

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

**Date:** November 18, 2021

**Title:** 617-649 Brookside Drive

**Description:** Rezone from R-2 and R-5 to MR-2

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The Planning Advisory Committee, at its meeting held on November 17, 2021, considered an application from Maritime Radon Control, to rezone from Residential Zone Two (R-2) and Residential Zone Five (R-5) to Multi-Residential Zone Two (MR-2) to permit a phased multi-unit development that would consist of 232 units and 8 apartment buildings over four phases on property identified as 617-649 Brookside Drive and recommended **approval**, subject to terms and conditions.

Terms and Conditions:

- a) The site be developed generally in accordance with Maps II, III, IV and V attached to P.R. 80/21 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps VI and VII attached to P.R. 80/21 to the satisfaction of the Development Officer;
- c) A minimum 3-metre-wide landscape strip consisting of coniferous and deciduous trees, shrubs or hedges being a minimum 1.5 metres in height at the time of planting and spaced no greater than 5 metres apart, be provided abutting lands within a low-rise residential zone to the satisfaction of the Development Officer;
- d) The central greenspace within Phase II be utilized and designed as a common outdoor amenity space to the satisfaction of the Development Officer;
- e) Healthy, mature trees that are currently existing on site be protected whenever feasible;
- f) A final landscape and parking plan be provided showing tree and shrub planting details, common outdoor amenity areas, parking lot paving/curbing and bicycle parking to the satisfaction of the Development Officer prior to the issuance of a building permit;
- g) Servicing, lot grading plan and storm water management plans (SWMP) are to be provided to the satisfaction of the Director of Engineering & Operations at time of the first building permit application;
- h) Local Government Service Easements, Public Utility Easements, Drainage Easements and any public stormwater ponds are to be located and designated to the satisfaction of the Director of Engineering & Operations;
- i) Local Government Service Easements, streets and public stormwater pond lots are to be granted gratuitously to the City of Fredericton;
- j) Storm oil-grit separators and backflow preventors are required;

- k) Record drawings be prepared by a Professional Engineering and required at completion of each phase of the development; and
- l) The Applicant/Property Owner enter into a Section 59 Development Agreement with the City to address access and the future public street.

**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 November 18, 2021, with respect to an application from Maritime Radon Control, to rezone from Residential Zone Two (R-2) and Residential Zone Five (R-5) to Multi-Residential Zone Two (MR-2) to permit a phased multi-unit development that would consist of 232 units and 8 apartment buildings over four phases on property identified as 617-649 Brookside Drive.**

Yours truly,



Julie Brown-Snook,  
Secretary, Planning Advisory Committee

cc: Maritime Radon Control Ltd., c/o Andrew Colter, 708 Douglas Avenue, Fredericton,  
NB E3A 5T1