



## REPORT OF COMMUNITY PLANNING DIVISION

*For City Council – April 28, 2025*

**From:** Community Planning Division

**Date:** April 22, 2025

**Title:** Public Hearing Date – 642-652 Union Street, 808 Saint Mary's Street and 224 York Street

As per the Community Planning Act, City Council refers completed development applications to the Planning Advisory Committee ("PAC") for their views; authorizes preparation of the draft By-law and the fulfilment of the Section 111 public notice requirements under the *Community Planning Act*; and sets the date for the public hearing in advance of the PAC meeting.

Accordingly, as of April 22, 2025, the following applications for development were completed and are ready to commence the PAC process:

<u>Address</u>	<u>Property Owner</u>	<u>Applicant</u>	<u>Nature of Proposal</u>
1. 642-652 Union Street (PID 75511055)	Sherico Developments Limited	Sherico Developments Limited	Rezone property from Mixed Use Zone Two (MX-2) to Multi-Residential Zone Two (MR-2) to permit a new 13-unit apartment building.
2. 808 Saint Mary's Street (PID 75560896)	North Edge Properties Inc.	Hanson Group of Companies (c/o Jody Hanson)	Rezone portion of property from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.
3. 224 York Street (PID 75487629)	Bella Properties Inc. (c/o Gabriel Elzayat)	Bella Properties Inc. (c/o Gabriel Elzayat)	Rezone property from Institutional Zone One (I-1) to Comprehensive Development District Zone (CDD) to permit the conversion of the existing place of worship to an event facility and boutique hotel.

**It is recommended that City Council adopt the following Resolution:**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby directs that the Development Applications for 642-652 Union Street, 808 Saint Mary's Street and 224 York Street be referred to the May 21, 2025 Planning Advisory Committee ("PAC") meeting for the views of the PAC; that the public notice requirements of Section 111 of the *Community Planning Act* be fulfilled; that the appropriate by-laws to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be prepared; and that the regular City Council Meeting of Monday, June 9, 2025 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the public hearing and consideration of objections/support to the proposed by-law.

