

Fredericton

PLANNING ADVISORY COMMITTEE
SEPTEMBER 18, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL AND WEB CONFERENCING

AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – August 21, 2024

B. ZONING APPLICATIONS

1. Off-Campus Real Estate c/o Brandon Fictorie – 778 Windsor Street

- Amend Policy Area “A” of the College Hill Secondary Municipal Plan to permit a three-unit dwelling;
- Rezoning from Residential Zone One (R-1) to Residential Zone Four (R-4);
- 0.61 metre driveway width variance; and,
- Variance to permit parking in the required rear yard setback of a low density residential zone.

2. Oak Ridge Manufacturing Inc. – Lian Street

- Rezone a portion of PID 75492850 from Multi- Residential Zone Four (MR-4) to Multi-Residential Zone Two (MR-2); and,
- Parking variance of 5 vehicle spaces

C. SUBDIVISION APPLICATIONS

1. City of Fredericton c/o Ryan Seymour – Cliffe Street

Tentative plan of subdivision to add a 2,598 square metre parcel of land (10 metre width) to the Cliffe Street right-of-way from a portion of PID 75563809.

D. VARIANCE APPLICATIONS

1. Ravinatha Prasad Gunarathna & Pathmini Dissanayake – 203 Dundonald Street

5.19 m lot frontage variance and a 69 m lot area variance to permit a 3-unit dwelling in the TP-4 zone.

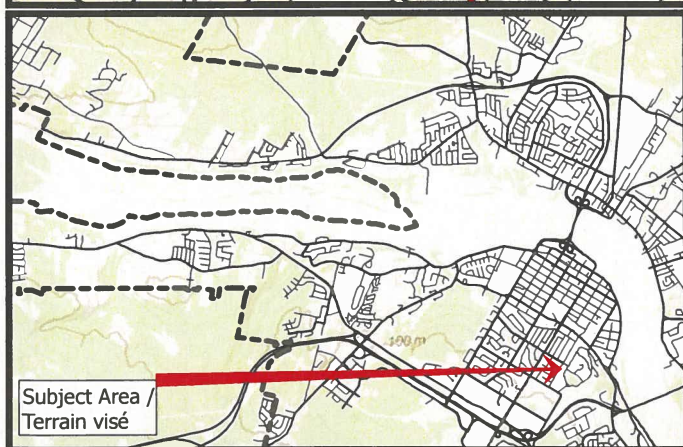
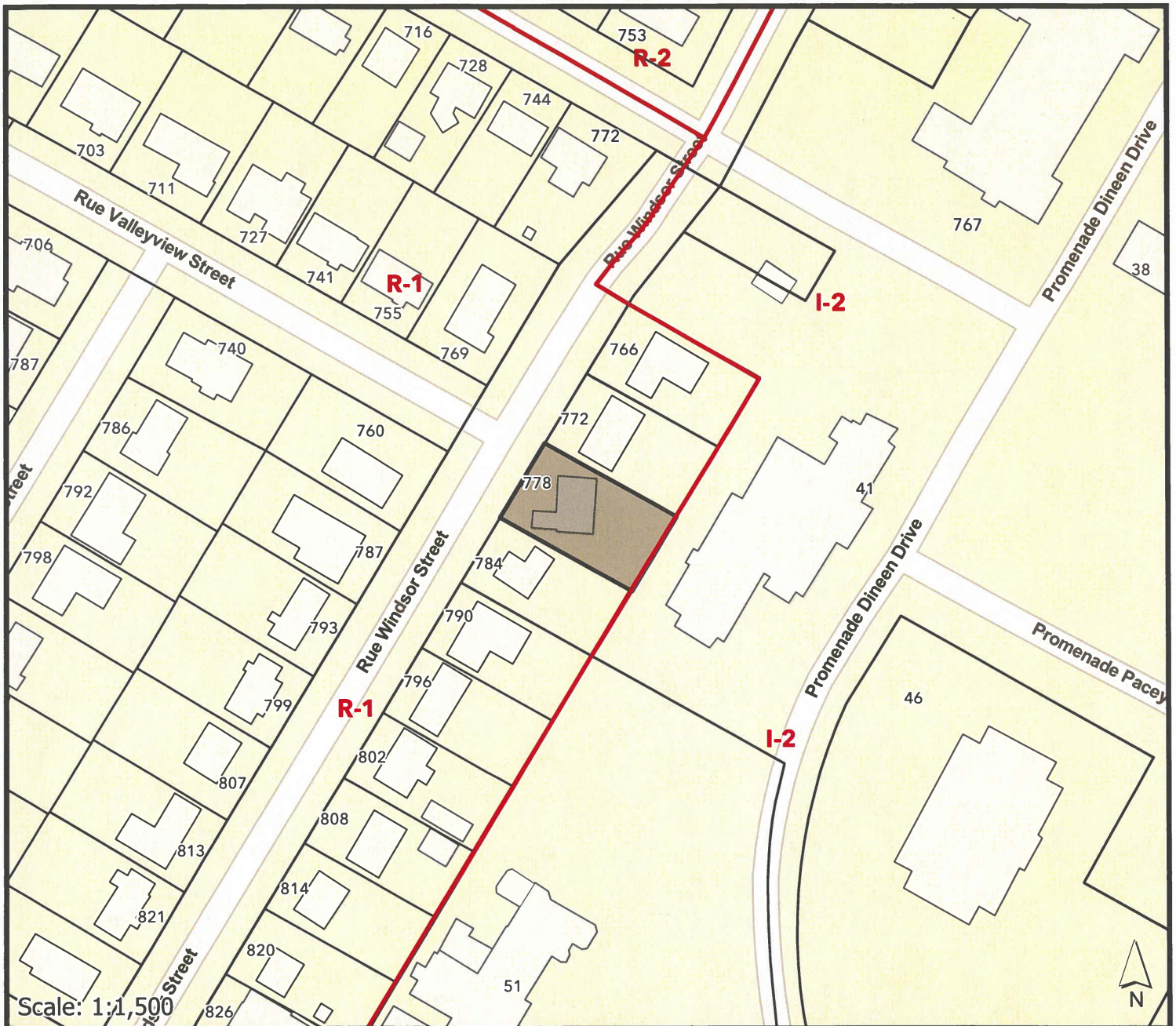
E. OLD BUSINESS

F. NEW BUSINESS

G. BUILDING PERMITS

To receive building permits for August 2024

H. ADJOURNMENT



■ Subject Property / Propriete Visé
 Amend Policy Area "A" of the College Hill Secondary Municipal Plan to permit a three-unit dwelling; Rezoning from R-1 to R-4, 0.61m driveway width variance, and a variance to permit parking in the required rear yard setback of a low density residential zone.
 La modification du plan municipal au secteur de politique A du plan secondaire College Hill pour permettre la construction d'un immeuble de trois logements. Le rezonage de zone R-1 à zone R-4. Une dérogation de 0,61 m à la largeur de l'allée. Une dérogation pour permettre le stationnement dans la marge de recul requise de la cour arrière d'une zone résidentielle à faible densité

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I

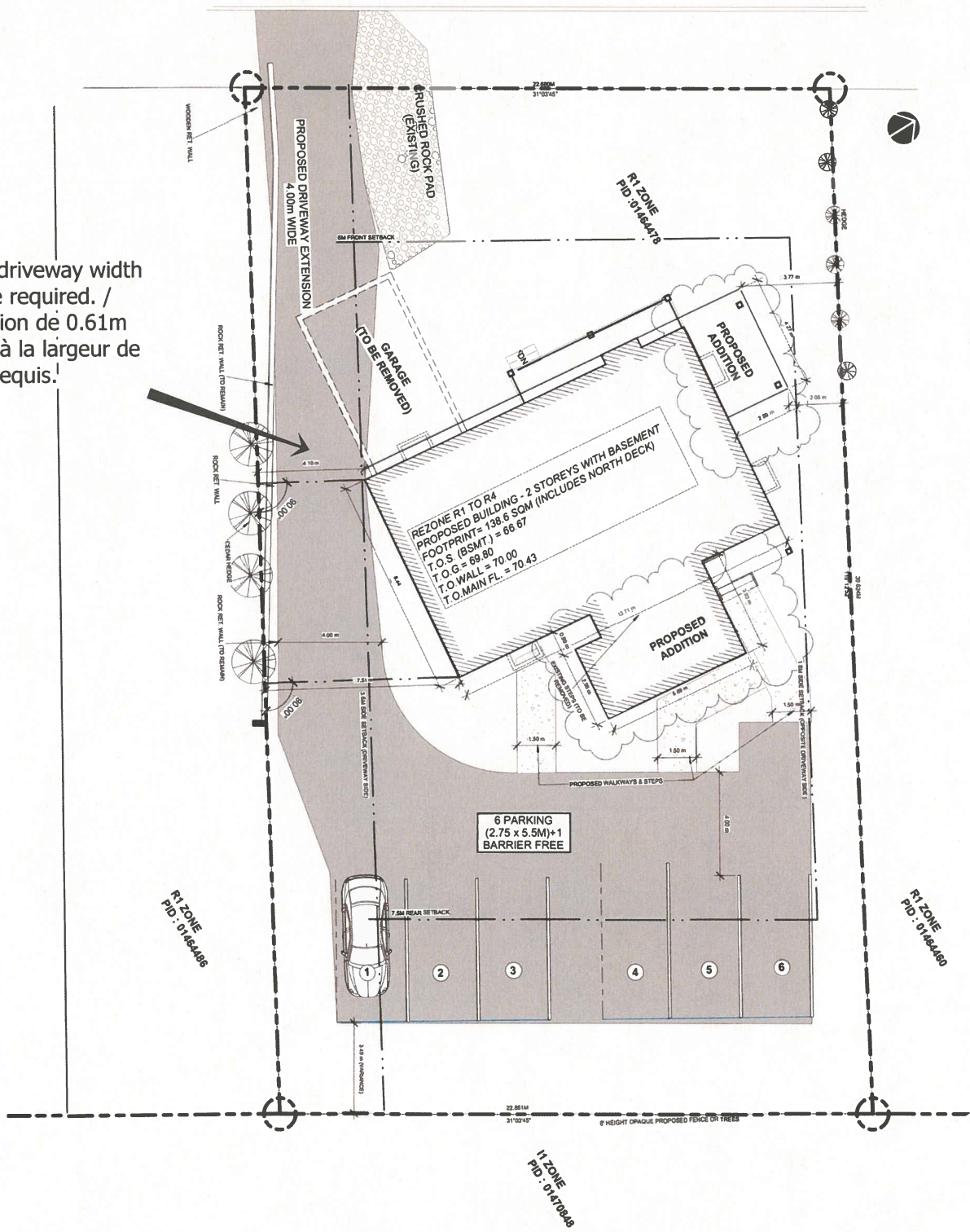
File \ fiche: PR-48-2024

Date \ date: septembre \ September 18, 2024

Subject \sujet: rue 778 Windsor Street
 Off-Campus Real Estate
 c/o Brandon Fictorie

WINDSOR STREET

0.61m driveway width variance required. /
 Dérogation de 0.61m relative à la largeur de la voie requis.



Site Plan / Plan du site

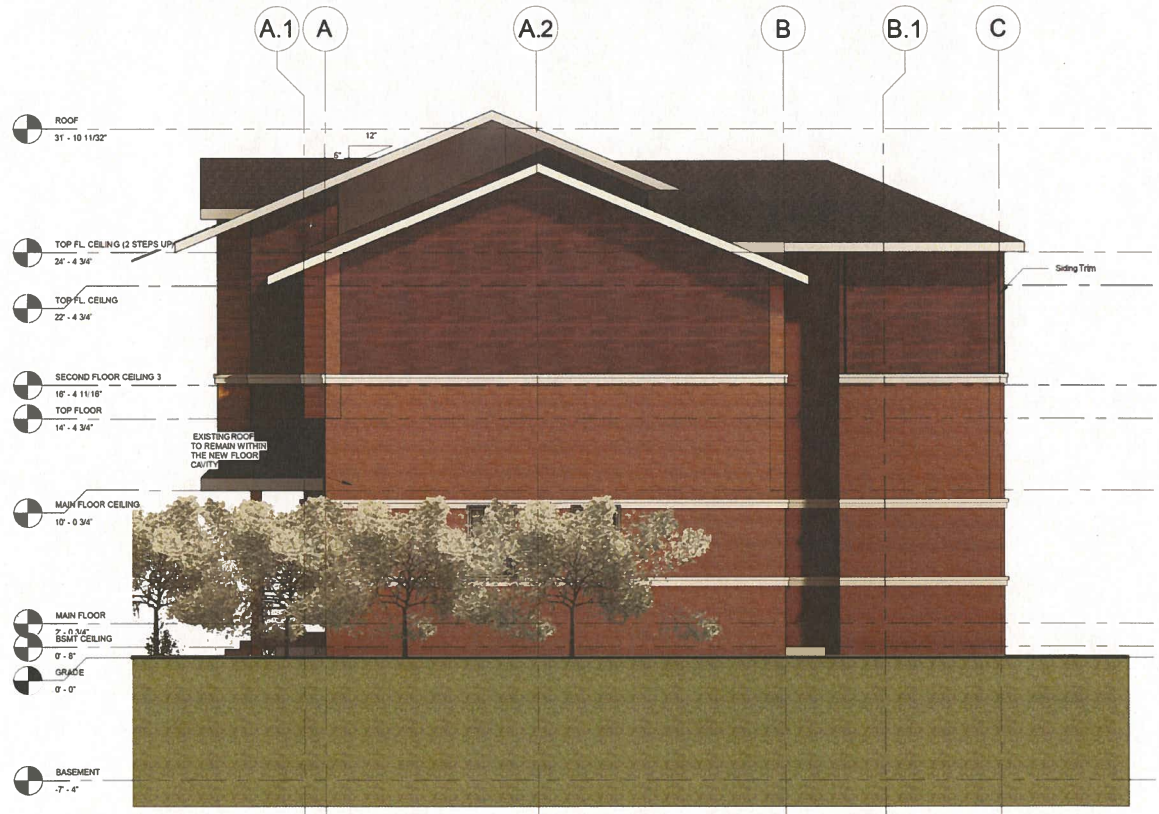


Community Planning
 Planification urbaine

Map \ carte # II
 File \ fiche: PR-48-2024
 Date \ date: septembre \ September 18, 2024
 Subject \ sujet: rue 778 Windsor Street
 Off-Campus Real Estate
 c/o Brandon Fictorie



West - Windsor St / Ouest - rue Windsor



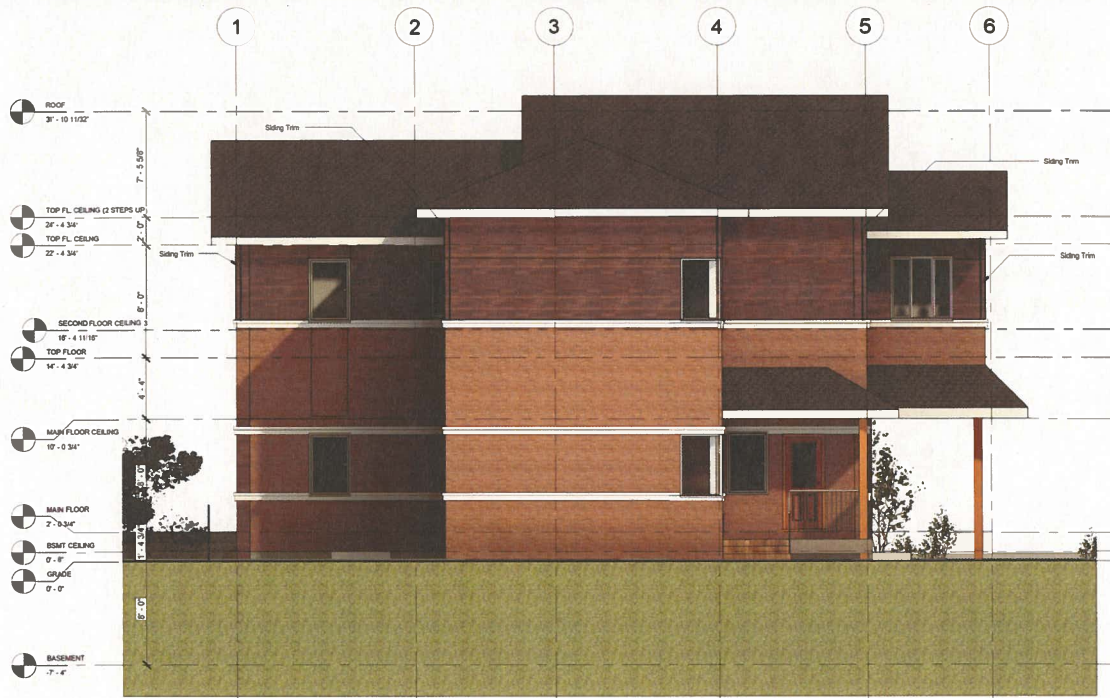
South - / Sud

Elevations / Élévations

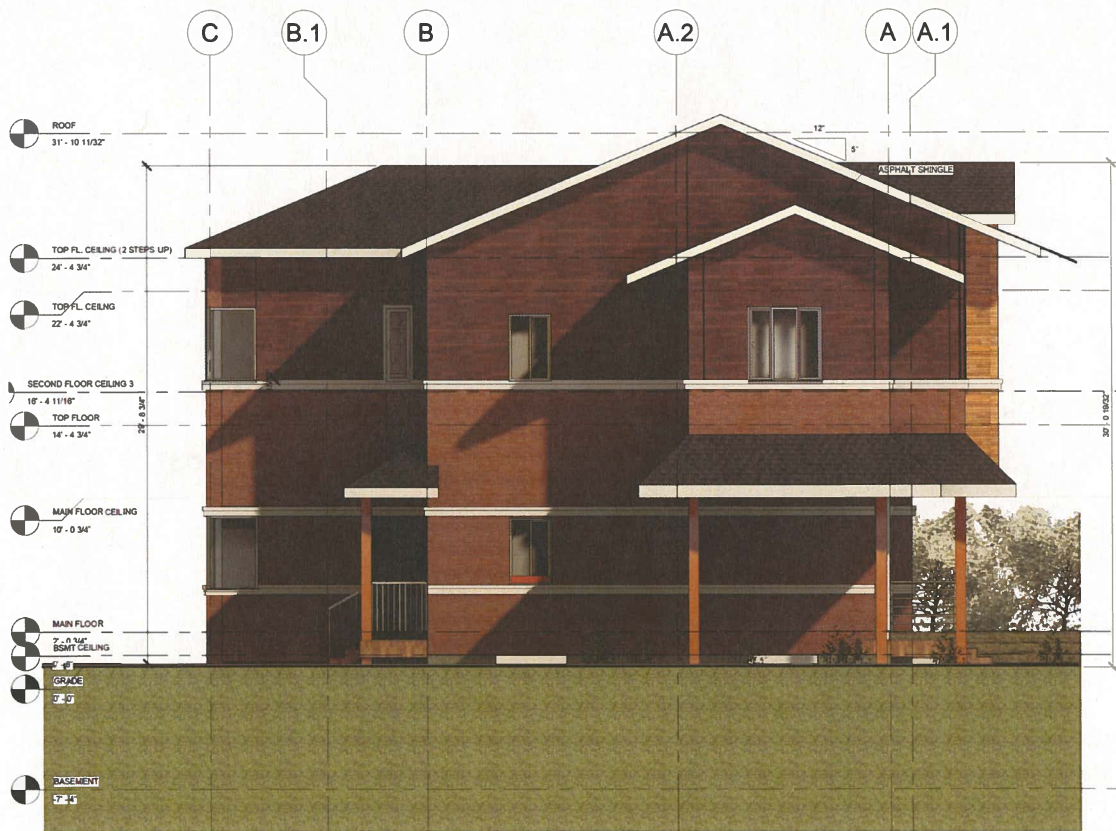


Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-48-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue 778 Windsor Street
Off-Campus Real Estate
c/o Brandon Fictorie



East / Est



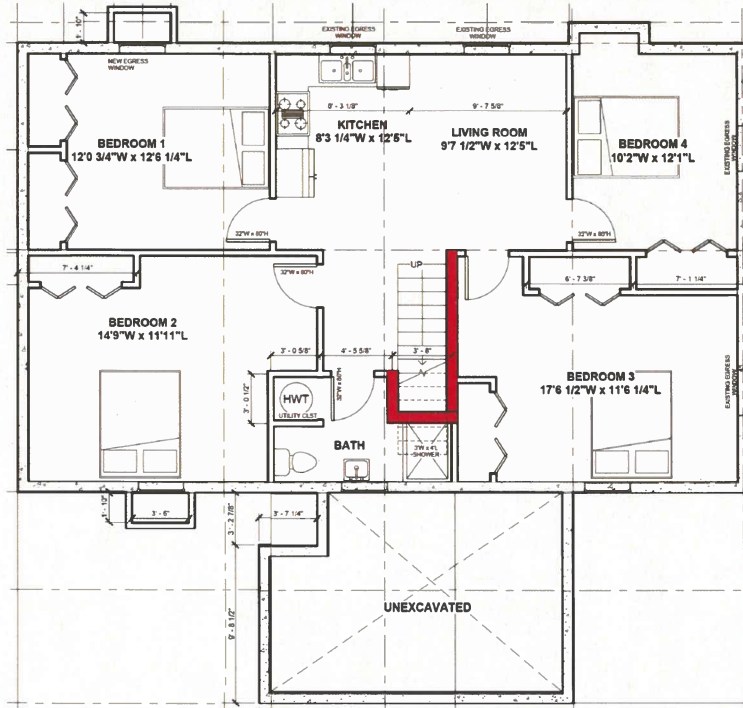
North / Nord

Elevations / Élévations

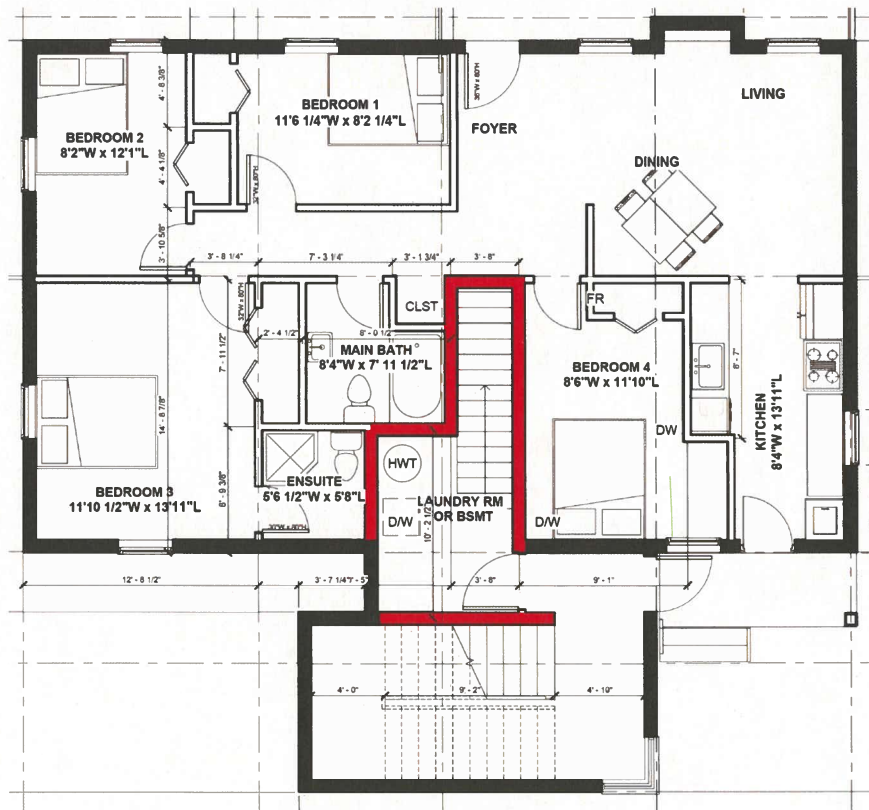


Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-48-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue 778 Windsor Street
Off-Campus Real Estate
c/o Brandon Fictorie



Basement / Sous-sol



Main Floor / Étage principal

Floor Plans / Plan d'étages

Fredericton

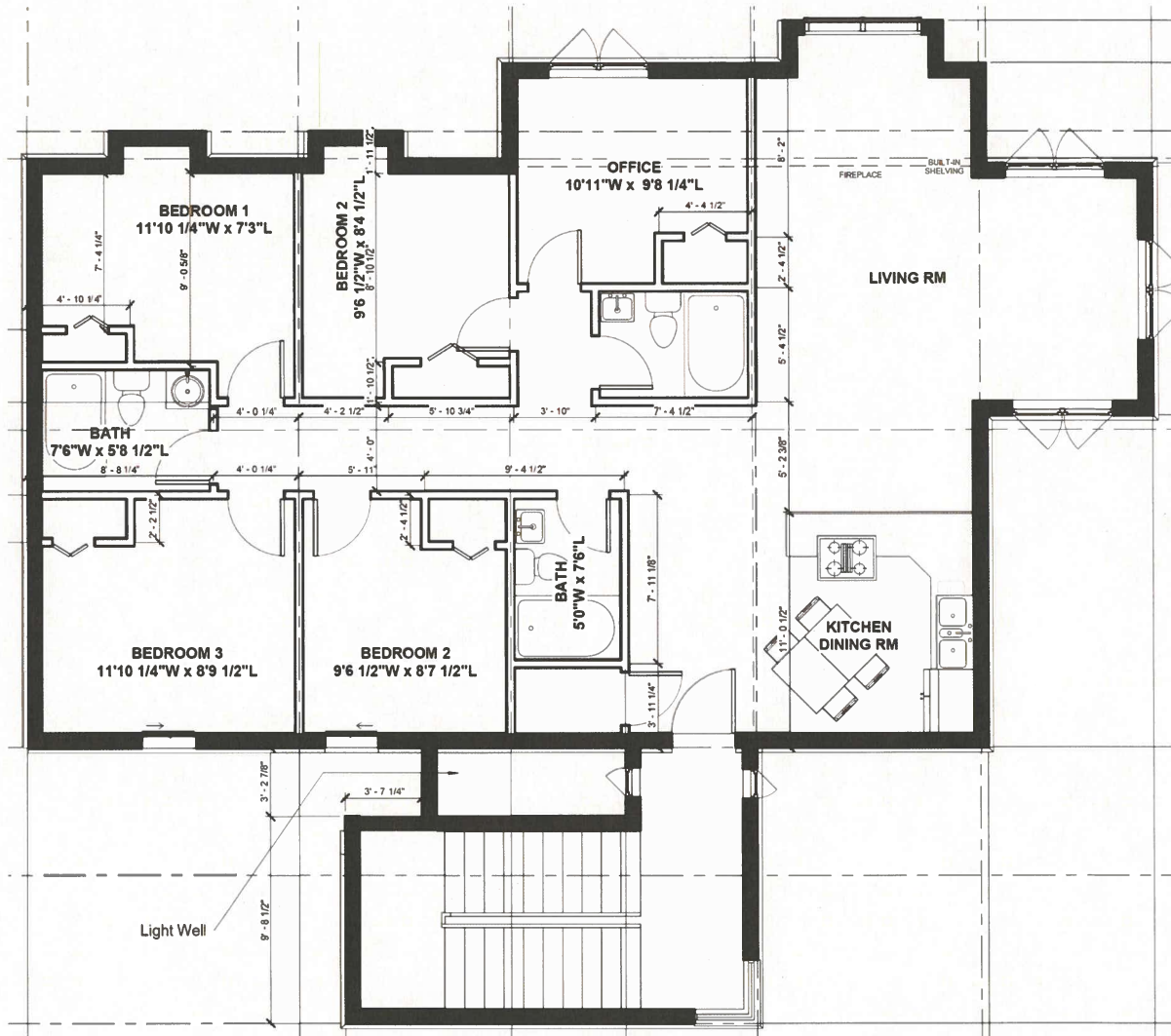
Community Planning
Planification urbaine

Map \ carte # V

File \ fiche: PR-48-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue 778 Windsor Street
Off-Campus Real Estate
c/o Brandon Fictorie



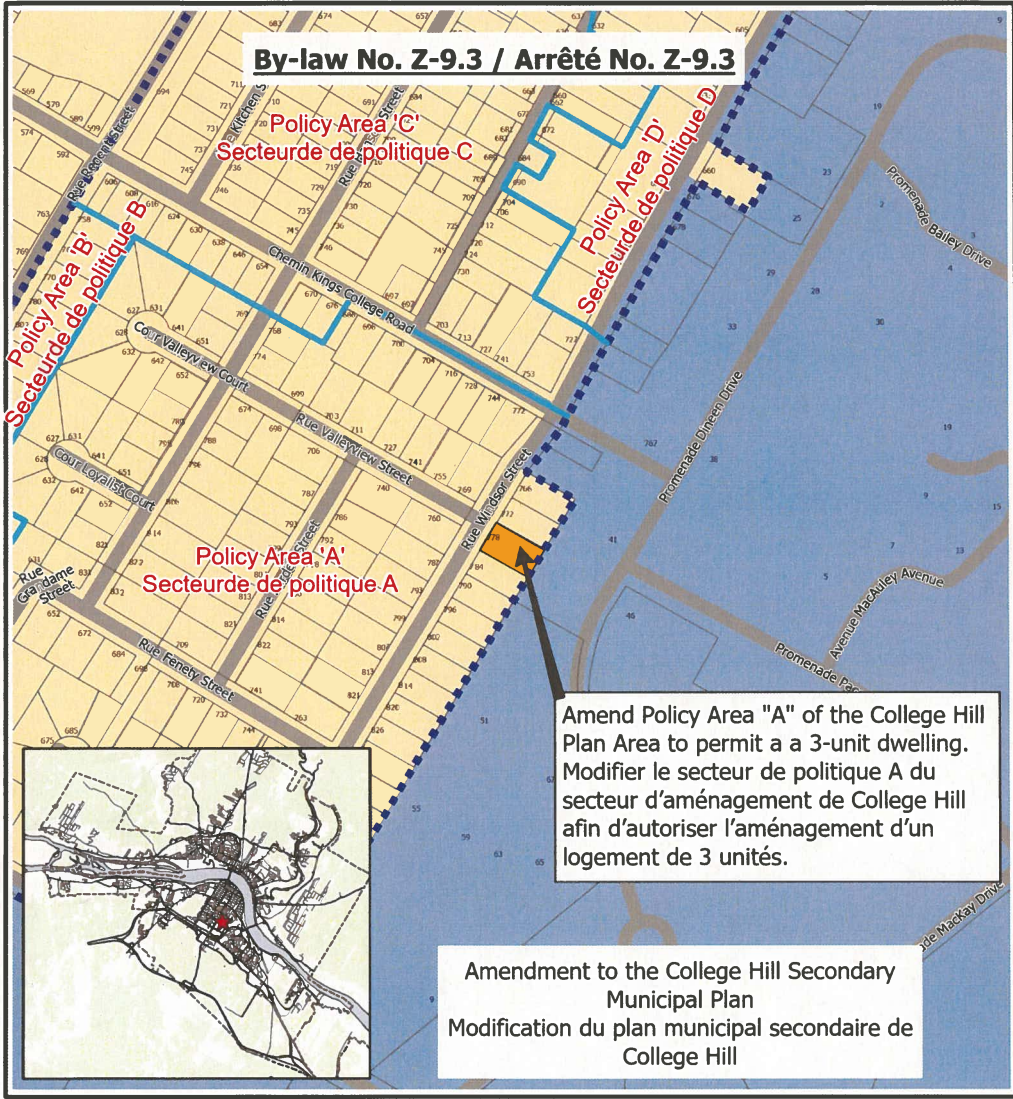
Second Floor / Deuxième étage

Floor Plans / Plan d'étages

Fredericton

Community Planning
Planification urbaine

Map \ carte # VI
File \ fiche: PR-48-2024
Date \ date: septembre \ September 18, 2024
Subject \sujet: rue 778 Windsor Street
Off-Campus Real Estate
c/o Brandon Fictorie



Fredericton

Schedule B / Annexe B
 rue 778 Windsor Street

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Legend / Légende

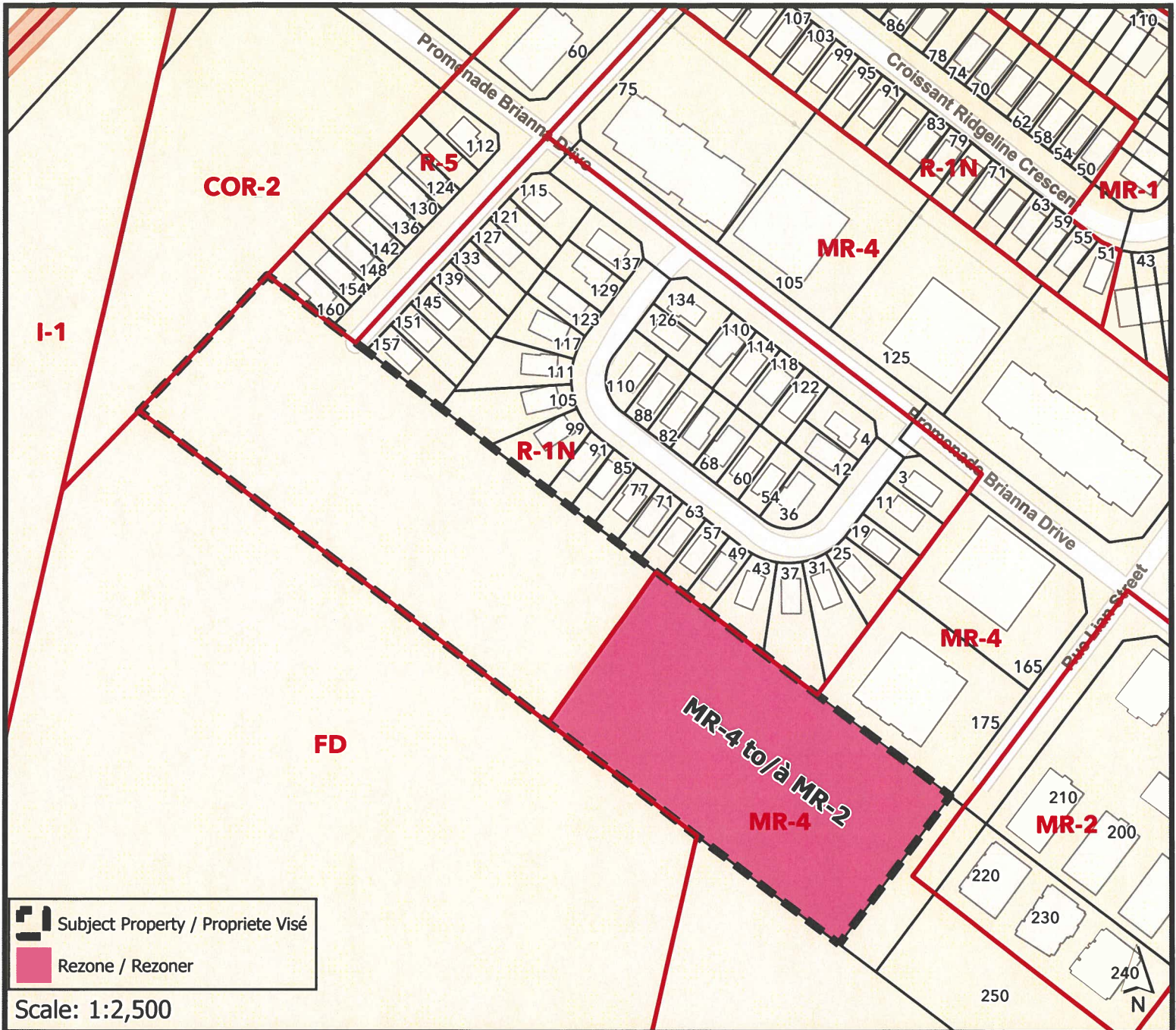
- Subject Property / Terrain Visé
- Planning Area Boundary / Limite du secteur d'aménagement
- Policy Areas / Secteurs de politique
- Property / Propriété



Compiled by Community Planning - August, 2024
 Dressée par les Planification urbaine en août, 2024

Municipal Plan Amendment / Modification du plan municipal

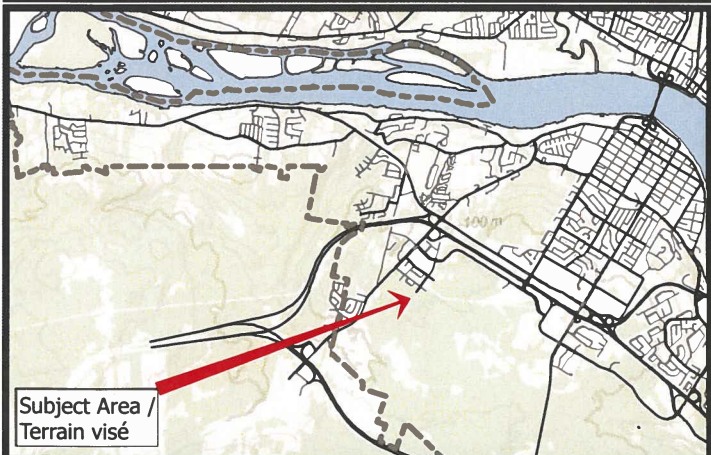
Fredericton
 Community Planning
 Planification urbaine

Map \ carte # VII
 File \ fiche: PR-48-2024
 Date \ date: septembre \ September 18, 2024
 Subject \ sujet: rue 778 Windsor Street
 Off-Campus Real Estate
 c/o Brandon Fictorie




 Subject Property / Propriete Visé
 Rezone / Rezonner

Scale: 1:2,500



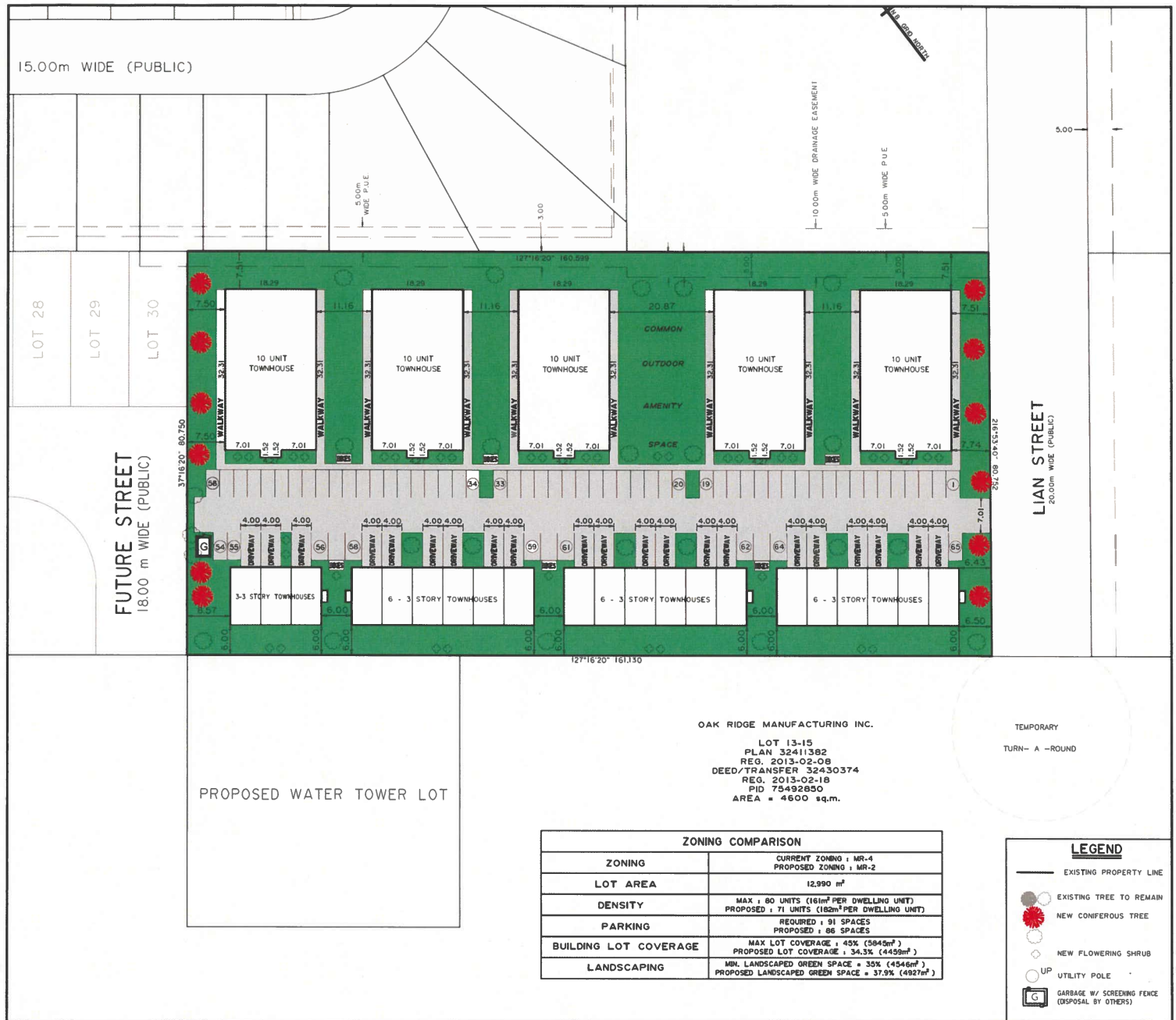
Subject Area / Terrain visé

 Subject Property / Propriete Visé
 Rezone a portion of PID 75492850 from MR-4 to MR-2, and parking variance of 5 vehicle spaces to permit 9 townhouse buildings with a total of 71 units (five 10-unit, one 3-unit and three 6-unit townhouse buildings).
 Le rezonage d'une partie du NID 75492850 de zone MR-4 à zone MR-2. Une dérogation de 5 places de stationnement pour permettre la construction de 9 immeubles d'habitations en rangée totalisant 71 logements (cinq de 10 logements, un de 3 logements et trois de 6 logements).



Community Planning
Planification urbaine

Map \ carte # I
 File \ fiche: PR-55-2024
 Date \ date: septembre \ September 18, 2024
 Subject \ sujet: rue Lian Street
 Oak Ridge Manufacturing
 (c/o Andrew Wheelan)



OAK RIDGE MANUFACTURING INC.
 LOT 13-15
 PLAN 32411382
 REG. 2013-02-08
 DEED/TRANSFER 32430374
 REG. 2013-02-18
 PID 75492850
 AREA = 4600 sq.m.

PROPOSED WATER TOWER LOT

TEMPORARY
 TURN- A - ROUND

ZONING COMPARISON	
ZONING	CURRENT ZONING : MR-4 PROPOSED ZONING : MR-2
LOT AREA	12,990 m ²
DENSITY	MAX : 80 UNITS (16m ² PER DWELLING UNIT) PROPOSED : 71 UNITS (162m ² PER DWELLING UNIT)
PARKING	REQUIRED : 91 SPACES PROPOSED : 86 SPACES
BUILDING LOT COVERAGE	MAX LOT COVERAGE : 45% (5845m ²) PROPOSED LOT COVERAGE : 34.3% (4459m ²)
LANDSCAPING	MIN. LANDSCAPED GREEN SPACE = 35% (4546m ²) PROPOSED LANDSCAPED GREEN SPACE = 37.9% (4927m ²)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING TREE TO REMAIN
- NEW CONIFEROUS TREE
- NEW FLOWERING SHRUB
- UP UTILITY POLE
- Ⓜ G GARbage w/ SCREENING FENCE (DISPOSAL BY OTHERS)

Parking variance of 5 vehicle spaces to permit 9 townhouse buildings with a total of 71 units (five 10-unit, one 3-unit and three 6-unit townhouse buildings).

Une dérogation de 5 places de stationnement pour permettre la construction de 9 immeubles d'habitations en rangée totalisant 71 logements (cinq de 10 logements, un de 3 logements et trois de 6 logements).

Site Plan / Plan du Site



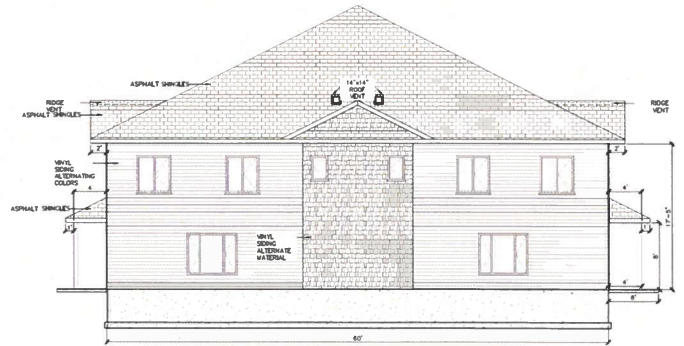
East / Est



West / Ouest



North (front) / Nord (avant)



South (rear) / Sud (arrière)

10 Unit Townhouse Elevations / Élévations de maisons de ville de 10 unités



Community Planning
Planification urbaine

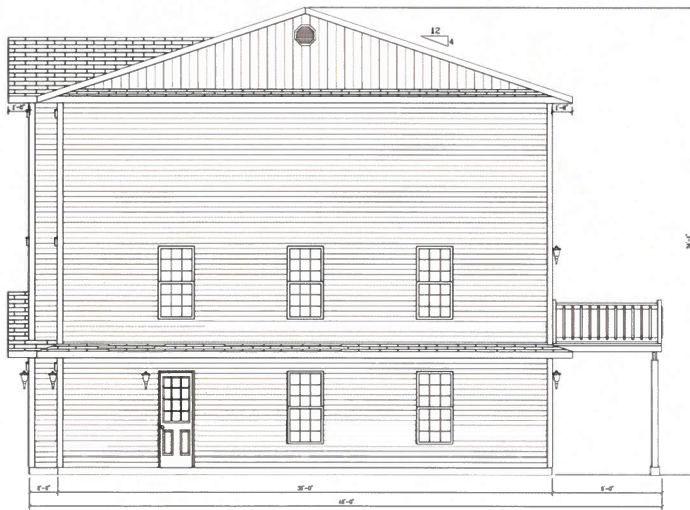
Map \ carte # III
File \ fiche: PR-55-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue Lian Street
Oak Ridge Manufacturing
(c/o Andrew Wheelan)



North (front) / Nord (avant)



South (rear) / Sud (arrière)



East / Est



West / Ouest

3 Storey Townhouse Elevations / Élévations de maisons de ville de 3 étages

Fredericton

Community Planning
Planification urbaine

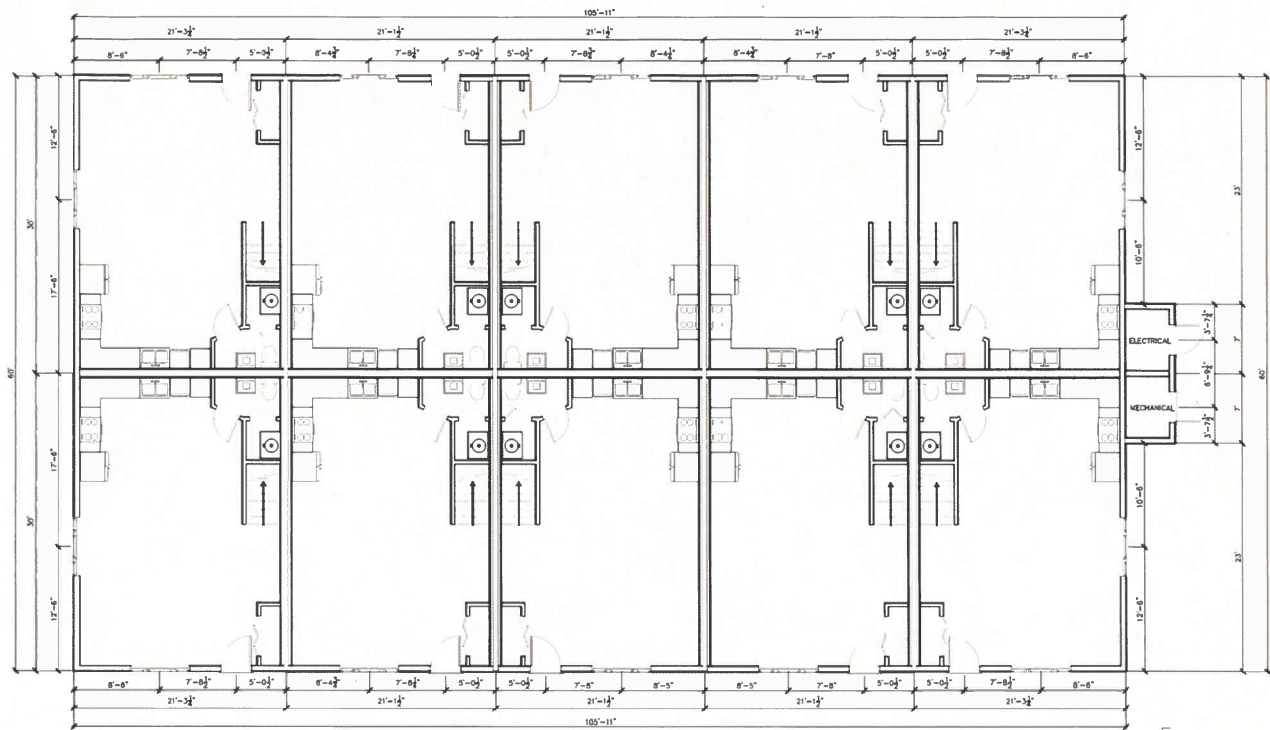
Map \ carte # IV

File \ fiche: PR-55-2024

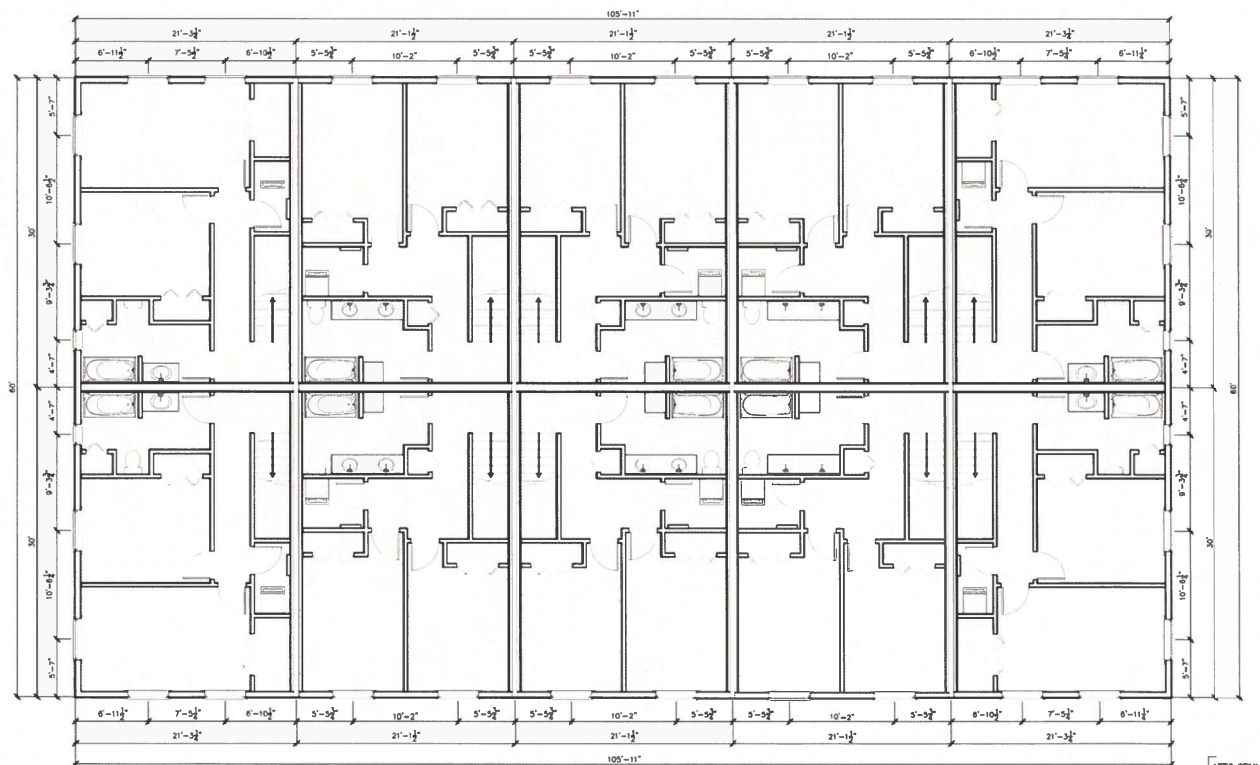
Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

Oak Ridge Manufacturing
(c/o Andrew Wheelan)



First Floor / Premier étage



Second Floor / Deuxième étage

10 Unit Townhouse Floorplans / Plans d'étage de maisons de ville de 10 unités



Community Planning
Planification urbaine

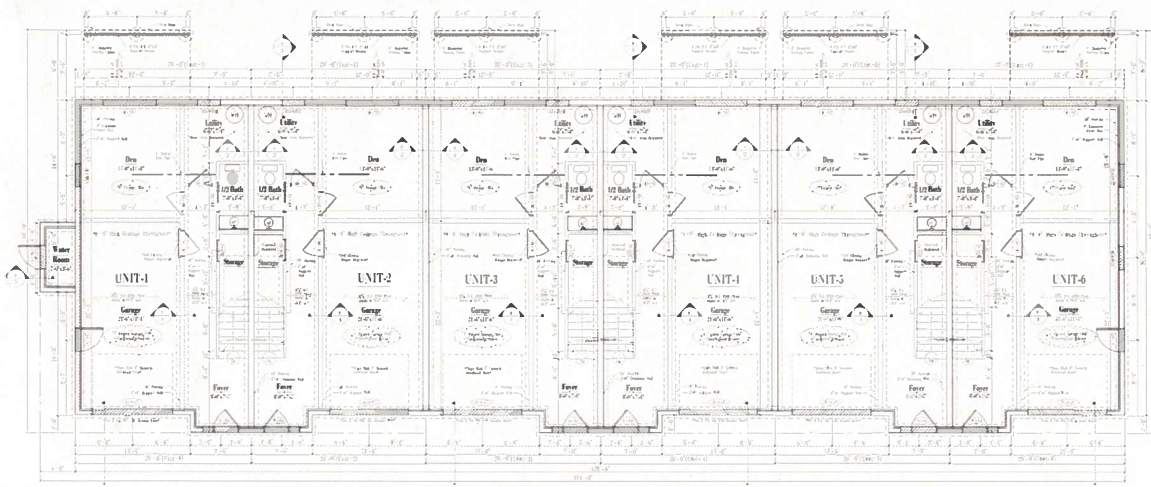
Map \ carte # V

File \ fiche: PR-55-2024

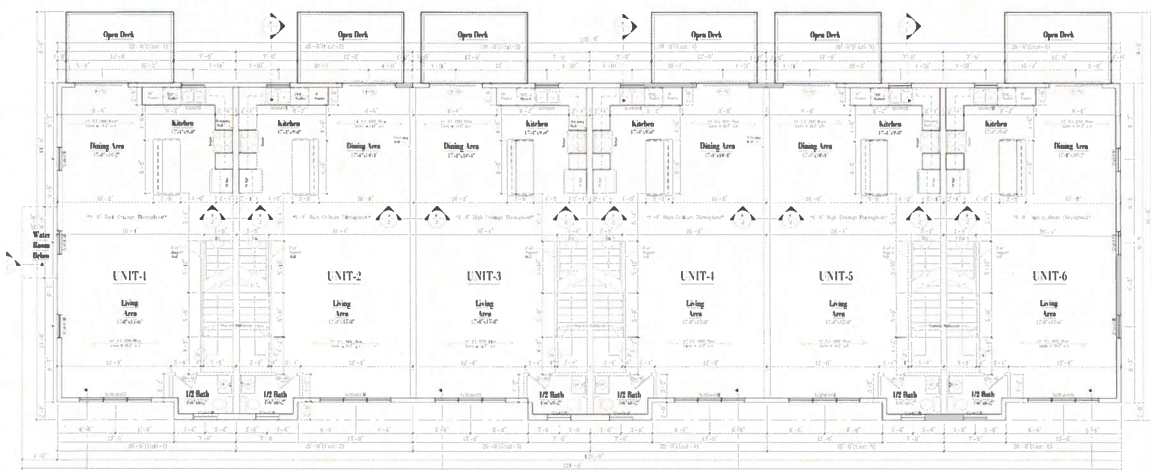
Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

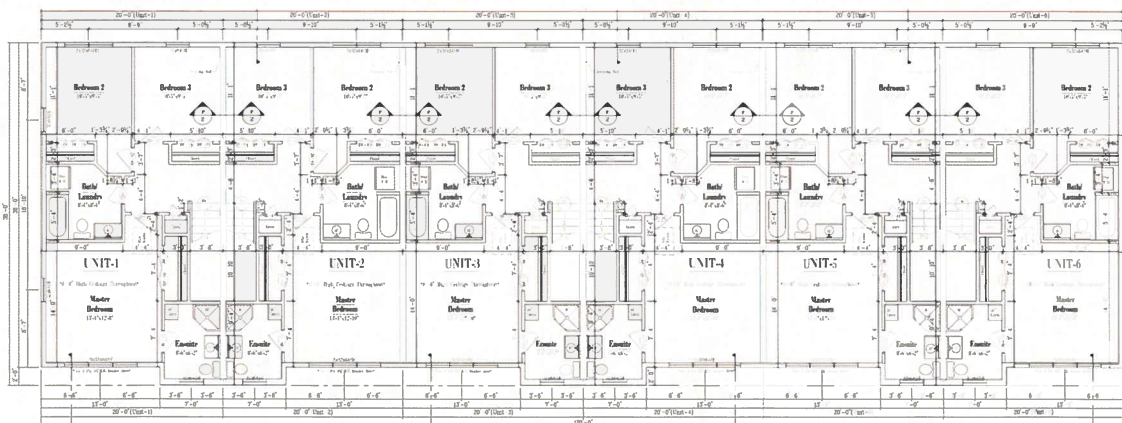
Oak Ridge Manufacturing
(c/o Andrew Wheelan)



Basement / Sous-sol



First Floor / Premier étage



Second Floor / Deuxième étage

3 Storey Townhouse Floorplans / Plans d'étage de maisons de ville de 3 étages



Community Planning
Planification urbaine

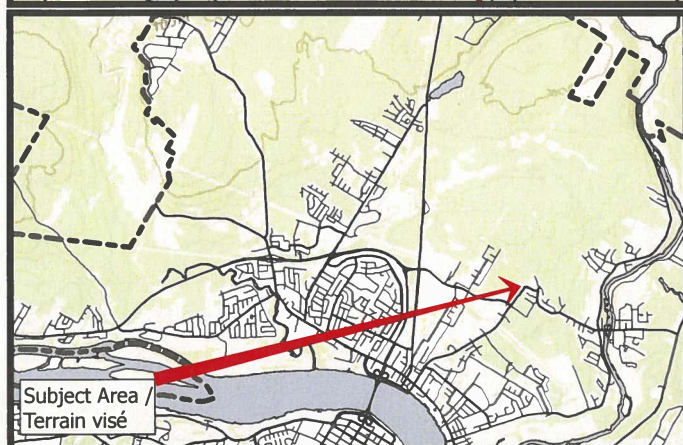
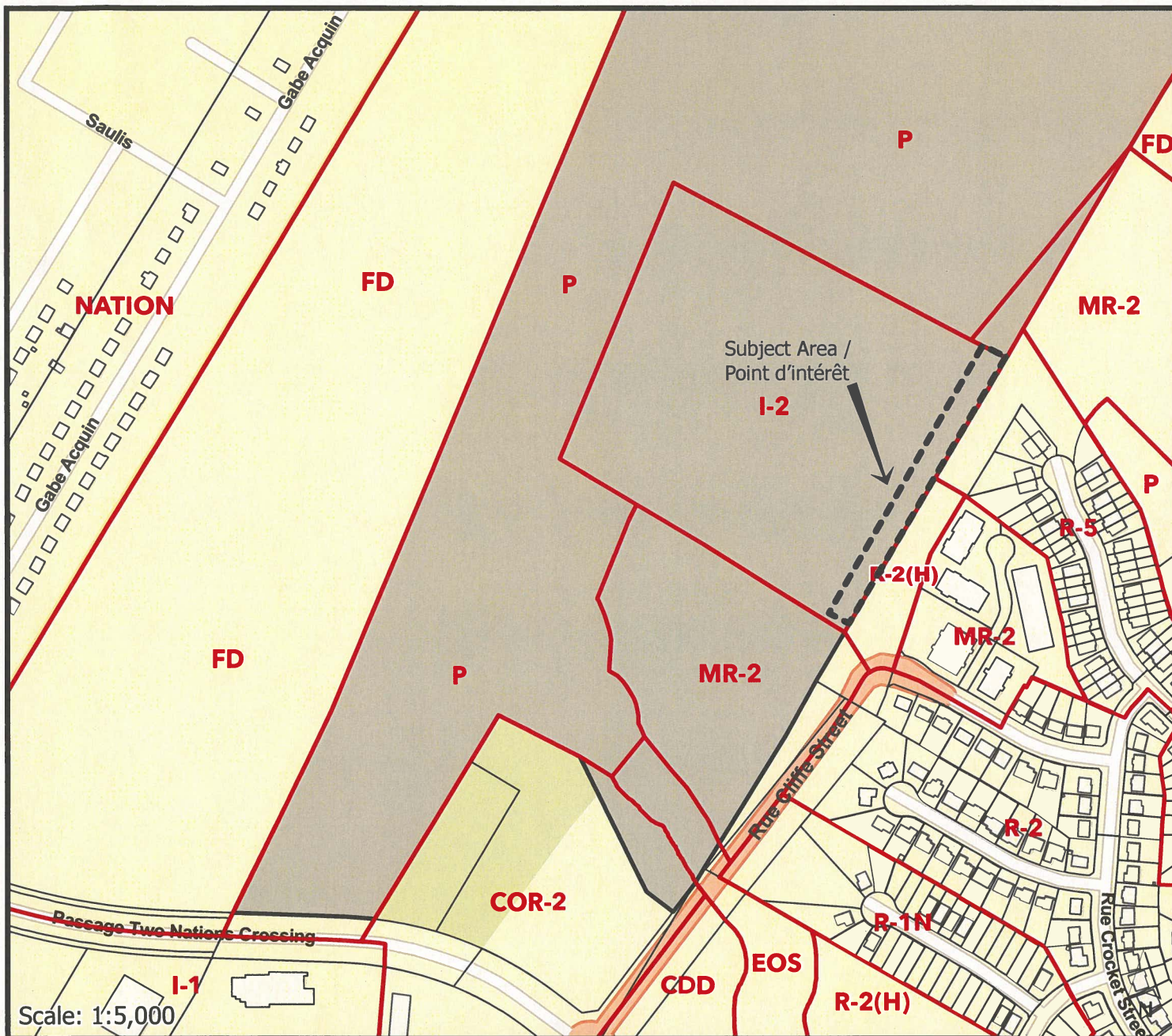
Map \ carte # VI

File \ fiche: PR-55-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

Oak Ridge Manufacturing
(c/o Andrew Wheelan)



■ Subject Property / Propriete Visé
 Tentative plan of subdivision to add a 2598 m² parcel of land (10 metre width) to the Cliffe Street right-of-way from a portion of PID 75563809.

Plan de lotissement provisoire visant à ajouter une parcelle de 2598 m² (largeur de 10 m) à l'emprise de la rue Cliffe à partir d'une partie du NID 75563809.

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-51-2024
 Date \ date: septembre \ September 18, 2024
 Subject \ sujet: rue Cliffe Street
 City of Fredericton
 c/o Ryan Seymour

PURPOSE OF PLAN:

1. TO CREATE CLIFFE STREET (PUBLIC) FROM A PORTION OF PID 75563809 AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88(6)(A) OF THE COMMUNITY PLANNING ACT

ASSENT OF COUNCIL / ASSENTIMENT DU CONSEIL

Pursuant to Section 88, Community Planning Act, Council assented to this subdivision plan on: Conformément à l'article 88 de la Loi sur l'urbanisme, le conseil de la ville a approuvé ce plan de lotissement le:

CLERK/SECRETARE MUNICIPALE

CITY OF FREDERICTON
75563809

BROWN BOULEVARD
PUBLIC 20.000m WIDE

SUBDIVISION IN PROCESS

CIVIC #85
(BROWN BLVD)
LOT 24-174
AREA = 543512. m.
1.31 acres

CIVIC #75
(BROWN BLVD)
LOT 24-173
AREA = 312140. m.
7.74 acres

CITY OF FREDERICTON
75563809

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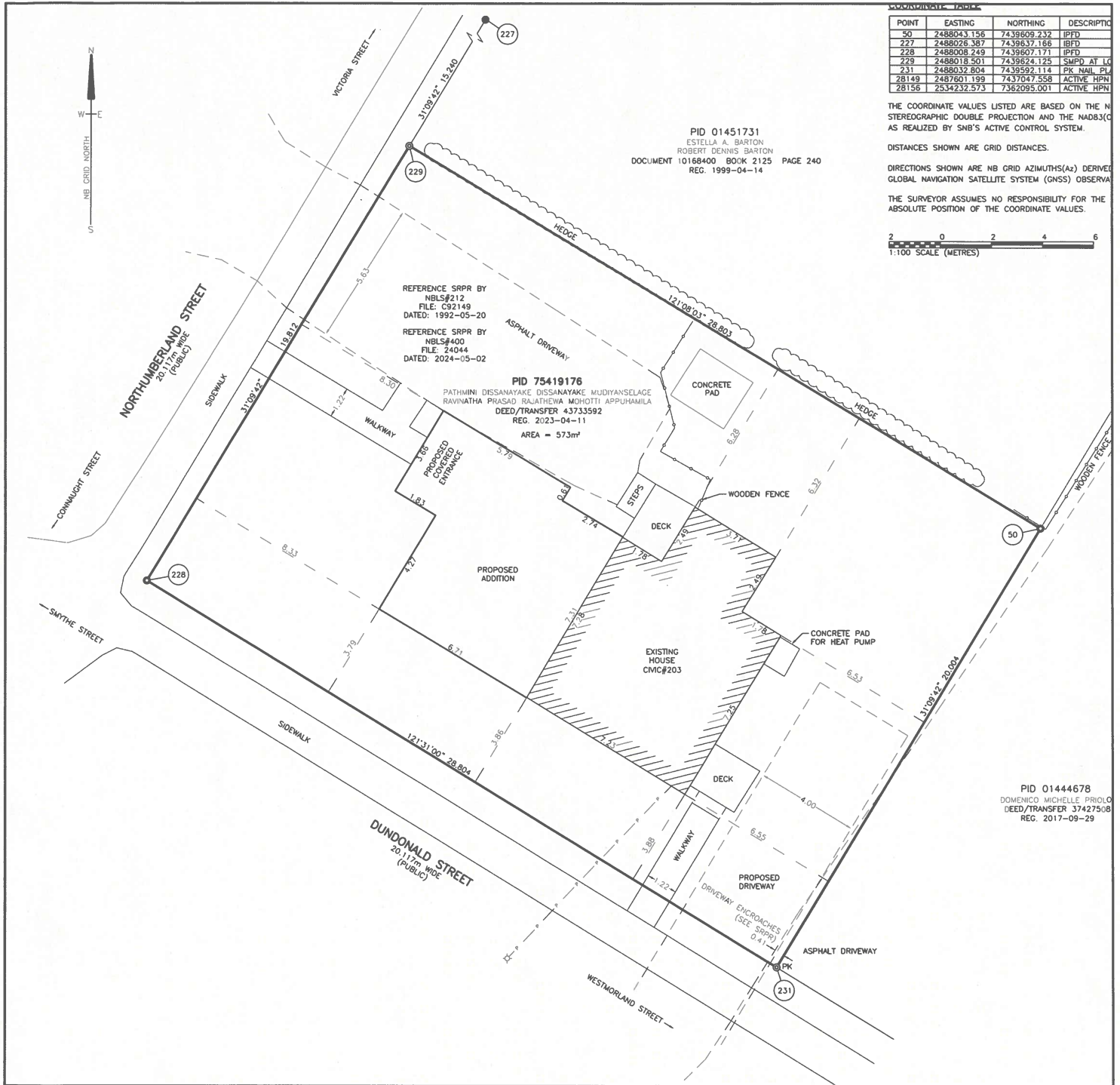
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5.19 m lot frontage variance and a 69 m² lot area variance to permit a 3 unit dwelling in the TP-4 zone.

Une dérogation de 5,19 m à la façade du terrain et de 69 m² à sa superficie afin de permettre la construction d'un immeuble de trois logements dans la zone TP-4.

Site Plan / Plan du Site



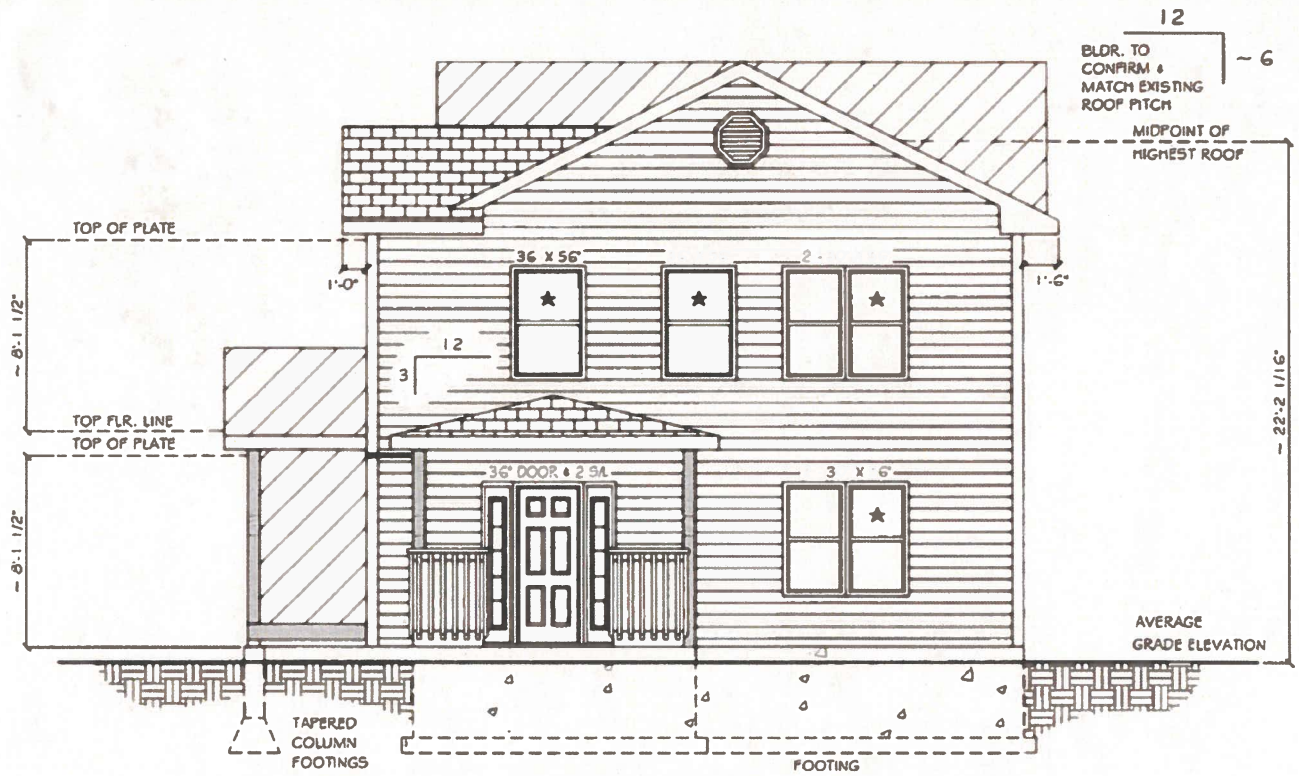
Community Planning
Planification urbaine

Map \ carte # II

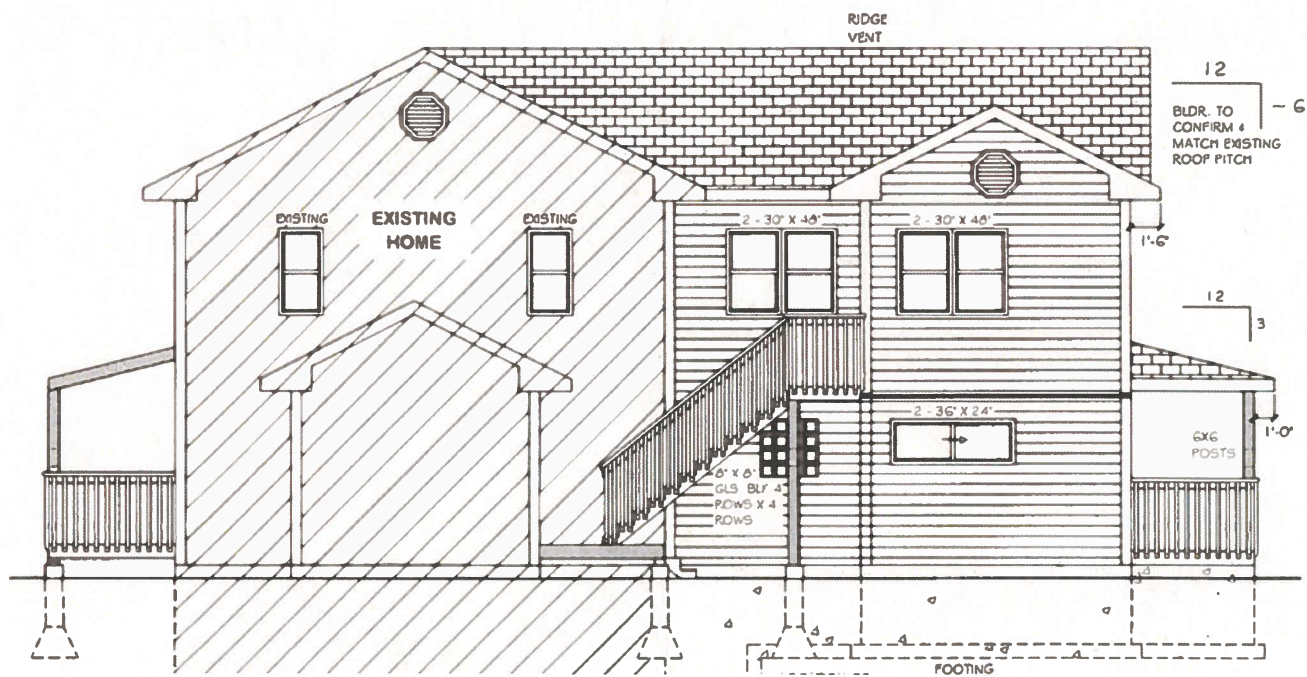
File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

Subject \sujet: rue 203 Dundonald Street
Ravinatha Prasad Gunarathna
& Pathmini Dissanayake



West - Northumberland St / Ouest - rue Northumberland

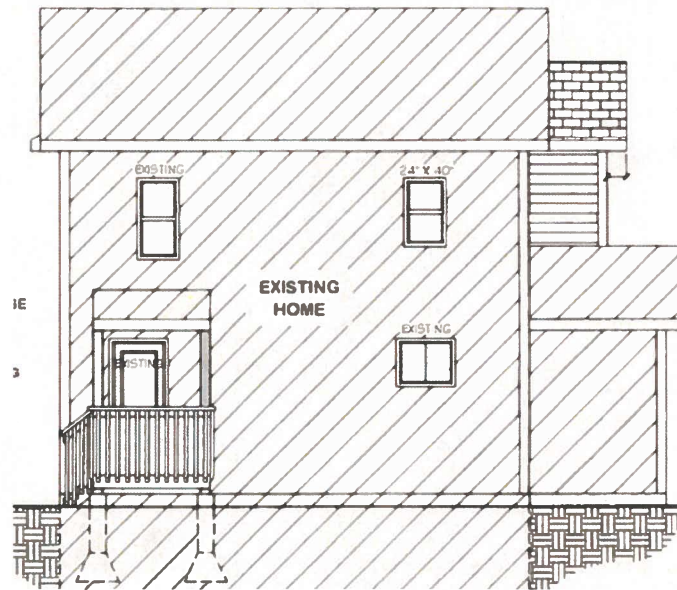


South - Dundonald St / Sud - rue Dundonald

Elevations / Élévations



North / Nord



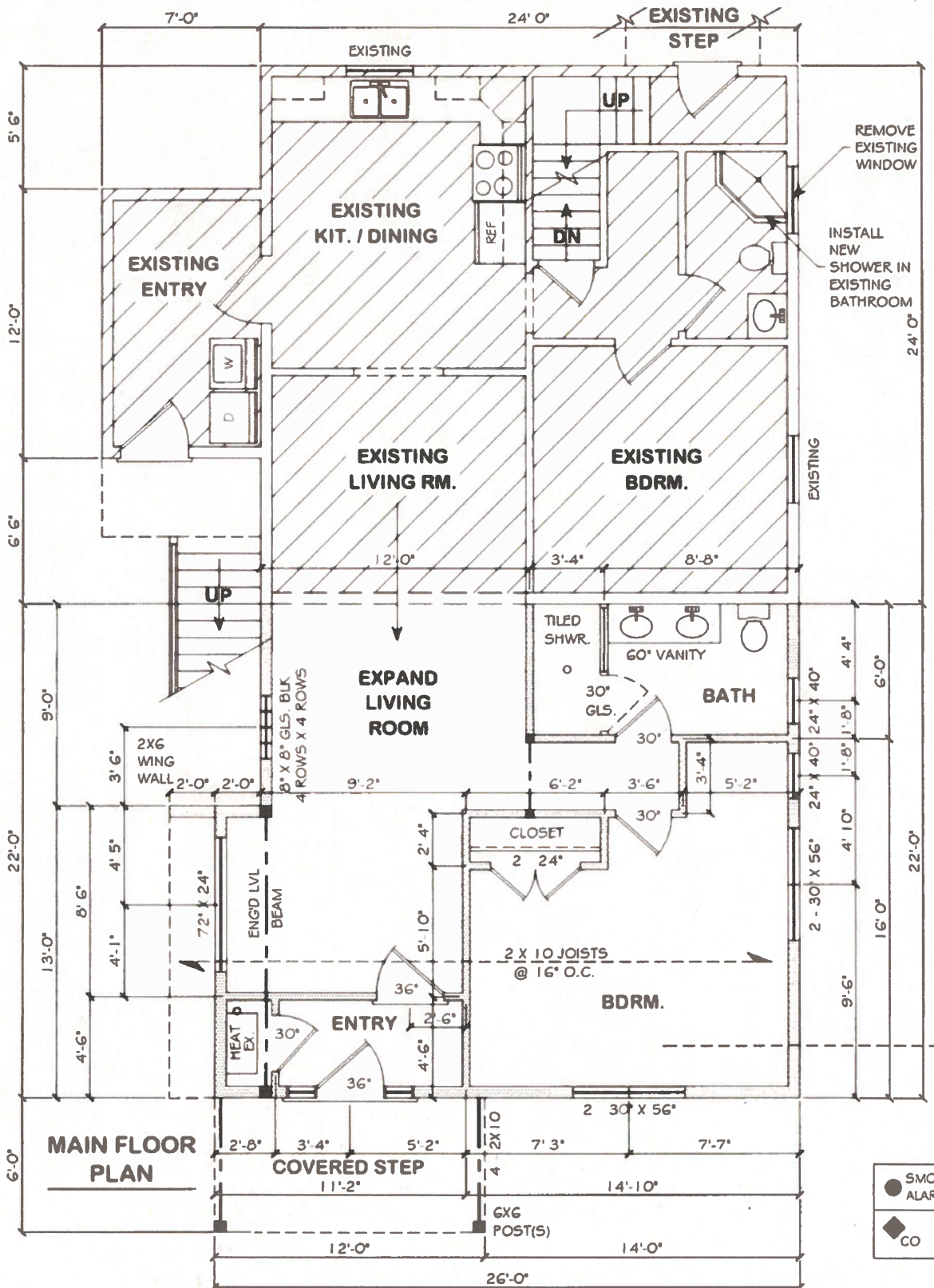
East / Est

Elevations / Élévations



Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-54-2024
Date \ date: septembre \ September 18, 2024
Subject \ sujet: rue 203 Dundonald Street
Ravinatha Prasad Gunarathna
& Pathmini Dissanayake



First Floor / Premier étage

Floorplans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # V

File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

Subject \sujet: rue 203 Dundonald Street
Ravinatha Prasad Gunarathna
& Pathmini Dissanayake

