



BY-LAW STATUS REPORT

For City Council – December 13, 2021

From: Legal Services

Date: December 13, 2021

Title: By-law No. Z-5.251 – 827 Regent Street, Rezoning (Bella Properties Inc.)

Description: By-law No. Z-5.251, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, Adoption of Terms & Conditions, Reading by Summary, Third Reading of By-law No. Z-5.251, by title

FOR CITY COUNCIL ON DECEMBER 13, 2021:

- Adoption of Terms and Conditions
- Reading by Summary
- Third Reading of By-law No. Z-5.251, by title

Additional Information

The purpose of proposed By-law No. Z-5.251 is to amend By-law No. Z-5 by rezoning the property located at 827 Regent Street from Institutional Zone One (I-1) to Multi-Residential Zone Four (MR-4) in order to allow for an 18-unit apartment building by converting an assisted living building to an apartment building by changing the use of community rooms to apartment units.

↪ City Council Meeting – December 13, 2021

- 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 – November 17, 2021

- Staff recommended approval
- PAC recommended approval (1 letter of objection concern received at PAC)

↪ City Council – November 22, 2021

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support (no letters of support/objection received by the City Clerk's office)
- First Reading of By-law No. Z-5.251, by title
- Second Reading of By-law No. Z-5.251, by title

RECOMMENDATION:

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

BE IT RESOLVED THAT with respect to an application by Bella Properties Inc. to rezone the property located at 827 Regent Street from Institutional Zone One (I-1) to Multi-Residential Zone Four (MR-4) as outlined in proposed By-law No. Z-5.251, the Council of the City of Fredericton, pursuant to Section 59(1) of the *Community Planning Act* hereby imposes the attached Terms and Conditions.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. Z-5.251, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.

WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act* and the *Community Planning Act*; and City Council has authorized the reading of By-law No. Z-5.251, by summary;

BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. Z-5.251 is to amend By-law No. Z-5 by rezoning the property located at 827 Regent Street from Institutional Zone One (I-1) to Multi-Residential Zone Four (MR-4) in order to allow for an 18-unit apartment building by converting an assisted living building to an apartment building by changing the use of community rooms to apartment units; and THAT the said by-law be given third reading by title.

Prepared by: Vicki Buchanan, Administrative Assistant, Legal Services

Approved by: Michelle Brzak, City Solicitor