



BY-LAW STATUS REPORT

For City Council – April 13, 2026

From: Planning & Development, Community Planning

Date: April 07, 2026

Title: By-law No. Z-5.364 – 314-316, 348 & 402 Saint Mary’s Street – Carle Developments Ltd., Rezoning

Description: By-law No. Z-5.364, A By-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law No. Z-5.364, by title, Second Reading of By-law No. Z-5.364, by title

FOR CITY COUNCIL ON APRIL 13, 2026:

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.364, by title
- Second Reading of By-law No. Z-5.364, by title

Additional Information

- The purpose of proposed By-law No. Z-5.364 is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton by rezoning properties at 314-316, 348 and 402 Saint Mary’s Street, specifically, portions of PIDs 01488345, 00000003 and 75549550 from Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2); rezoning a portion of PID 01424258 from Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2) and rezoning PIDs 01424241, 75529065, 01422369 and a portion of PID 01422419 from Future Development (FD) to Multi-Residential Zone Two (MR-2) to permit the construction of 9 three-storey apartment buildings with a total of 216 units.

↪ City Council Meeting – February 23, 2026

- City Council adopted a resolution referring the application to PAC, authorizing Section 111 advertising, preparation of a by-law to amend the Zoning By-law, and set the date for consideration of objections/support to the proposed by-law.

↪ Planning Advisory Committee Meeting – March 18, 2026

- Staff recommended approval
- PAC recommended approval (*no letters of objection/support received at PAC*)

RECOMMENDATION:

It is recommended that the following resolutions be considered by City Council:

BE IT RESOLVED IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an application submitted by Carle Developments Ltd. on property located at 314-316, 348 & 402 Saint Mary's Street to rezone portions of the property from: Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) (portion of PID 01488345, PID 00000003 and PID 75549550) Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2) (portion of PID 01424258); and, Future Development (FD) to Multi-Residential Zone Two (PID 01424241, PID 75529065, PID 01422369 and portion of PID 01422419); to permit 9 three-storey apartment buildings with a total of 216 units, subject to terms and conditions.

BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, with respect to an application submitted by Carle Developments Ltd. on property located at 314-316, 348 & 402 Saint Mary's Street for a tentative plan of subdivision to create a future public street, with a recommendation that the location of the future public street as shown on Map III attached to P.R. 16/26 be approved.

Hearing of Objections/Support – City Clerk

BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.364, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.364, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.

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Approved by: Ken Forrest, MCIP RPP, Director of Planning & Development

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