



**REPORT OF PLANNING ADVISORY
COMMITTEE**

For City Council – April 11, 2023

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, March 16, 2023

Title: 460 Saint Mary's Street (PID 01533553)

Description: Zone Amendment to Permit Commercial Corridor Zone Two Uses Within a New Commercial Building

The Planning Advisory Committee, at its meeting held on March 15, 2023, considered an application from Loft Properties Inc. (Brad Wilcox) for a zone amendment to the General Industrial Zone (GI) to permit the uses of the Commercial Corridor Zone Two (COR-2) within the proposed commercial building on property located at 460 Saint Mary's 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, III, IV, V attached to P.R. 9/23 to the satisfaction of the Development Officer.
- b) A Parking and Landscape Plan to the satisfaction of the Development Officer is required at the time of building permit application.
- c) A Storm Water Management Plan to the satisfaction of the Director of Engineering & Operations is required at time of building permit application.

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 Loft Properties Inc. (Brad Wilcox) for a zone amendment to the General Industrial Zone (GI) to permit the uses of the Commercial Corridor Zone Two (COR-2) within the proposed commercial building on property located at 460 Saint Mary's Street, subject to terms and conditions.

Yours truly,

Elizabeth Murray
Secretary, Planning Advisory Committee

cc: Loft Properties Inc. c/o Brad Wilcox, 527 Beaverbrook Court, Unit 166. Fredericton,
NB E3B 1X6