



REPORT OF PLANNING ADVISORY COMMITTEE

For City Council – April 13, 2026

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, March 19, 2026

Title: 314-316, 348, 402 Saint Mary’s Street (PIDs 01488345, 01424258, 01424241, 75529065, 01422369, 01422419, 75549550, 01424233, 00000003)

Description: Rezoning and a tentative plan of subdivision to permit 9 three storey apartment buildings with a total of 216 units

The Planning Advisory Committee, at its meeting held on March 18, 2026, considered 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 the following terms and conditions:

Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 16/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps IV, V, VI, VI, XII, and XIII attached to P.R. 16/26, with the inclusion of a variety of architectural features, exterior building finish materials and colours to ensure that no more than two buildings appear the same;
- c) A final landscape and parking plan be provided, including the provision of pedestrian walkways, common amenity space, and enhanced landscaping around the stormwater management ponds as generally shown on Map II attached to P.R. 16/26, as well as landscaping and fencing between parking areas and the western, eastern, and northern property lines, to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations. The entire site design is to be completed prior to the first building permit approval.

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- e) All design, construction, and inspection 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) An easement will be required over the storm sewer servicing proposed to Highland Avenue. Any easements or agreements are to be located/designed to the satisfaction of the Director of Engineering & Operations and granted gratuitously to the relevant authorities.
- g) The Applicant shall enter into a Section 131 Development Agreement with the City to address the access road and sidewalk connection along the future public street to the satisfaction of the Development Officer and Director of Engineering & Operations; and,
- h) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application.

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 generally in accordance with Map III attached to P.R. 16/26 to the satisfaction of the Development Officer.

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 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.

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Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

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