



**REPORT OF PLANNING ADVISORY
COMMITTEE**

For City Council – November 27, 2023

From: Elizabeth Murray, Secretary, Planning Advisory Committee
Date: Thursday, November 16, 2023
Title: Manhattan Drive Extension Z and S.docx
Description: Rezoning, Zone Amendment, and a Tentative Plan of Subdivision

The Planning Advisory Committee, at its meeting held on November 15, 2023, considered an application submitted by Colpitts Developments, on behalf of ABC Developments Ltd., on Manhattan Drive to rezone portions of PID 75433300 from Residential Zone Five Holding (R-5(H)) to Multi-Residential Zone Two (MR-2), Multi-Residential Zone Four (MR-4), and Park Zone (P); a zone amendment to allow more than one main residential building on a lot in the MR-4 zone, 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. 83/23 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps IV, V, and VI attached to P.R. 83/23, including the incorporation of a continuous stepback at the third or fourth storey level on any façade that faces a public street for the proposed six storey buildings on Lot 23-124, 23-126 and 23-127, façade articulation, a variety of building materials and colours, accentuated building entrances, and building location that addresses the street and frames the corners where applicable, to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including the provision of common outdoor amenities as generally shown on Map II and bicycle parking with a portion being provided indoors, 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 prior to the issuance of a building permit;
- e) All roadway and municipal service 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;
- f) The Developer shall obtain any provincial approvals, including but not limited to, a Watercourse and Wetland Alteration (WAWA) permit from the Department of Environment and Local Government; and,
- g) Healthy mature trees be protected wherever feasible.

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and a tentative plan of subdivision to create four MR-2 lots, seven MR-4 lots, and one P lot along an extension of Manhattan Drive and two new public streets.

The Committee directed that the following resolutions 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 submitted by Colpitts Developments, on behalf of ABC Developments Ltd., on Manhattan Drive to rezone portions of PID 75433300 from Residential Zone Five Holding (R-5(H)) to Multi-Residential Zone Two (MR-2), Multi-Residential Zone Four (MR-4), and Park Zone (P); a zone amendment to allow more than one main residential building on a lot in the MR-4 zone, subject to terms and conditions.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated November 16, 2023, with respect to a tentative plan of subdivision submitted by Colpitts Developments, on behalf of ABC Developments Ltd., to create four Multi-Residential Zone Two (MR-2) lots, seven Multi-Residential Zone Four (MR-4) lots, and one Park Zone (P) lot along an extension of Manhattan Drive and two new public streets recommending that the location of public streets be approved as shown on Map III and that the land for public purposes be taken as land as shown on Map III of the Planning Report dated November 15, 2023 (PR No. 83/23).

Additional Information:

Pursuant to Section 77(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map III attached to P.R. 83/23 to the satisfaction of the Development Officer;
- b) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets, temporary turn-arounds and stormwater ponds are to be located and designed to the satisfaction of the Director of Engineering & Operations; and,
- c) LGSEs, streets, infrastructure, lots, and stormwater pond lots are to be granted gratuitously to the City of Fredericton.

Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

cc: ABC Developments Ltd., 5-830 Hanwell Road, Fredericton, NB, E3B 6A2
Colpitts Developments, c/o Craig McElroy, 5-830 Hanwell Road, Fredericton, NB,
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