees are required for water service lines that are to be abandoned.

The Committee directed that the following resolution be forwarded to City Council for consideration:

**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 Chrystalla Wilde to rezone land from Residential Zone Four (R-4) to Multi-Residential Zone Four (MR-4), to permit the construction of a 25-unit apartment building on property located at 128-132 Forest Hill Road, subject to terms and conditions.**

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

cc: Chrystalla Wilde, 102 Collins Street, Lincoln, NB, E3B 9Z6