



**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);
- 2.32 metre lot frontage variance;
- 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);
- 0.77 m front yard setback variance; 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.

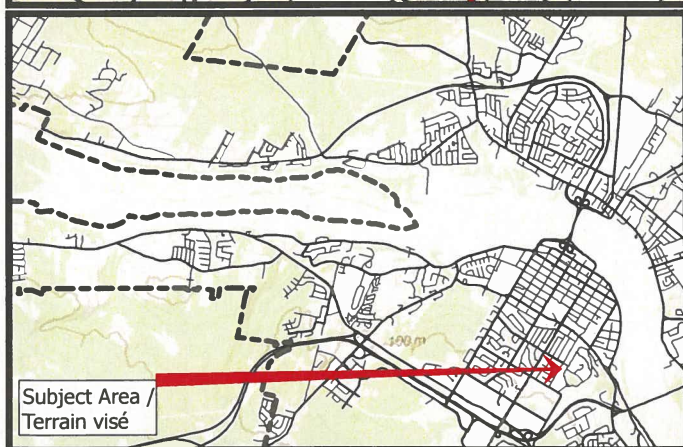
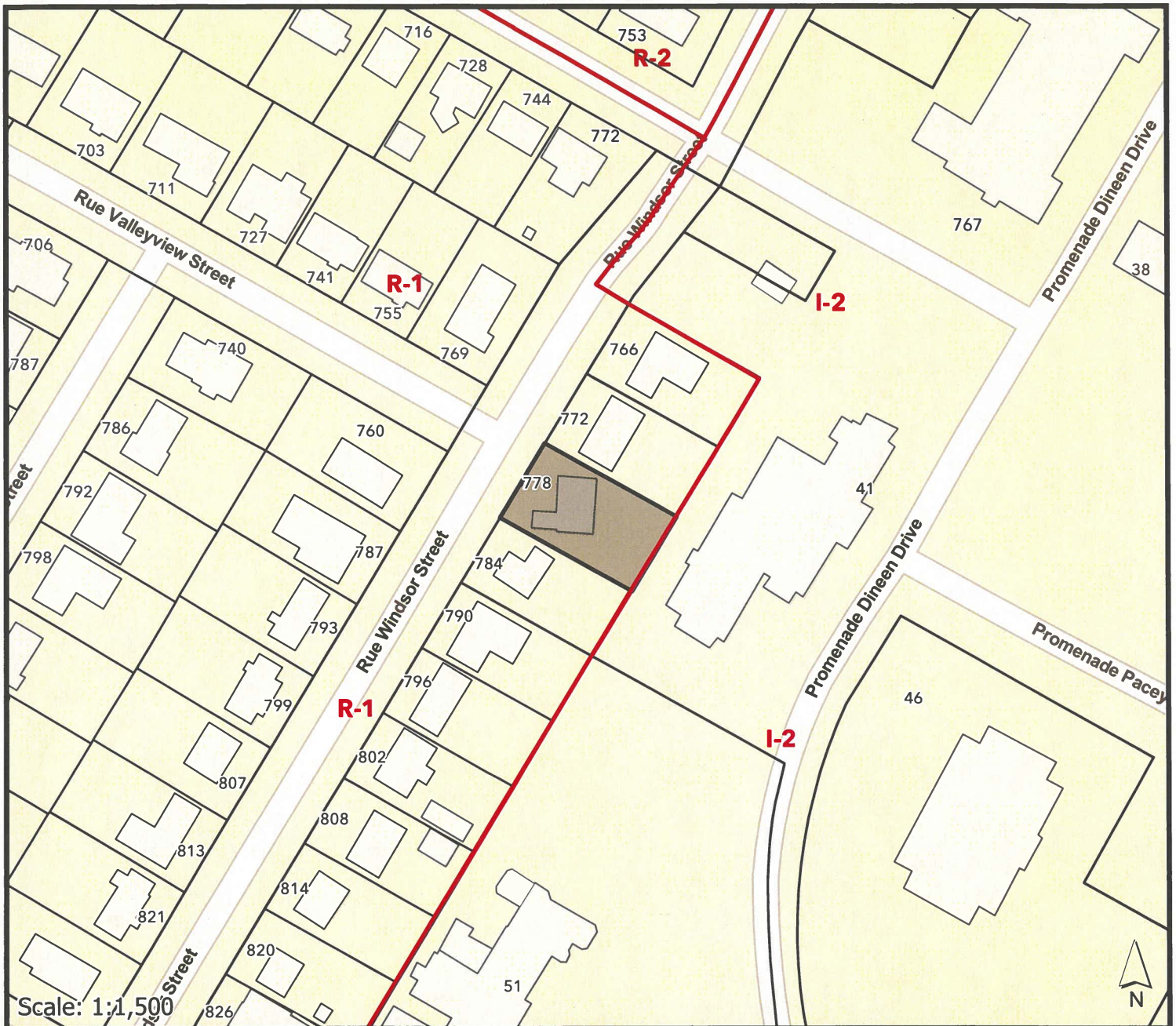
**E. OLD BUSINESS**

**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

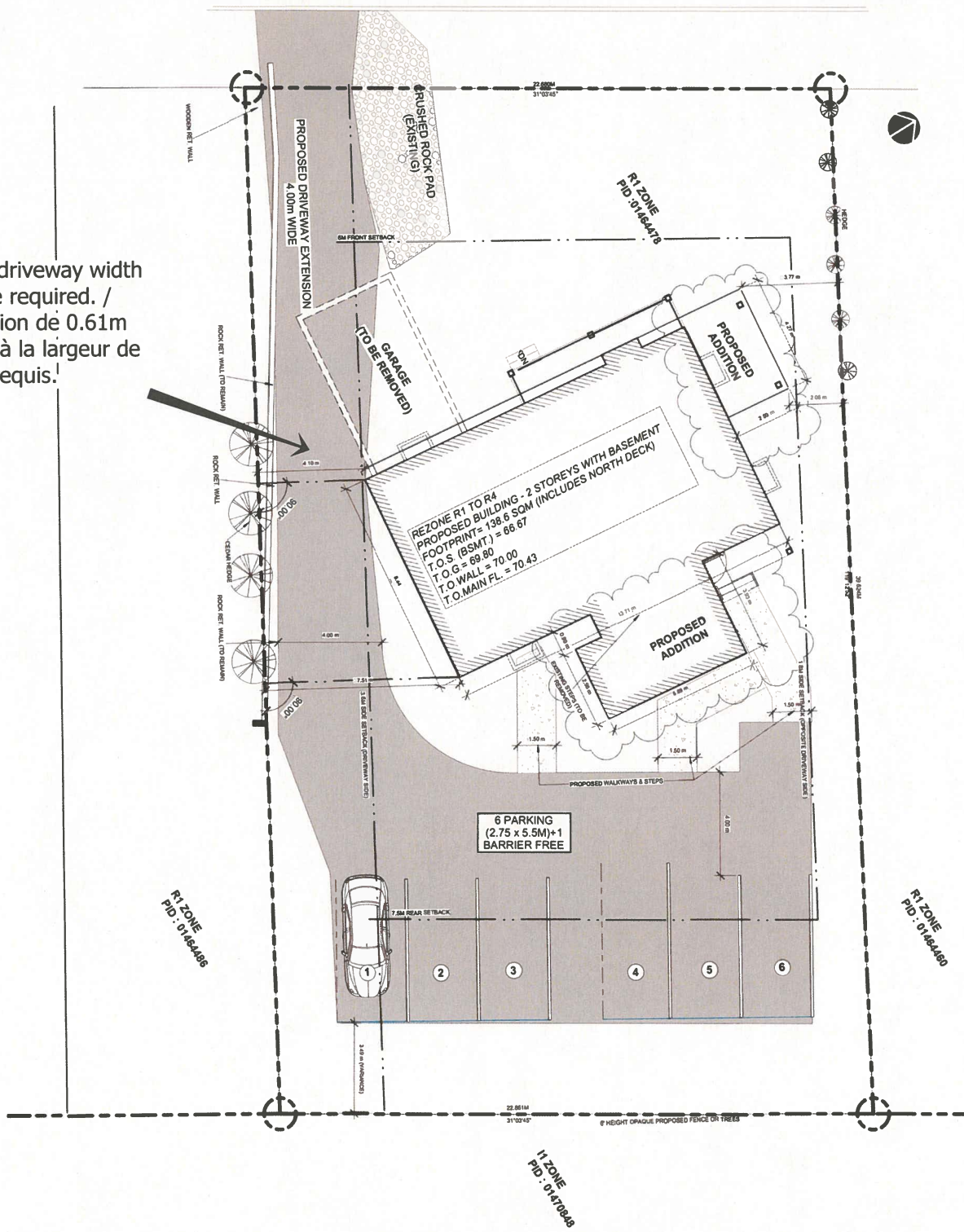
File \ fiche: PR-48-2024

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

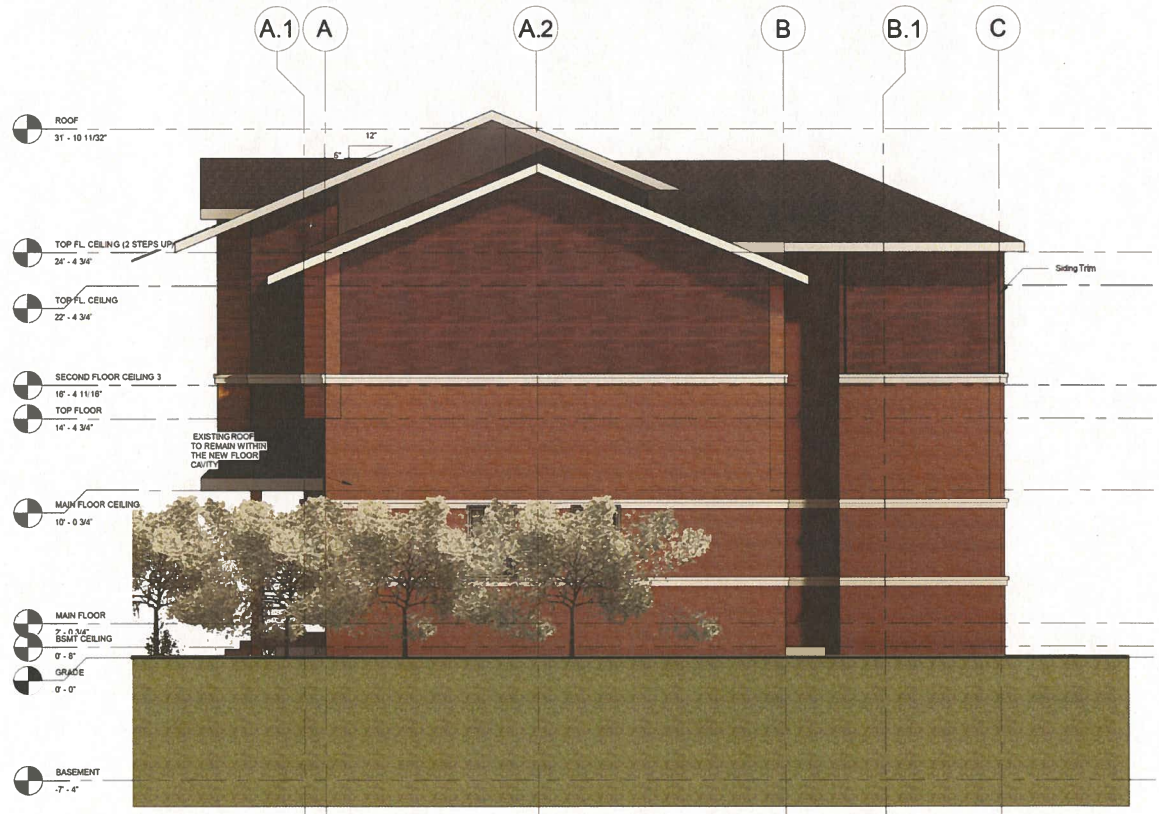


Community Planning  
 Planification urbaine

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



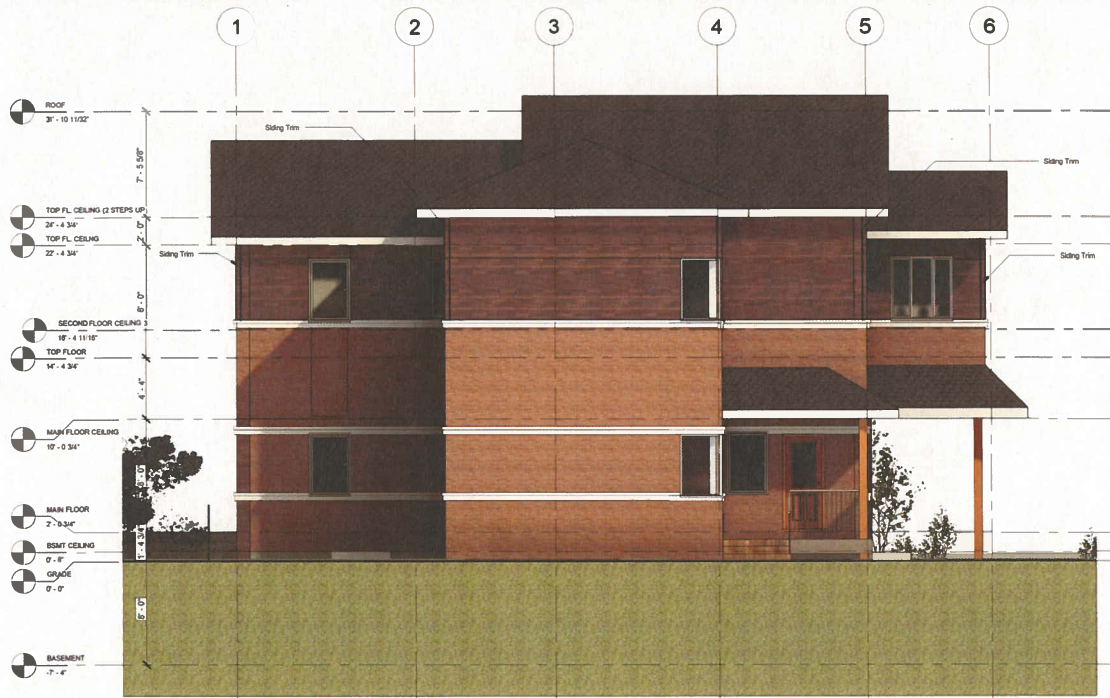
South - / Sud

**Elevations / Élévations**

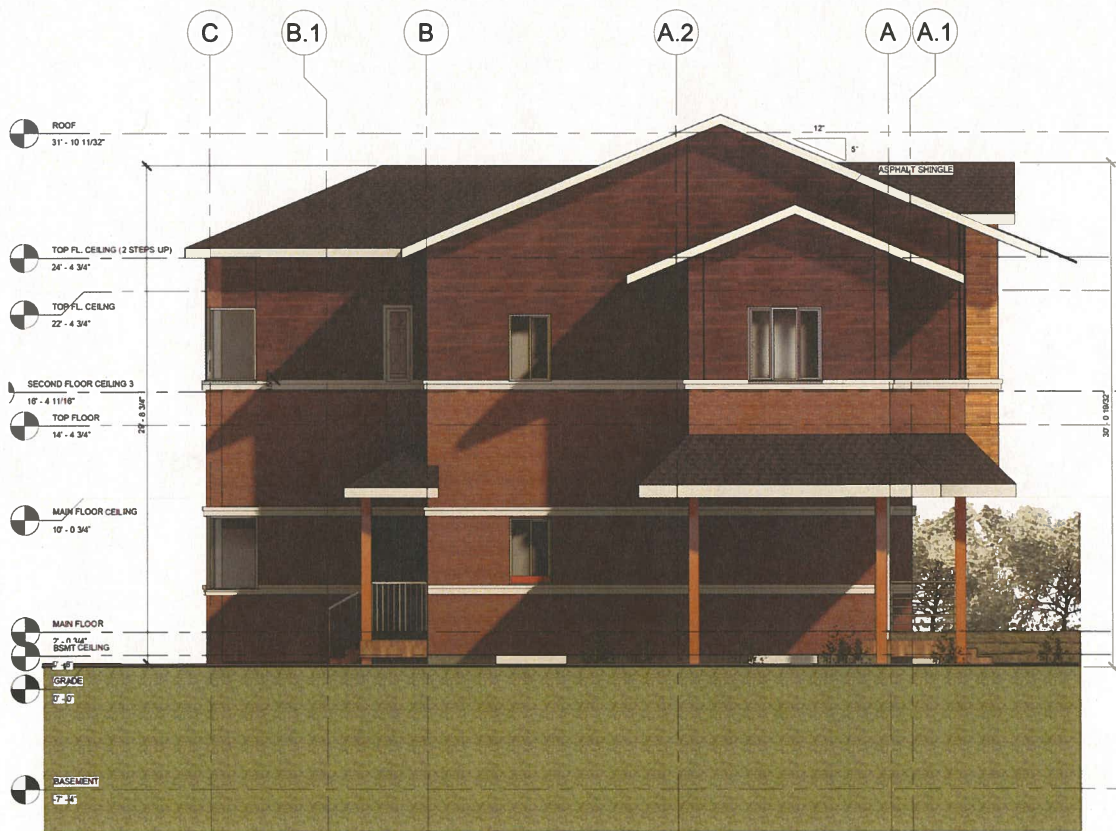


Community Planning  
Planification urbaine

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



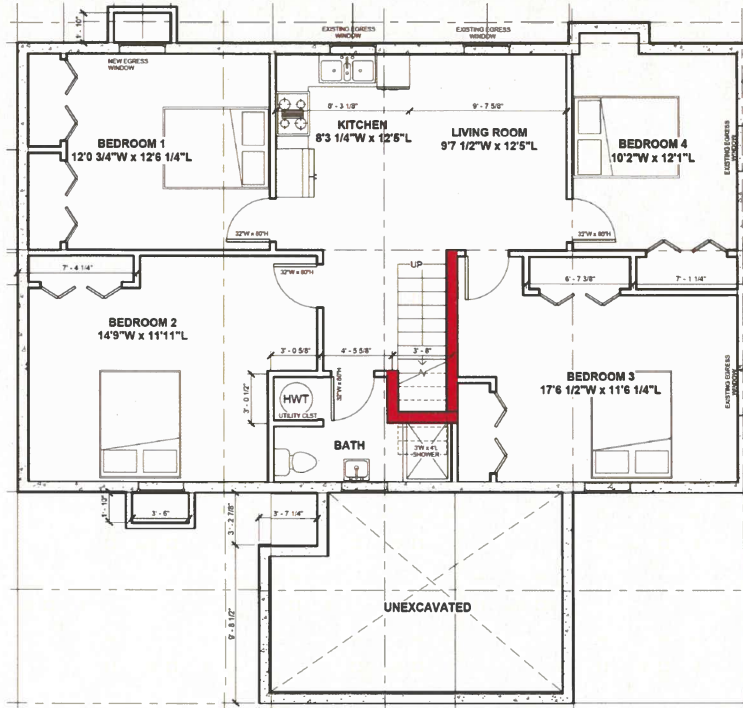
North / Nord

Elevations / Élévations

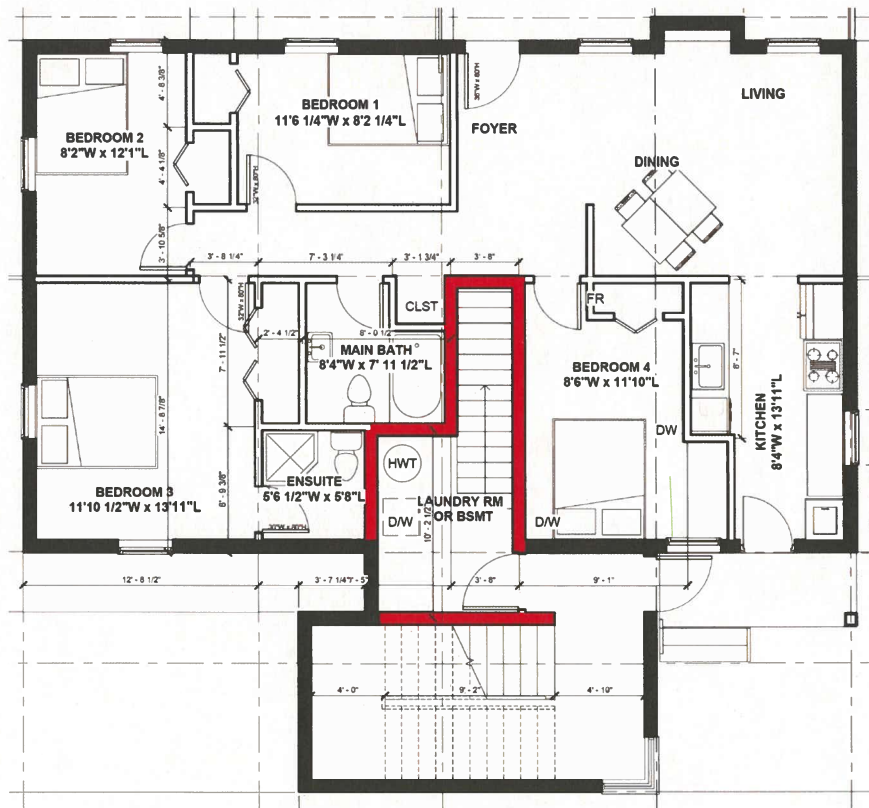


Community Planning  
Planification urbaine

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**

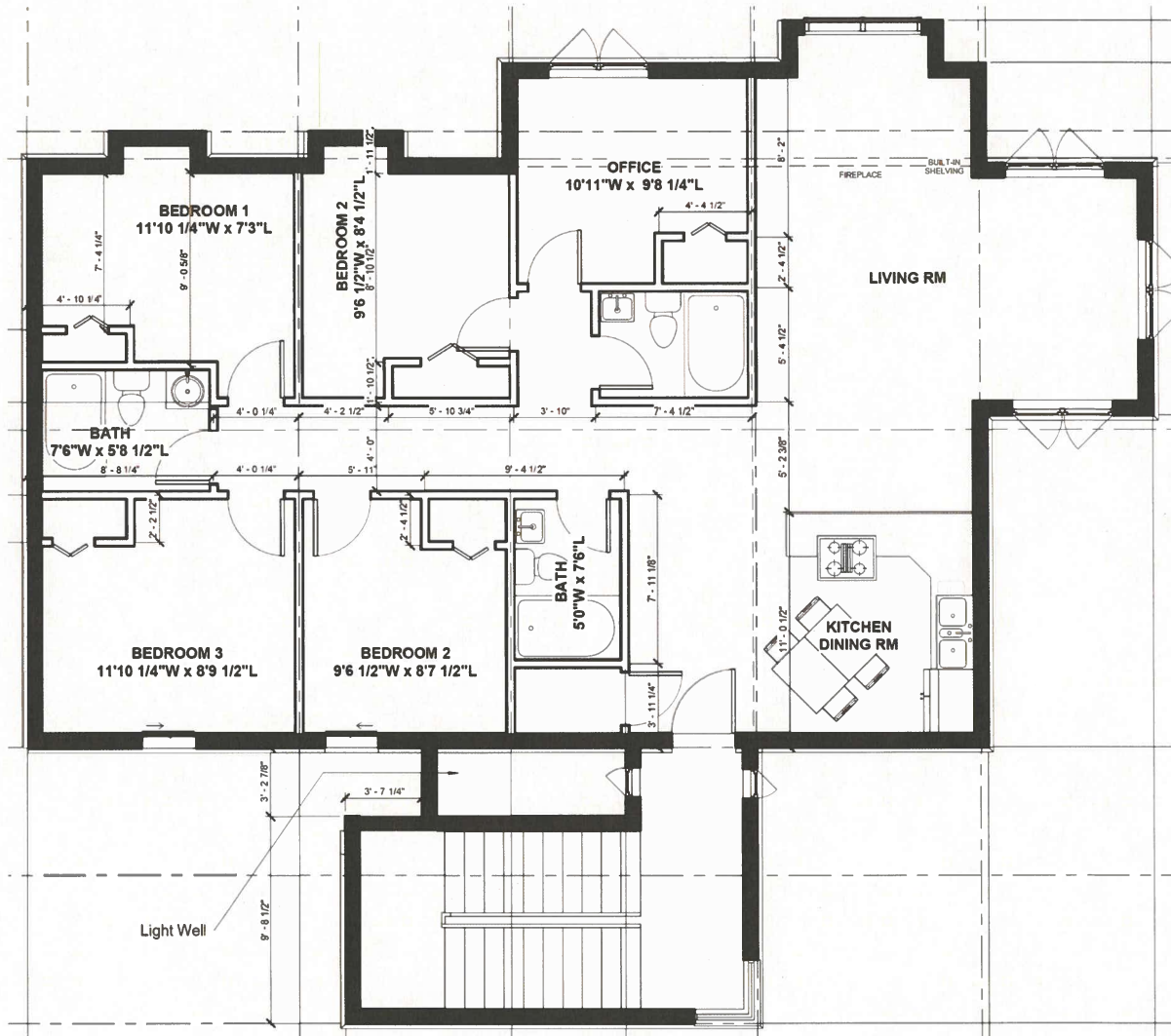
Community Planning  
Planification urbaine

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

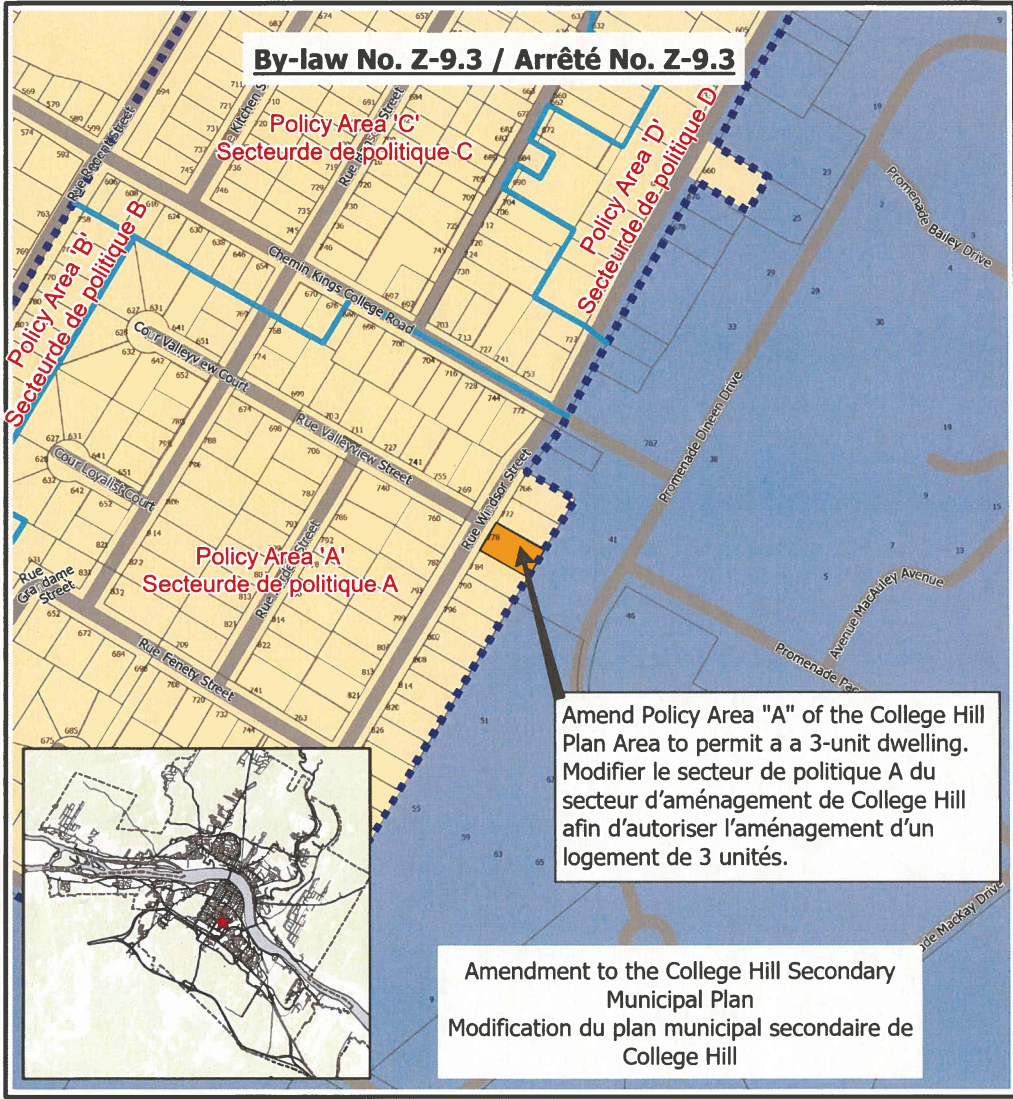
**Floor Plans / Plan d'étages**



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

N

0 65 130 260  
Meters

**Legend / Légende**

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

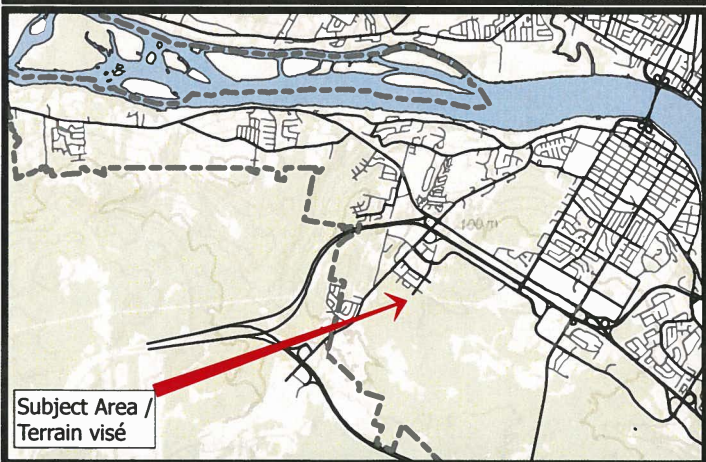
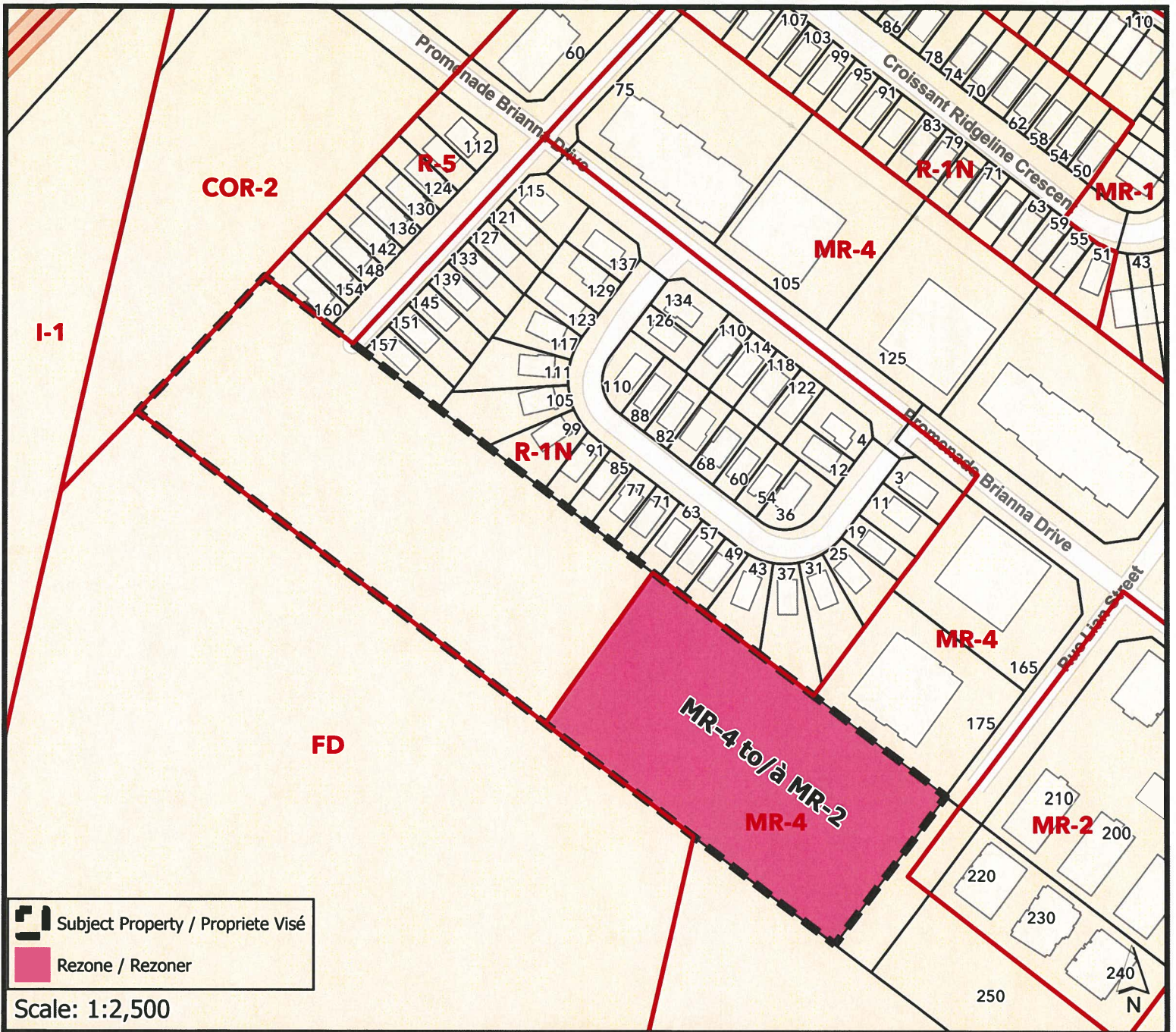
Compiled by Community Planning - August, 2024  
 Dressée par les Planification urbaine en août, 2024

**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 a portion of PID 75492850 from MR-4 to MR-2, 0.77 m front yard setback variance, and a 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. Dérogation de 0.77m à la marge de recul avant nécessaire. 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).





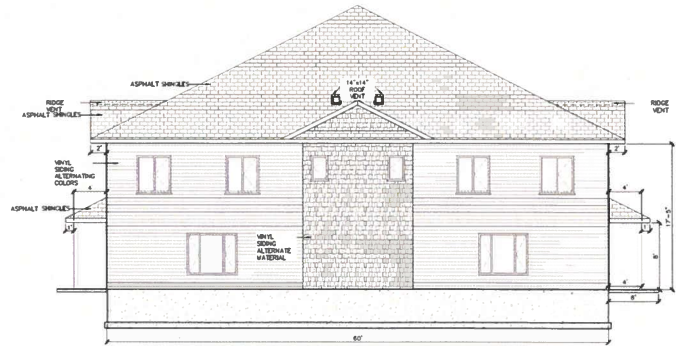
East / Est



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

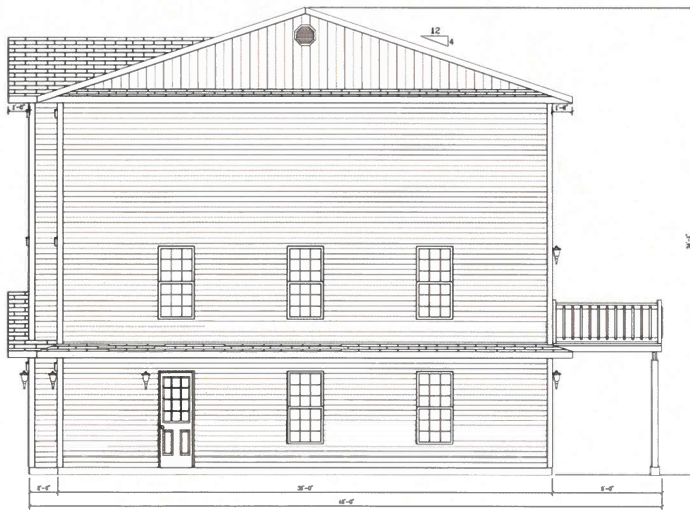
Map \ carte # III  
File \ fiche: PR-55-2024  
Date \ date: septembre \ September 18, 2024  
Subject \ sujet: rue Lian Street  
Oak Ridge Manufacturing  
(c/o Andrew Wheelan)



North (front) / Nord (avant)



South (rear) / Sud (arrière)



East / Est



West / Ouest

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



Community Planning  
Planification urbaine

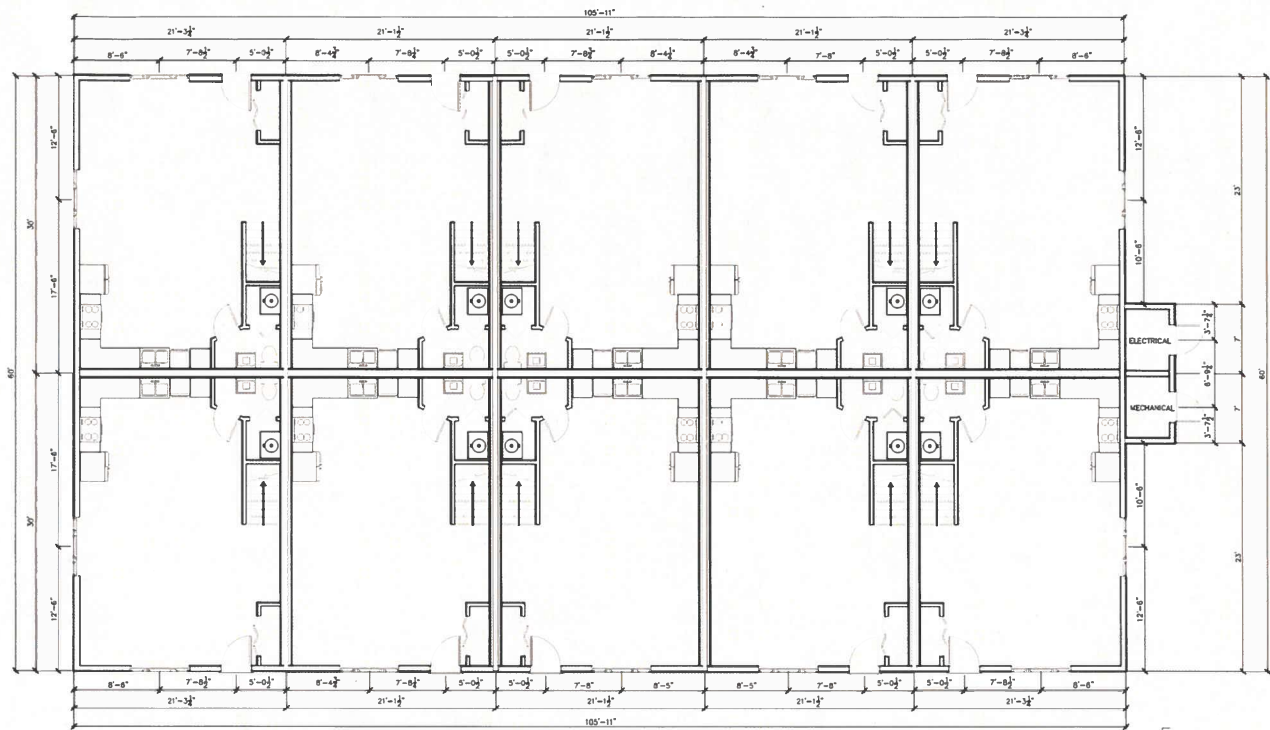
Map \ carte # IV

File \ fiche: PR-55-2024

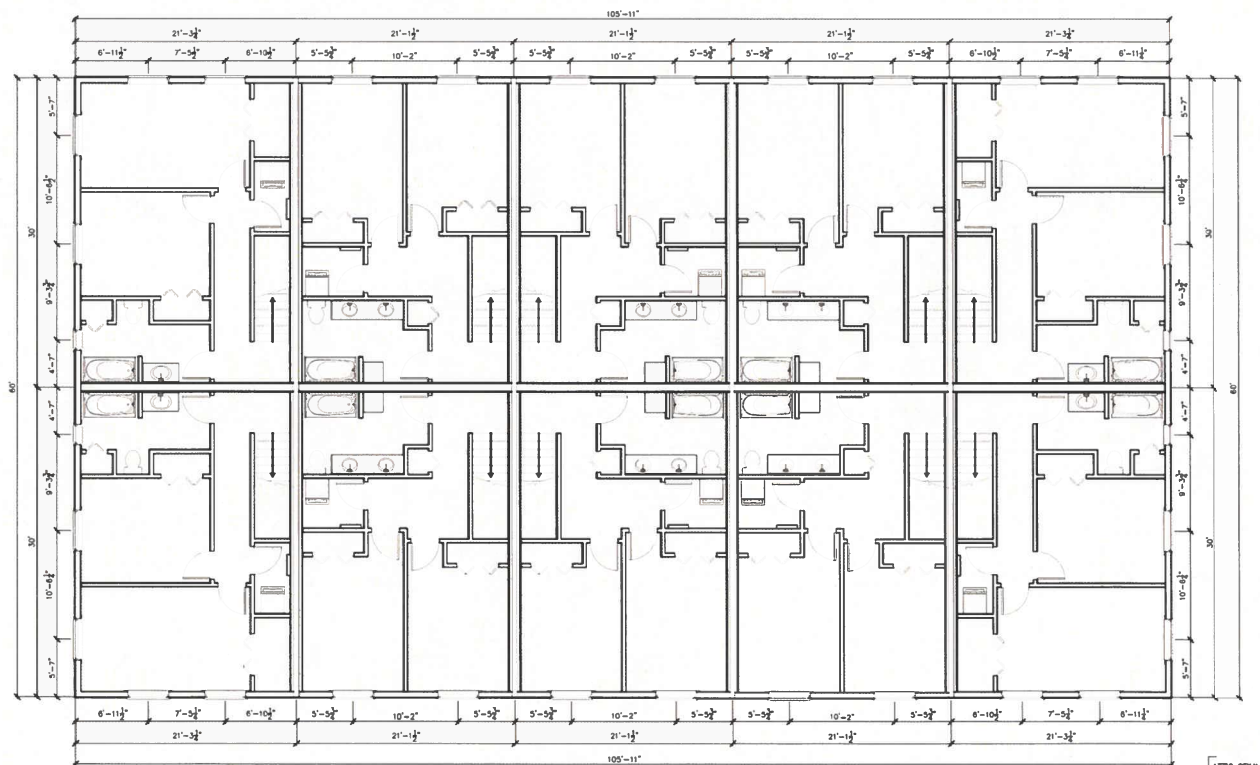
Date \ date: septembre \ September 18, 2024

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

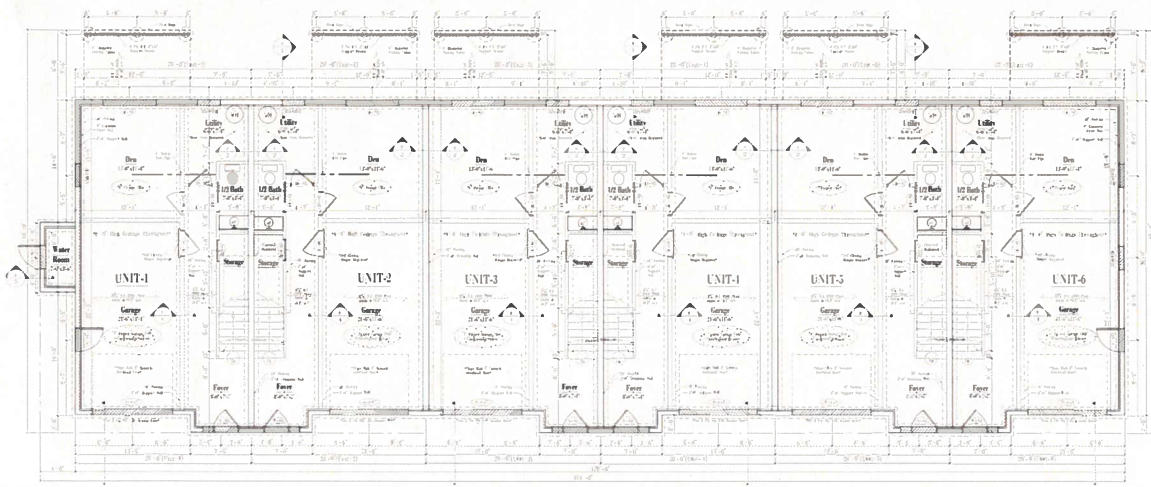
Map \ carte # V

File \ fiche: PR-55-2024

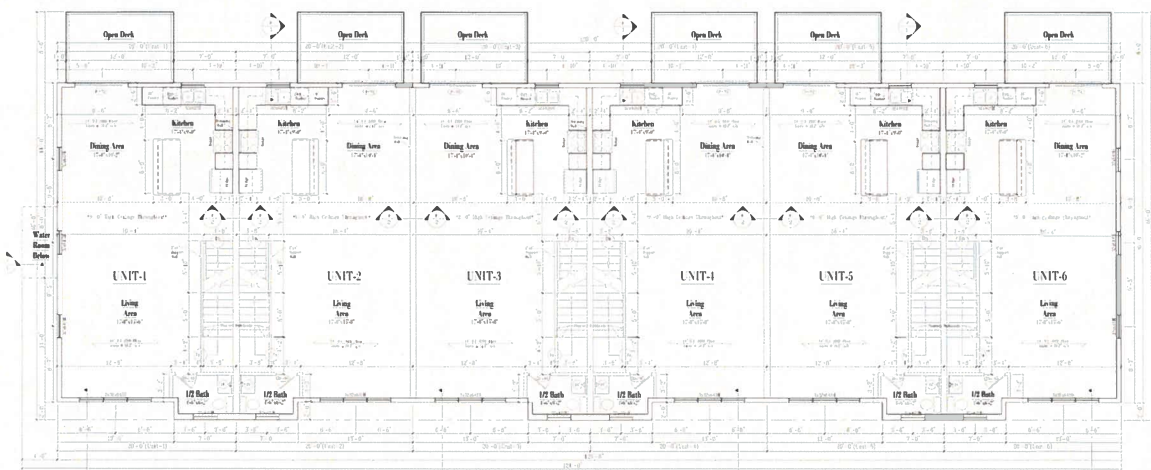
Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Lian Street

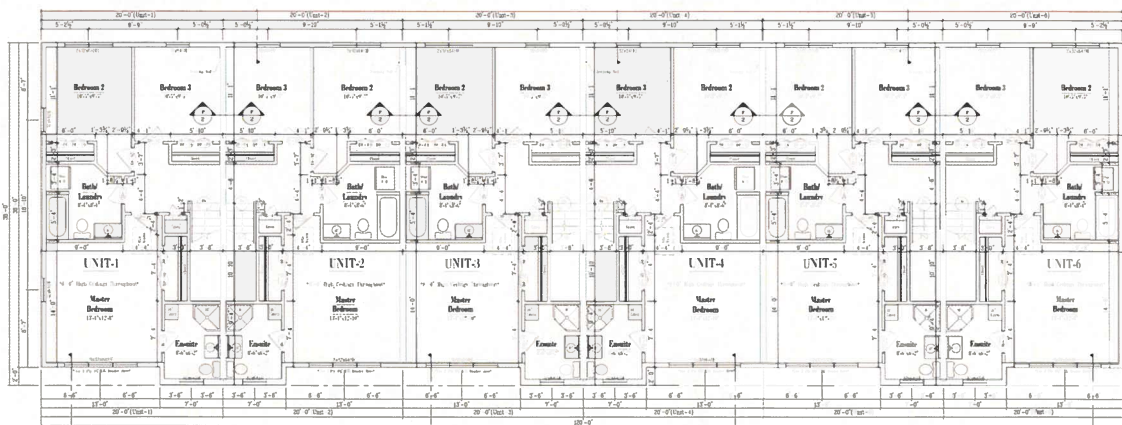
Oak Ridge Manufacturing  
(c/o Andrew Wheelan)



**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

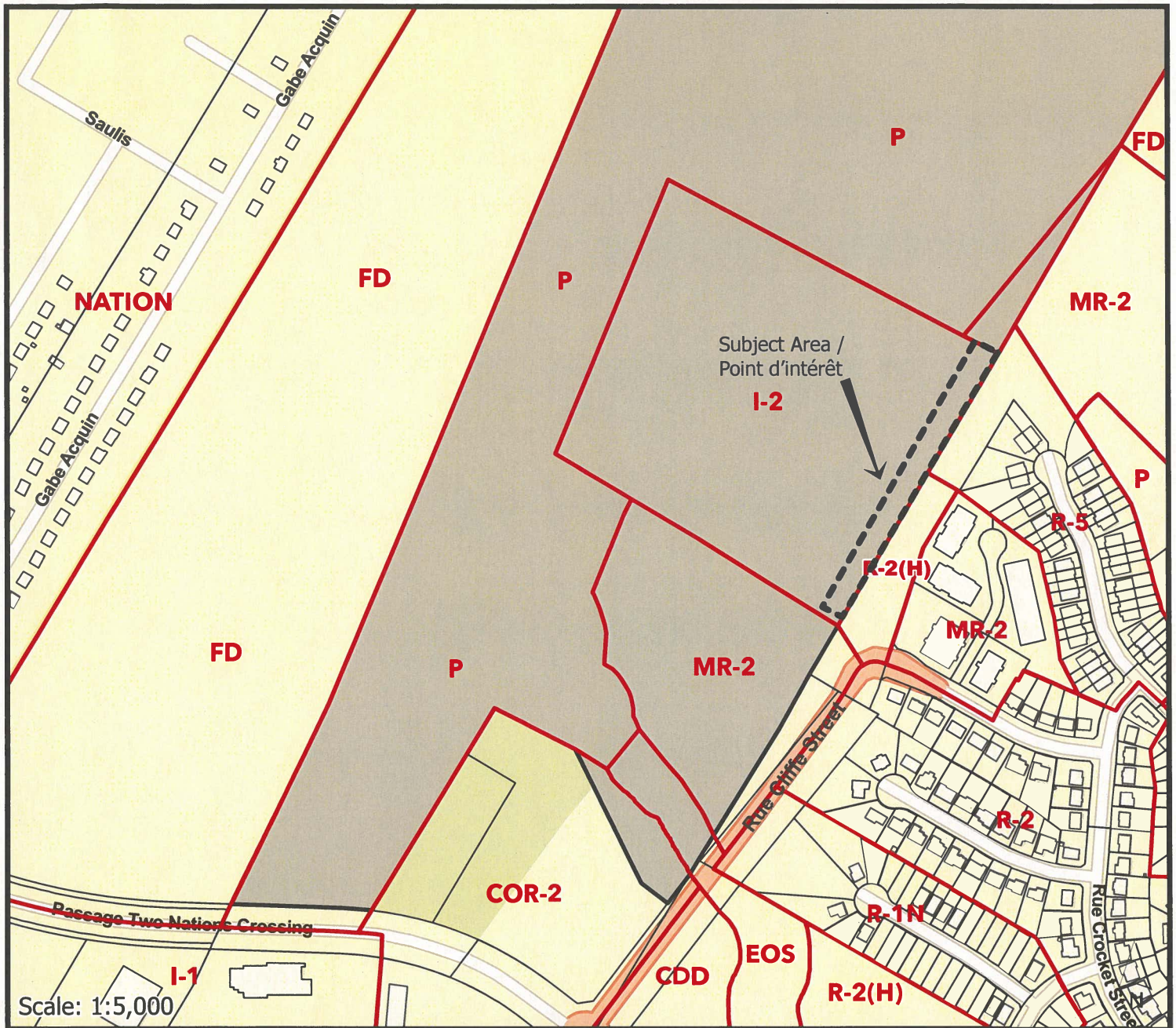
Map \ carte # VI

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 / Propriété Visé**  
 Tentative plan of subdivision to add a 2598 m<sup>2</sup> 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 m<sup>2</sup> (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 l'assentiment du conseil 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 0114

CIVIC #75  
(BROWN BLVD)  
LOT 24-173  
AREA = 312140. m.  
7.74 0093

CITY OF FREDERICTON  
75563809

REGISTRY OFFICE

CLIFFE STREET  
PUBLIC

CLIFFE STREET

CLIFFE STREET

BROWN BOULEVARD

MILLRIDGE LANE



120°37'20" 10.000

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

10.00m

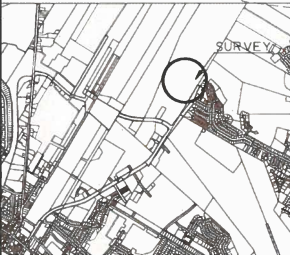
10.00m

10.00m

10.00m

10.00m

KEY PLAN SNB MAPPING



SURVEYORS SEAL  
ASSOC. OF NEW BRUNSWICK LAND SURVEYORS' PLAN VALIDATION No.



APPROVED/APPROUVÉ

This approval shall be null and void after twelve months of the date of the Development Officer's approval if plan has not in the meantime been filed in the Registry Office.

DEVELOPMENT OFFICER / AGENT D'AMÉNAGEMENT  
THE CITY OF FREDERICTON

DATE

**Tentative Plan of Subdivision / Plan provisoire de lotissement**



Community Planning  
Planification urbaine

Map \ carte # II

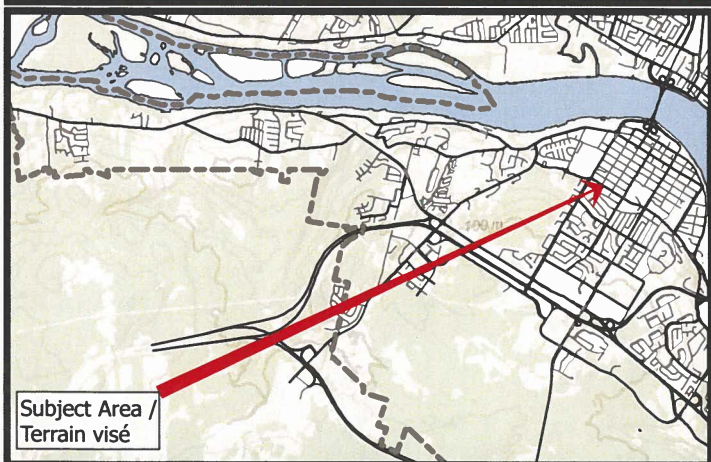
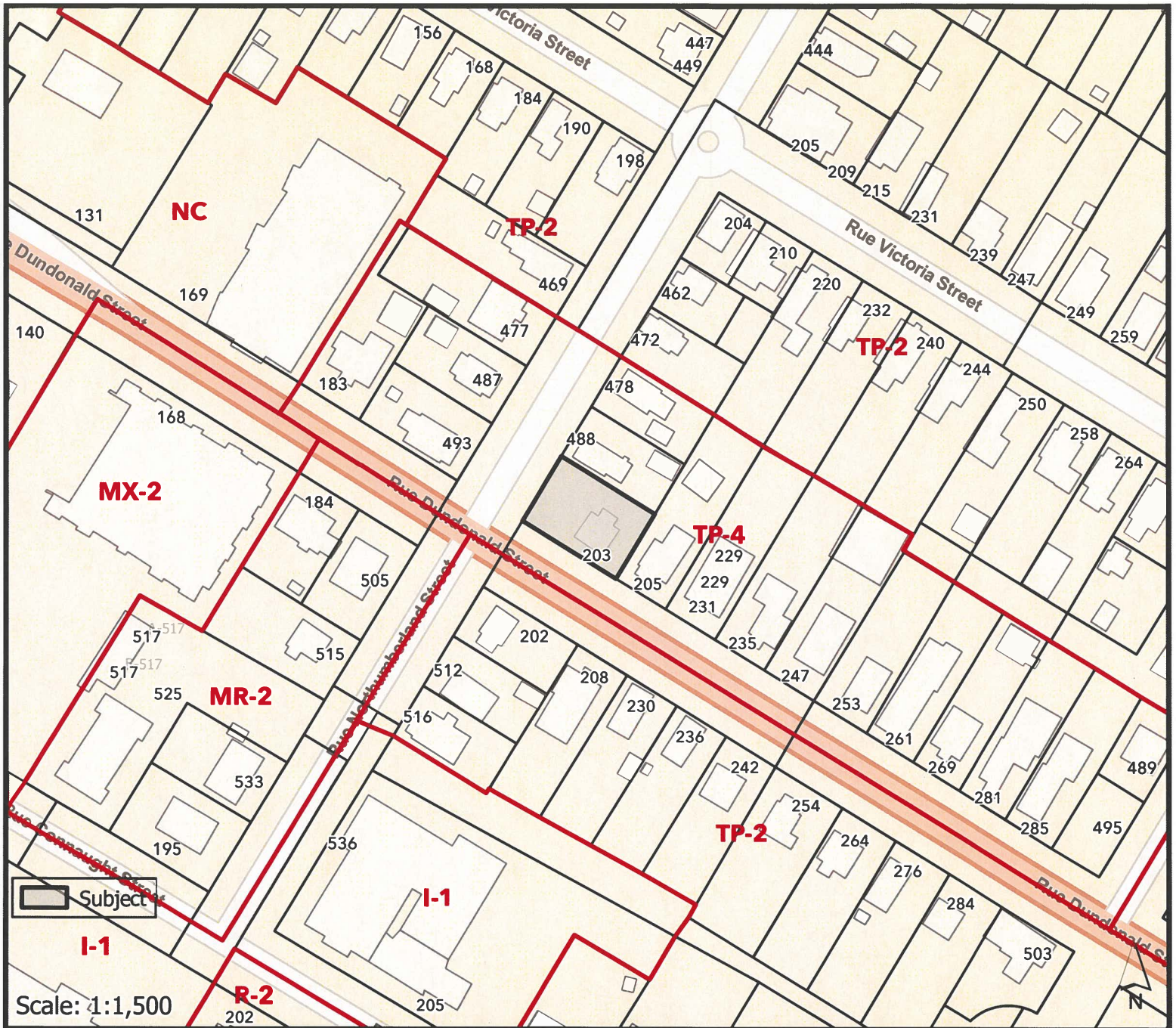
File \ fiche: PR-51-2024

Date \ date: septembre \ September 18, 2024

Subject \ sujet: rue Cliffe Street

City of Fredericton

c/o Ryan Seymour



**Subject Property / Propriete Visé**  
 5.19 m lot frontage variance and a 69 m<sup>2</sup> 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 m à sa superficie afin de permettre la construction d'un immeuble de trois logements dans la zone TP-4.



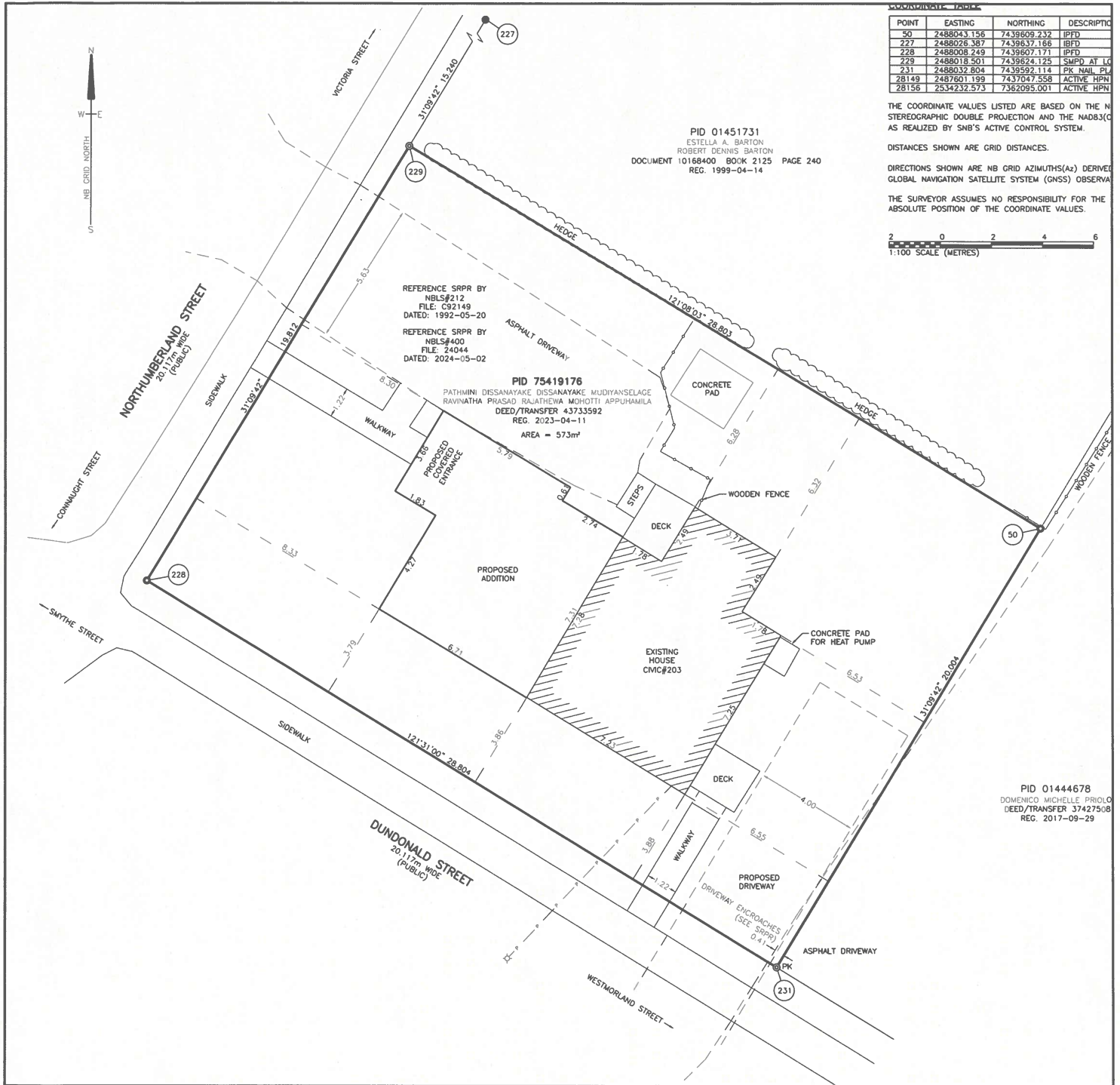
Community Planning  
 Planification urbaine

Map \ carte # I

File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

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



5.19 m lot frontage variance and a 69 m<sup>2</sup> 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 m<sup>2</sup> à sa superficie afin de permettre la construction d'un immeuble de trois logements dans la zone TP-4.

### Site Plan / Plan du Site

**Fredericton**

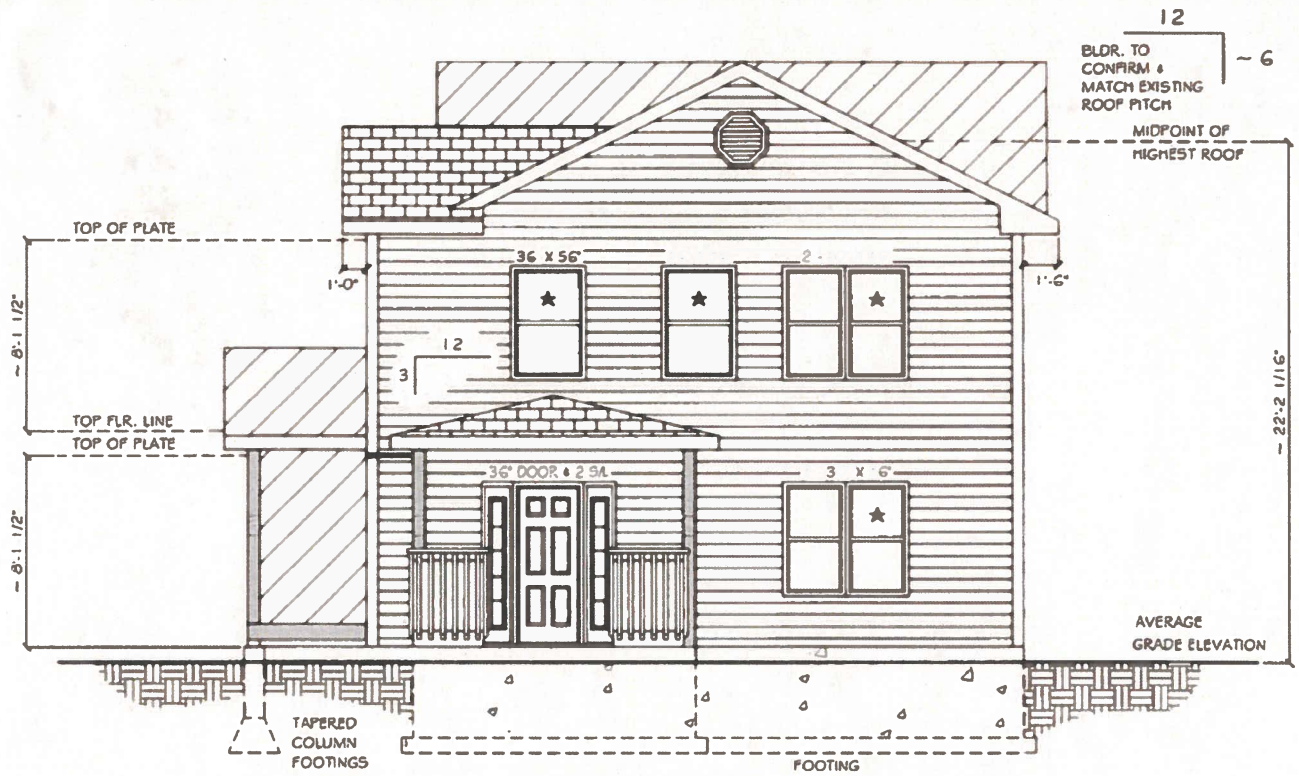
Community Planning  
Planification urbaine

Map \ carte # II

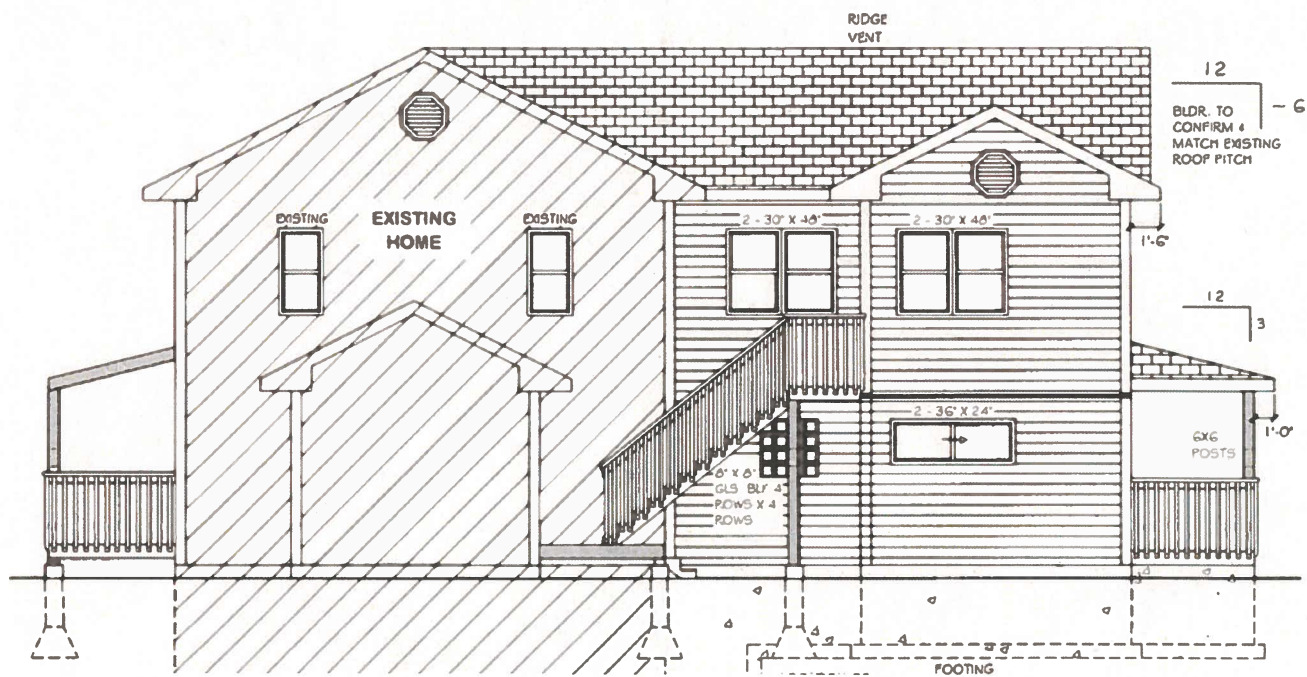
File \ fiche: PR-54-2024

Date \ date: septembre \ September 18, 2024

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



West - Northumberland St / Ouest - rue Northumberland

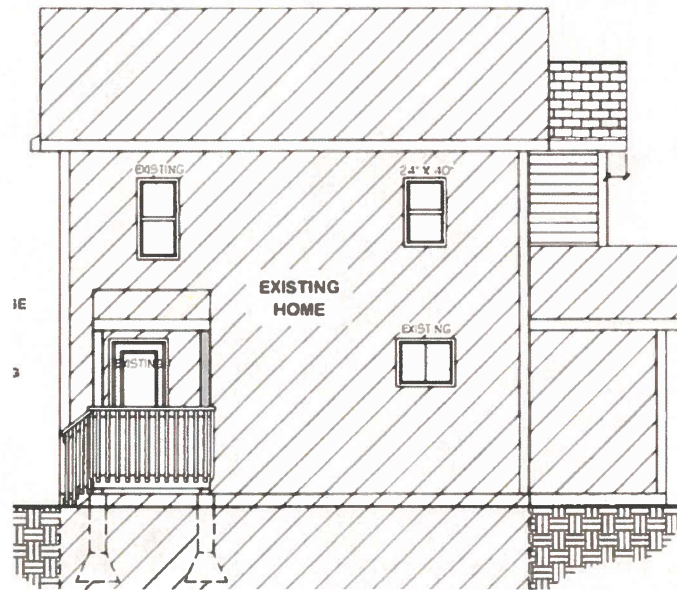


South - Dundonald St / Sud - rue Dundonald

**Elevations / Élévations**



North / Nord



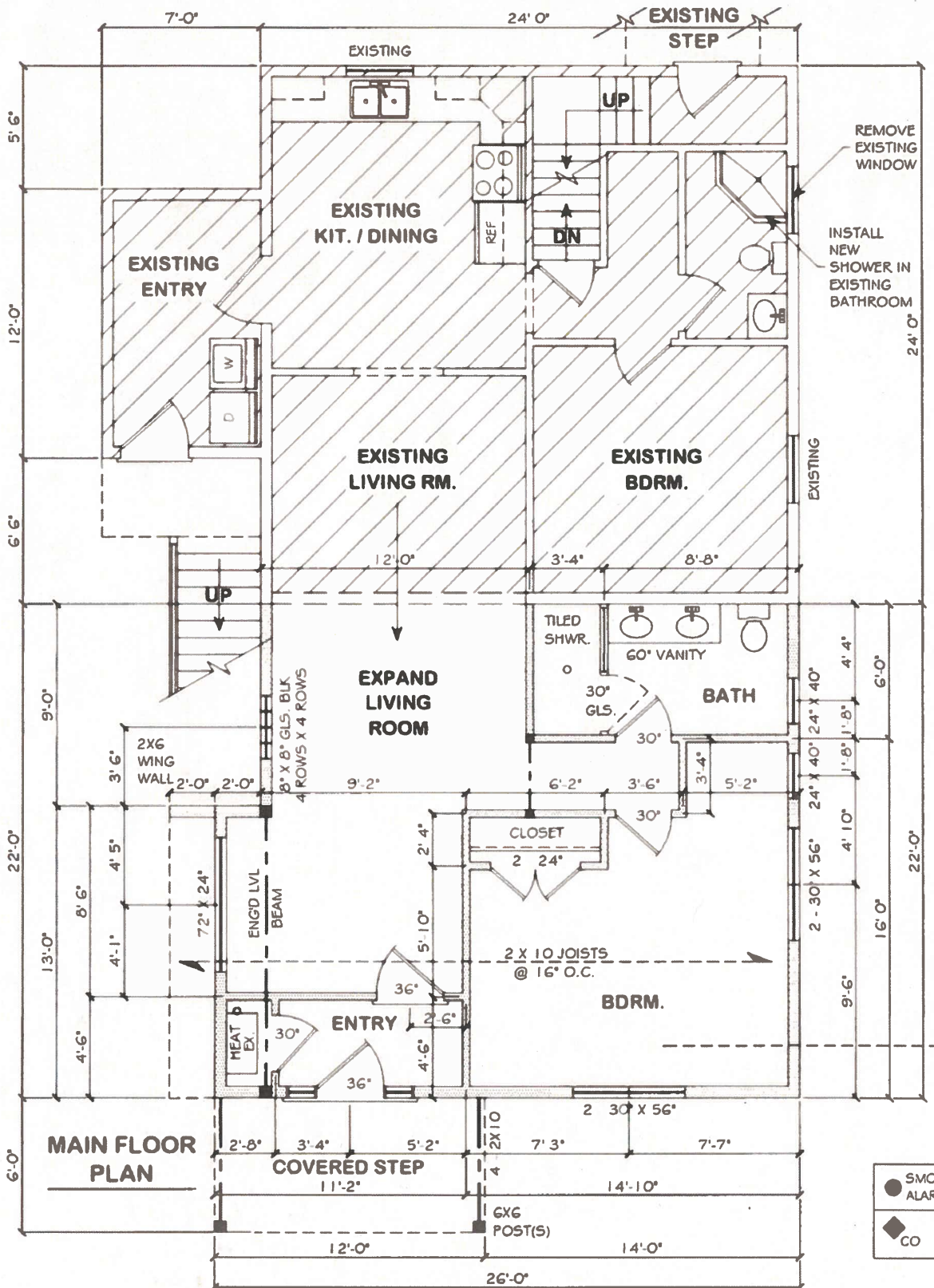
East / Est

**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



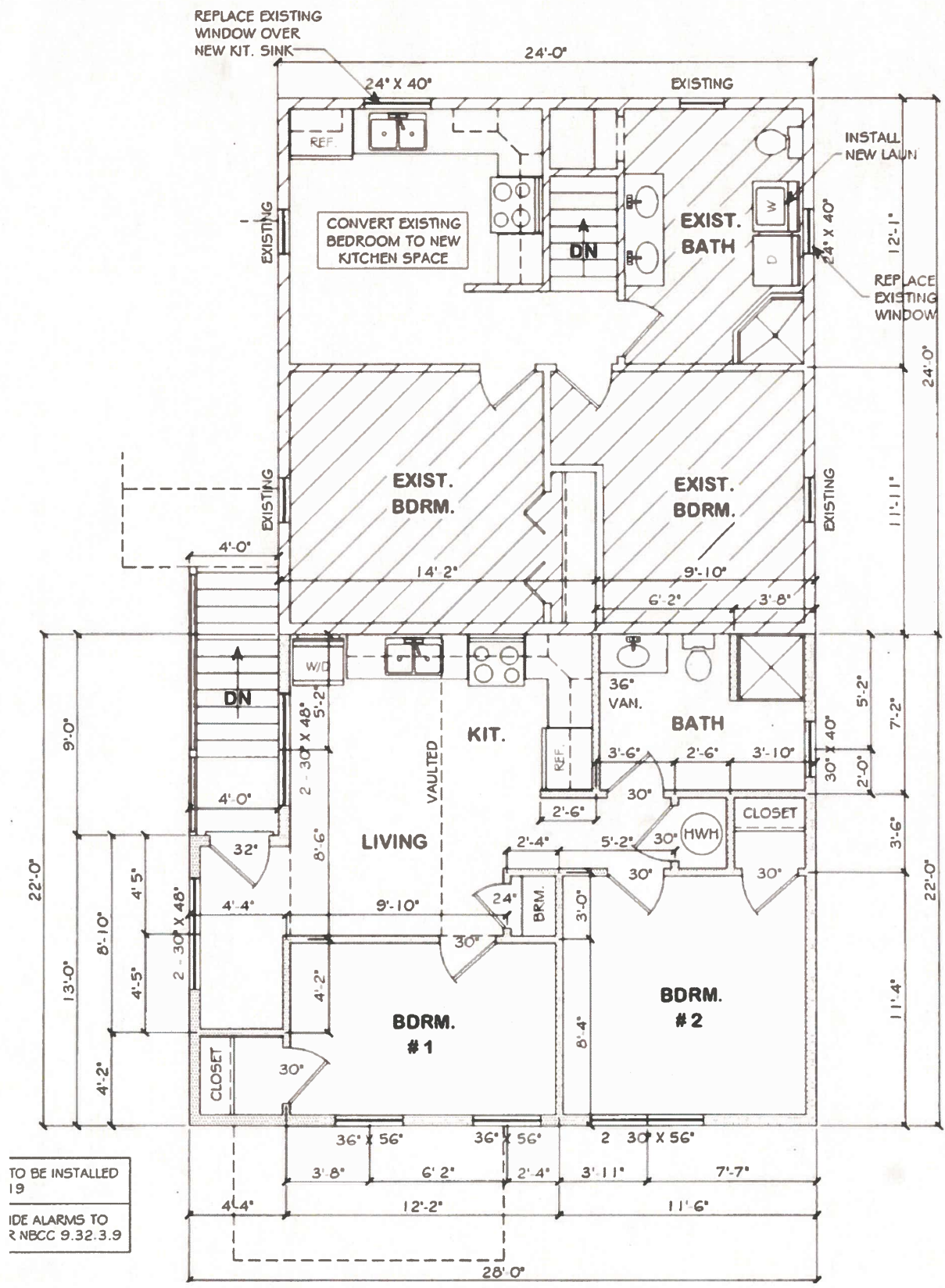
Community Planning  
Planification urbaine

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



Second Floor / Deuxième étage

Floorplans / Plans d'étage



Community Planning  
Planification urbaine

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