



REPORT OF PLANNING ADVISORY COMMITTEE

For City Council – April 8, 2024

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, March 21, 2024

Title: Stately Court Z.docx

Description: Municipal Plan Amendment and Rezoning to Permit a Multi-residential Development

The Planning Advisory Committee, at its meeting held on March 20, 2024, considered an application from Chippins Limited for:

- a municipal plan amendment to redesignate a portion of land from Commercial Centres and Corridors to New Neighbourhoods;
- a rezoning from COR-2 to MR-2 and COR-1

to allow construction of multi-residential buildings and one mixed use building on property located at Stately Court 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. 5/24 with the allowance for alternative building schemes and layout to the satisfaction of the Development Officer;
- b) Final building design shall incorporate front entrance(s) facing the street and reflect a general form and character similar to Maps III to VI attached to P.R. 5/24 to the satisfaction of the Development Officer;
- c) Buildings shall be located at or near the minimum front yard setback with parking areas located behind and/or beside the building to the satisfaction of the Development Officer;
- d) Final plan of subdivision to incorporate a 6m wide pedestrian pathway south from the bulb to the satisfaction of the Development Officer;
- e) Applicant's engineering consultant is to review the size and capacity of existing municipal infrastructure for the intended multi-residential development purposes. Any changes are to be to the satisfaction of the Director of Engineering & Operations;
- f) Applicant's engineering consultant is to review the previous stormwater management plan to ensure that the storm system can accommodate the proposed change in land use;
- g) Applicant is to provide a fee for future construction of a sidewalk to the satisfaction of the Director of Engineering and Operations.

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 21, 2024, recommending approval of an application from Chippins Limited for:

- **a municipal plan amendment to redesignate a portion of land from Commercial Centres and Corridors to New Neighbourhoods;**
- **a rezoning from COR-2 to MR-2 and COR-1,**

to allow construction of multi-residential buildings and one mixed use building on property located at Stately Court subject to terms and conditions.

Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

cc: Chippins Limited, 89 York Street, Fredericton, NB, E3B 3N4