



**REPORT OF PLANNING ADVISORY COMMITTEE**

*For City Council – November 27, 2023*

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

**Date:** Thursday, November 16, 2023

**Title:** 35 Charles Avenue Z.docx

**Description:** Rezoning and consolidation to permit a total of 3 apartments buildings

The Planning Advisory Committee, at its meeting held on November 15, 2023, considered an application from Evan Pemberton, on behalf of the New Brunswick Housing Corporation, for a rezoning from Institutional Zone One (I-1) and Park Zone (P) to Multi-Residential Zone Two (MR-2) on 3 lots to permit a total of 3 apartment buildings on property located at 35 Charles Avenue 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. 82/23 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III and IV attached to P.R. 82/23 and top of floor be above a geodetic elevation of 9 metres to the satisfaction of the Development Officer;
- c) Final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) Servicing, access, lot grading, and storm water management are to be provided to the satisfaction of the Director of Engineering & Operations;
- e) All municipal services design, construction, and inspection are to be in accordance with the City’s General Specifications for Municipal Services. Record drawings stamped by a Professional Engineer are required at completion of the project; and
- f) All required easements be provided gratuitously to the appropriate authorities.

**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 November 16, 2023, recommending approval of an application from Evan Pemberton, on behalf of the New Brunswick Housing Corporation, for a rezoning from Institutional Zone One (I-1) and Park Zone (P) to Multi-Residential Zone Two (MR-2) on 3 lots to permit a total of 3 apartment buildings on property located at 35 Charles Avenue, subject to terms and conditions.**

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Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

cc: NB Housing Corporation, c/o Evan Pemberton, 551 King Street, 3<sup>rd</sup> Floor, P.O. Box 6000  
Fredericton, NB, E3B 5H1