

From: Julie Brown-Snook, Secretary, Planning Advisory Committee

Date: December 9, 2021

Title: 168-170 Greenwood Drive

Description: Rezone from FD to MR-2

The Planning Advisory Committee, at its meeting held on December 8, 2021, considered an application from Noory Engineering Inc., to rezone property located at 168-170 Greenwood Drive from FD to MR-2 to permit two, five storey, multi buildings, each containing 99 units. The Committee recommended **approval**, subject to terms and conditions.


Terms and Conditions:

- a) The site be developed generally in accordance with the Map II, attached to P.R. No. 100/21 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III, IV, and V attached to P.R. No.100/21 to the satisfaction of the Development Officer;
- c) Detailed parking and landscaping plans are submitted with the building permit application, to the satisfaction of the Development Officer;
- d) Any building permits or other required approvals are obtained;
- e) A shared driveway access agreement is required benefitting the subject property at 168-170 Greenwood drive and burdening 184 Greenwood Drive, and shall be registered and provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- f) The 10m right-of-way to cross the trail is not used as an access point for this development, other than emergency access if required by the Office of Fire Marshall.
- g) Access, servicing, and lot grading I storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application.
- h) If required, the applicant is to obtain a Watercourse and Wetland Alteration permit from the NB Department of Environment & Local Government.

Accordingly, the Committee directed that the following resolution be forwarded to City Council:

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated December 9, 2021, with respect to an application from Noory Engineering Inc., to rezone property identified as 168-170 Greenwood Drive from FD to MR-2 to permit two, five storey multi buildings, each containing 99 units.

Yours truly,



Julie Brown-Snook
Secretary, Planning Advisory Committee

cc: Noory Engineering Inc., c/o Ishaque Noory, 358 King Street, Suite 201 Fredericton,
NB E3B 1E3