

# NEW BRUNSWICK EXHIBITION GROUNDS

SITE DEVELOPMENT PLAN

April 2021

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# Acknowledgment

The City of Fredericton, including the New Brunswick Exhibition Grounds, is located on traditional Wolastoqiyik (Maliseet) territory. Fredericton Exhibition Limited and the City of Fredericton are committed to ongoing relationship building and reconciliation with First Nations, who have lived on these lands since time immemorial.



# 1 Introduction

In partnership, Fredericton Exhibition Limited and the City of Fredericton initiated the creation of the Site Development Plan for the New Brunswick Exhibition (NBEX) Grounds' development.

The City's Municipal Plan, Imagine Fredericton, recommended the creation of the Plan. The intent of the Site Development Plan is to be future-focused while remaining respectful of the site's location as part of Wolastoqiyik traditional territory and its almost 150-year agricultural legacy. Fredericton residents were invited to weigh in on the future of the New Brunswick Exhibition Grounds, reimagining the potential for the site to expand its role in the community.

The Wolastoqiyik, the people of the beautiful and bountiful river, have lived along the banks of the Wolastoq (St. John River) since time immemorial. The Wolastoqiyik identity, way of life, and culture is intrinsically linked to the River. Historically they hunted and fished along its shores becoming incredible cultivators, artists, woodworkers, potters, and canoe builders. Upon European contact, treaties of peace and friendship were signed with the Wolastoqiyik, as well as the Mi'kmaq and Passamaquoddy, between 1725 and 1779. Today, the watershed contains many heritage sites and much evidence of Wolastoqkew settlements and activity, and the lands remains culturally significant to the Wolastoqiyik peoples.

Post European contact, the Exhibition Grounds have been a significant gathering place in Fredericton: a place to celebrate agriculture and host events that attract visitors from across the province, and beyond. Today, the Fredericton Exhibition Limited hosts more than 50 events annually on the Grounds, and in addition to the NBEX, the organization produces two of the capital region's largest events, the FREXROD Custom Car Expo, and the Freddy Beach Ribfest. These events draw in more than a half million visitors annually making it one of, if not the largest, annual attendance venue in the city. Every year more than 100 local artists perform on stage at the exhibition grounds giving them the opportunity to showcase our local talent.

Over the years Fredericton Exhibition Limited and the Exhibition Grounds have evolved, and the cultural needs of Fredericton have changed. With the departure of the racetrack, a significant portion of the Grounds have become available for reconsideration, sparking the imaginations of Frederictonians.

This Plan illustrates the opportunities for the current Exhibition Grounds to be reconfigured in ways to better serve the South Core of Fredericton by creating new partnerships, contributing to reconciliation and acknowledging First Nation rights,

expanding social infrastructure, and creating places for daily living. It also recognizes the essential role the Fredericton Exhibition Limited plays in the city's culture and economy and explores how, through improvements to its core required spaces, it can continue to grow and succeed on the site for generations to come.

## 1.1 Unlocking Transformation

Through a collaborative partnership, Fredericton Exhibition Limited and the City have unlocked a generational opportunity for physical, cultural, and social transformation of the New Brunswick Exhibition Grounds. This transformation will see a new collaborative future unfold for the capital city, founded on the aspirations of the many people who live, work, play, and celebrate in the region. This future will be one that recognizes the rich history and significance of these traditional lands to the Wolastoqiyik peoples, of gathering, celebration, and agriculture in Fredericton while also setting a new bar for sustainable and inclusive urban development that provides new homes, businesses, and amenities.

Subsequently, Fredericton Exhibition Limited will see its role in the community elevated beyond events to become an embedded part of the daily life and social fabric of Fredericton. As a champion of local food production and community spirit, Fredericton Exhibition Limited will become the facilitator of conversations and relationships, bringing together community activators, innovators, and makers to foster a powerful ecosystem of creativity, culture, and talent.

This Site Development Plan seeks to harness the remarkable opportunity presented by the NBEX Grounds, and to realize the Grounds' full potential for Fredericton Exhibition Limited, the City of Fredericton, and Frederictonians. With a flexible framework of guidelines, the Plan establishes the



basis for successful development. Sustained commitment and investment from partners, as well as support from Frederictonians, will be critical to the success of the final development and the NBEX Grounds realizing the vision of this Plan.

## 1.2 Purpose and Objectives

The Site Development Plan (the Plan) for the NBEX Grounds is guided by a co-venture between two parties: Fredericton Exhibition Limited, and the City of Fredericton. The creation of the Plan was guided by the Joint Land Development Committee (JLDC), made up of key stakeholders from both parties. The Site Development Plan provides a pathway forward for flexible future development on the NBEX Grounds that will benefit both Fredericton Exhibition Limited and the City of Fredericton.

The project's objectives were established at the beginning of the project by the Joint Land Development Committee (JLDC), identifying what the Site Development Plan must achieve.

The project objectives are to:

- Create a bold, innovative, and exciting vision for the future of the NBEX site;
- Develop planning objectives, guidelines, and proposals that address the immediate and long-term development aspirations of both the City and Fredericton Exhibition Limited and maximize the value of the site to both partners;
- Contribute to the fiscal sustainability and evolution of Fredericton Exhibition Limited at its current location, and respond to existing development pressures on and external to the site;

- Align with and advance all applicable municipal growth priorities and plans, ensuring the Site Development Plan is integrated within the City's existing planning frameworks and initiatives;
- Reflect diverse community values, learned through meaningful engagement;
- Develop in a manner that is compatible with surrounding land uses and respects existing community functions;
- Employ sustainable development principles and contribute to Fredericton's overall resiliency to climate change; and
- Communicate the new vision for the site through graphic and written methods in a manner that is compelling and user-friendly.

The Site Development Plan provides the vision, overall framework, and guidelines for development. This vision will be implemented through the creation of a statutory Municipal Secondary Plan, which will set out the land use policies for new development in the area in alignment with the City of Fredericton's Municipal Development Plan.

## 1.3 Plan Area

The plan area encompasses the New Brunswick Exhibition Grounds and facilities, which are situated in the South Core of the City of Fredericton, along Smythe Street between Wilmot and Odell parks (Figure 1). These lands are within Wolastoqiyik traditional territory.

The plan area is home to all Fredericton Exhibition Limited's facilities and grounds. This site is where the annual NBEX Fair, Atlantic Canada's largest agricultural fair, is hosted, in addition to many other major events, trade shows, and festivals. A comprehensive exploration of the plan area and its history is provided in Appendix A: Background Report, and a discussion of the site conditions and context can be found in Section 2: Existing Conditions.





Figure 1: Plan Area



## 1.4 Process and Engagement

To oversee the creation of the Site Development Plan and to ensure a transparent and accountable process with First Nations and public input, Fredericton Exhibition Limited and the City of Fredericton created the Joint Land Development Committee (JLDC). This committee oversaw the development of the Site Development Plan and recommended final approval by the Fredericton Exhibition Limited Board of Directors and City of Fredericton City Council. The Plan received final approval from both parties in April 2021. Implementation of the Plan and general phasing is discussed in Section 6.

The JLDC established early on that meaningful engagement and representation of diverse community values in the Plan was one of the key objectives of the project. To accomplish this objective, engagement for the project was conducted in two main phases, as detailed below. Phase 1 was held from September 21 to October 12, 2020, and Phase 2 from January 11-31, 2021 (see Figure 2). Both phases of engagement included an online public survey through Engage Fredericton and stakeholder workshops with representatives from community organizations, local businesses, and developers. Due to COVID-19 gathering restrictions, a public open house was only held in Phase 1.

This extensive dialogue with the community and stakeholders provided many insights and aspirations for the site and the future of Fredericton Exhibition Limited, which are embedded in the core principles and vision of the Plan. The following subsections provide some of the highlights from engagement. For full engagement summaries of each phase, see Appendix B and C.

### 1.4.1 Phase 1 Public and Stakeholder Engagement

During the first phase of engagement, Frederictonians were asked to help shape the vision for the future of the New Brunswick Exhibition Grounds. The insights shared were essential to unlocking the unique opportunities held within this site for mutual benefit of all Frederictonians. This guidance then formed the basis of the Plan's vision, components, and scenarios.

When asked what words they would use to describe the future of the New Brunswick Exhibition Grounds, the most significantly recurring idea was that of 'community', speaking to the desire for the NBEX site to become more integrated in the daily lives of residents and visitors and surrounding communities. Other common ideas included the desire for vibrant and lively spaces, green and sustainable development, affordability, diversity/inclusivity, and cultural space.



Figure 2: Project and Engagement Timeline

## 1.4.2 Phase 2 Public and Stakeholder Engagement

The second phase of engagement asked participants to review the draft concepts and scenarios to provide feedback on each scenario, including whether anything was missing from the vision, principles, or components. The insights provided have been carefully considered in the development and refinement of this Plan.

Participants expressed a high level of support for the vision and principles (Figure 5). Some suggestions included strengthening targets for sustainability and affordable housing, clarifying the role of agricultural practices and heritage on the site, and fostering a connection with First Nations.

Almost every component was noted as being important to the site's success (Figure 6). However, the school site was highlighted as being less important to the inherent success of the Plan, with



**Figure 3: What We Heard: Connections**



**COMMUNITY**  
**GREEN & SUSTAINABLE**  
**AFFORDABLE**  
**VIBRANT & LIVELY**  
**DIVERSE & INCLUSIVE**  
**CULTURAL : INNOVATIVE**  
**RECREATION : MIXED/MULTI-USE**  
**AGRICULTURE & LOCAL FOOD**  
**ACCESSIBLE & SAFE :**  
**OPPORTUNITIES**  
**DENSE & URBAN : PEACEFUL : EDUCATION**  
**ATTRACTIVE & HERITAGE CHARACTER**  
**PEDESTRIAN-FRIENDLY : PUBLIC SPACE : LOCAL**

Figure 4: Top-down Word Cloud

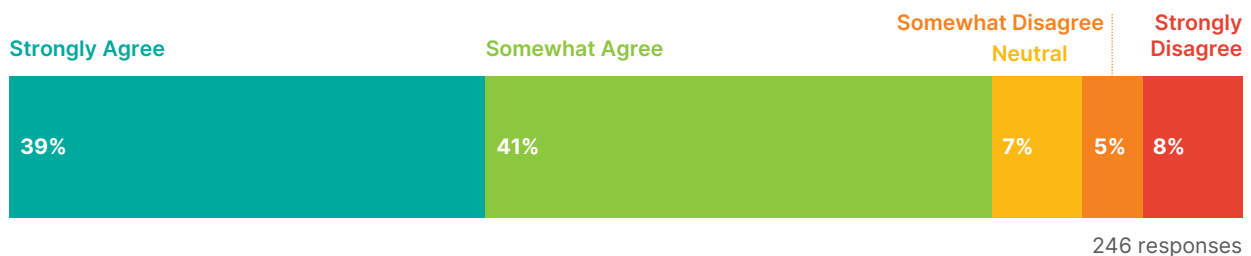
participants indicating it is not needed or would be a 'bonus.' Overall, there were also mixed views on a desire for more or less density on the site, with some people calling for more green space.

Due to the high-level of partnership opportunities to create facilities for shared public use, Scenario A was indicated as achieving the vision and principles very well, while Scenario C was indicated as potentially being less successful in meeting the goals of the project. Some people did feel that Scenario C was the more measured approach (Figure 7).

### 1.4.3 First Nations Consultation

Fredericton Exhibition Limited and the City of Fredericton are committed to engaging with First Nations with respect to the future uses of the NBEX Grounds. The JLDC were able to schedule the initial engagement meeting with the Wolastoqey Nation in New Brunswick (WNNB), that included representatives from St. Mary's First Nation. Additionally, a letter together with the initial report was sent to the Hereditary Chief for review and comments. JLDC will continue this engagement process with WNNB on an ongoing long-term basis, as part of the City's commitment to improve First Nation relations.

#### Do you agree with the direction provided by the vision and principles?



**Figure 5: What We Heard: Vision and Principles**

## How important is each component to the redevelopment of the site?

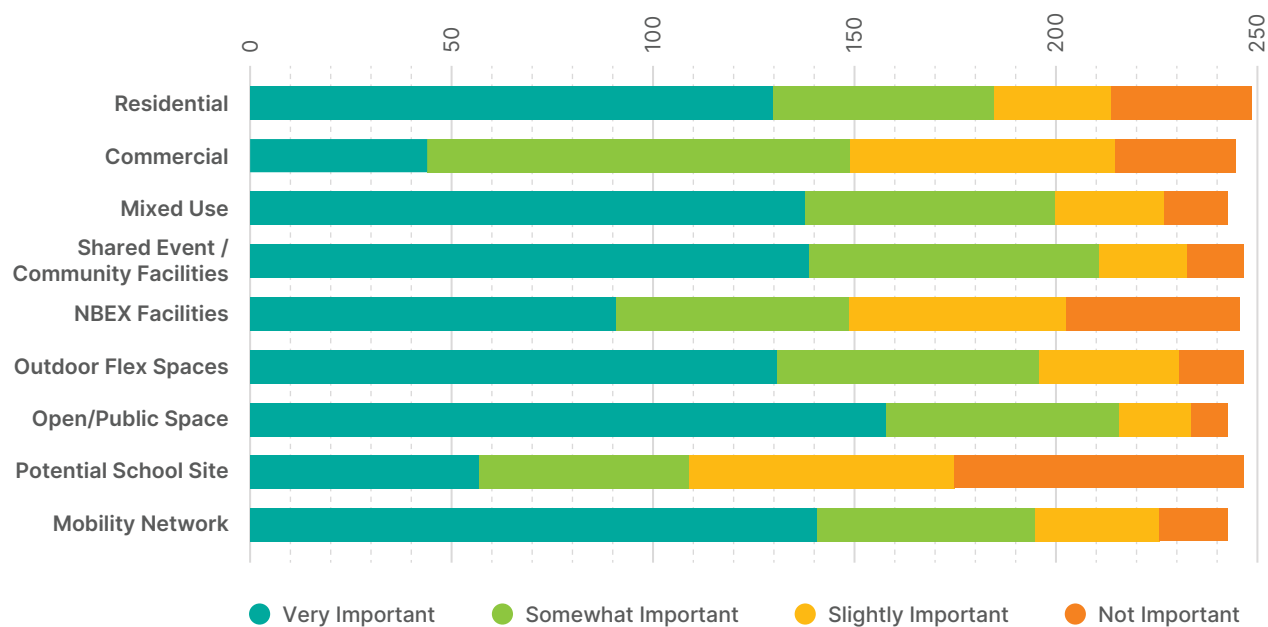


Figure 6: What We Heard: Components

## How well does each scenario achieve the vision and principles of the project?

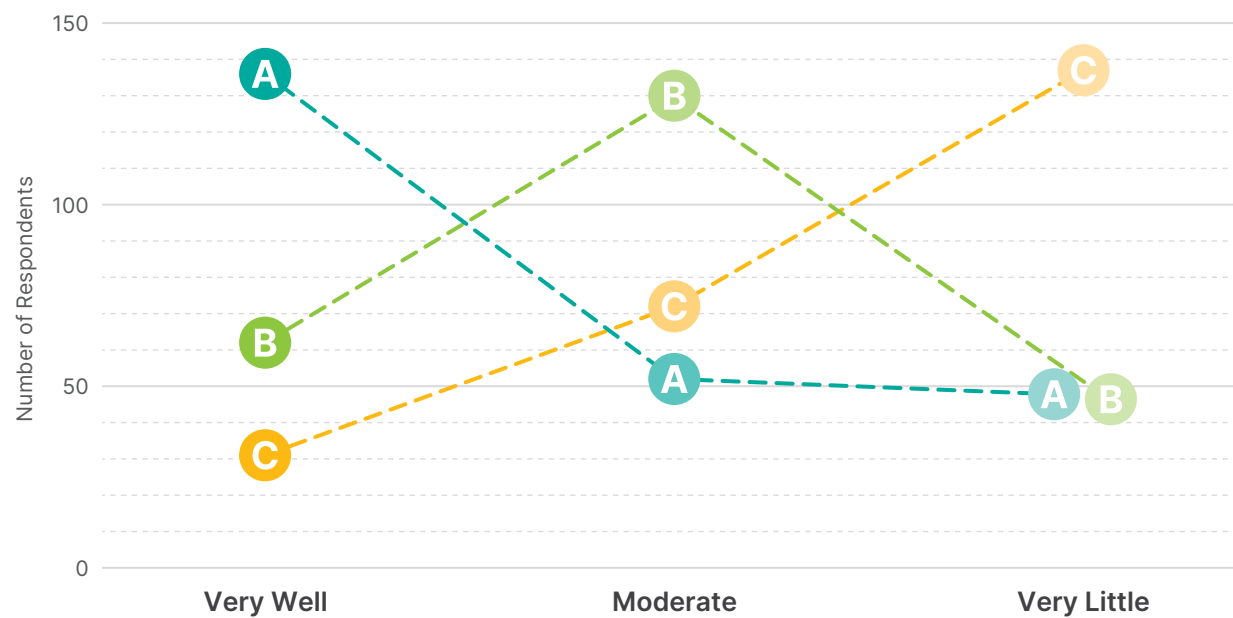


Figure 7: What We Heard: Scenarios



## 2 Existing Conditions

The Exhibition Grounds is a uniquely large and relatively underdeveloped site set within the fabric of Fredericton's Urban Core.

This section discusses the site's existing conditions and its surrounding context, as well as the accompanying key issues regarding development of the site. These key issues, including both opportunities and constraints, informed the creation of this Site Development Plan. For a more detailed look at Existing Conditions, see the accompanying Background Report (Appendix A).



## 2.1 Site Context

An understanding of site conditions and its surrounding context are critical for ensuring a development that is well integrated within Fredericton's South Core and respects the NBEX Grounds' almost 150-year agricultural legacy.

### 2.1.1 First Nations Significance

The City of Fredericton, including the NBEX Grounds, is located on traditional Wolastoqiyik (Maliseet) territory. The Wolastoqiyik's, people of the beautiful and bountiful river, traditional territory includes the Wolastoq (St. John) river valley that extends into Maine and parts of Quebec. To recognize the Wolastoqiyik traditional territory's historic and present-day significance, it is essential that development involves meaningful engagement with First Nations throughout development.

### 2.1.2 Fredericton Exhibition Ltd. Facilities

Recently, the Exhibition event underwent a name change in 2014 from the Fredericton Exhibition (FREX) back to its original name, the New Brunswick Provincial Exhibition (NBEX). The organization, Fredericton Exhibition Limited, still occupies the present site, as it has since 1877. Originally part of the O'Dell Family Farm, the Exhibition rented the grounds from the O'Dell Family for \$1 a year until the turn of the century. Ella W. O'Dell and Mary K. O'Dell formally gifted the property for the exhibition grounds to Agriculture Society No. 34 in 1924, with the condition the property always be used for agriculture, entertainment, and the NBEX. In 1948 the land for the Exhibition Grounds were transferred to the city. It would be leased back to the exhibition organization in 21-year terms in perpetuity, with subletting revenue supporting the NBEX for future generations.

The Exhibition Grounds currently contains all Fredericton Exhibition Limited facilities, including the racetrack, Capital Exhibit Centre, Coliseum, livestock barns, stables, grandstand, former welcome centre (now Shur-Gain Feeds n Needs), Winners Lounge and commercial pad lease buildings (Figure 8). The Capital Exhibit Centre and Coliseum buildings contain more than 40,000 square feet of trade show and event space. The barns provide an additional 60,000 square feet for agriculture and storage use. In terms of adaptability and flexibility, the Capital Exhibit Centre and Coliseum buildings can be most easily and effectively retrofitted to increase their year-round event capacity. The stables are in the poorest condition, and with the barns are least able to be adapted for non-agricultural activities and events.

In addition to the buildings there are paved parking spaces for over 1,000 vehicles, which can be used as free parking for trade shows and conventions, or a location for hosting outdoor events. There is significant opportunity to improve edge conditions and surfacing of the NBEX Grounds, and to activate them. Currently, the surface of the east side of the site is a mixture of dated but well-maintained asphalt and gravel.

In total the combined facilities host more than 50 events annually including most notably the NBEX, FREXROD Custom Car Expo, and the Freddy Beach Ribfest. Every year more than 100 local artists perform on stage at the NBEX Grounds, showcasing local talent and building community through artistic expression.



**Figure 8: Map of Fredericton Exhibition Ltd. Building Inventory**

### 2.1.3 Surrounding Context and Land Use

The Exhibition Grounds are located in the South Core of Fredericton along Smythe Street, west of the city's historic Town Plat, and directly south of Wilmot Park, one of the Urban Core's premier public open spaces. The property fabric in Town Plat is characterized by large, long, and narrow lots, with a clear grid structure. The houses are primarily single detached, which over time have been extended to the rear with a progression of additions. This evolutive process has resulted in additional ground oriented density within the neighbourhood. This pattern of property fabric and evolutive development currently has an abrupt edge at Smythe Street, south of Saunders street, but continues to Odell Avenue north of the site.

To the south, past the Valley Trail, are large format retail spaces including the Atlantic Superstore, as well as some multifamily residential and commercial buildings. Most of these are oriented away from or perpendicular to the NBEX site. Along the west edge of the racetrack, the site abuts a strip of eclectic large parcels and buildings, including a large apartment complex, a multi-tenant office building, and the Capital Winter Club.

The orientation and parceling of the developments create a barrier between the NBEX site and the Sunshine Gardens community on the west edge of the plan area. Sunshine Gardens is characterized by a mature mixed tree canopy, narrow curving roads with many cul-de-sacs, and small-to-medium well-kept post-war detached homes on large often irregularly shaped parcels.

There are three community institutions of note adjacent or proximate to the site, which are the Stepping Stone Senior Centre, the Cultural Centre, and the Capital Winter Club. These institutions could be further invited into the site through a purposeful integration of facility programming and new open space provisions and connections.

### 2.1.4 Transportation

The Exhibition Grounds are located within a high-order block of major streets: Smythe Street, Woodstock Road, Hanwell Road, and Waggoners Lane. (Figure 9 Map of Site Circulation) Smythe Street directly abuts the site to the east. This street is an important north-south cross-town route that connects Westmorland Bridge with Highway 8, as well as other arterial and collector routes between. Smythe Street exhibits a three-lane cross-section, with one lane of travel in each direction, a middle turn lane, and no on-street parking. The other road directly abutting Smythe Street is Saunders Street, a collector street that connects the Town Plat and Sunshine Gardens providing important vehicular access to Wilmot Park. Access to Wilmot Park will be increasingly important for Saunders Street once the planned improvements to Rookwood Avenue are constructed.

Local streets surrounding the Exhibition Grounds are generally narrow and slow. Sidewalks are typically positioned behind treed and grassed boulevards. Furthermore, some gaps exist in the sidewalk network, most notably on Saunders Street which is along the north edge of the site. Similarly, to the change in role of O'Dell Avenue, with recent improvements such as back-in angled parking and a one-way travel configuration, Rookwood Avenue's role will soon change. Unique to Rookwood Avenue will be a high-quality multi-use pathway along its west edge, extending south from Wilmot Park and connecting to O'Dell Park. A traffic circle will soon be constructed at the intersection of Rookwood Avenue and Waggoners Lane to replace the actuated pedestrian crossing lights. This traffic circle will improve the safety of the intersection while also accommodating growth in active and vehicular transportation. This need is anticipated due to the result of general city growth, densification in the immediate area, and a cultural shift to higher active mode usage resulting from improved trail connectivity throughout the area.



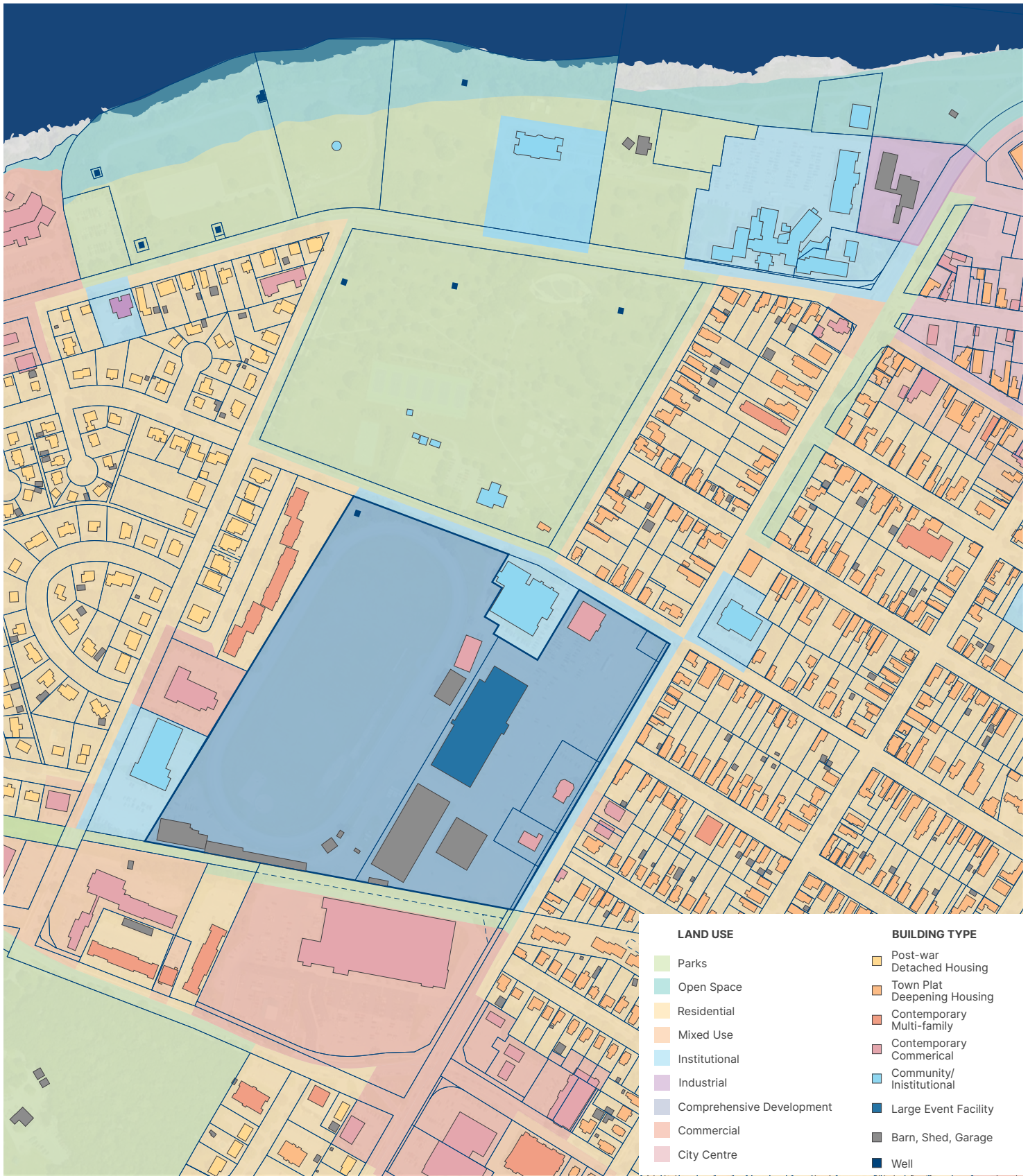


Figure 9: Map of Surrounding Context/Land Use



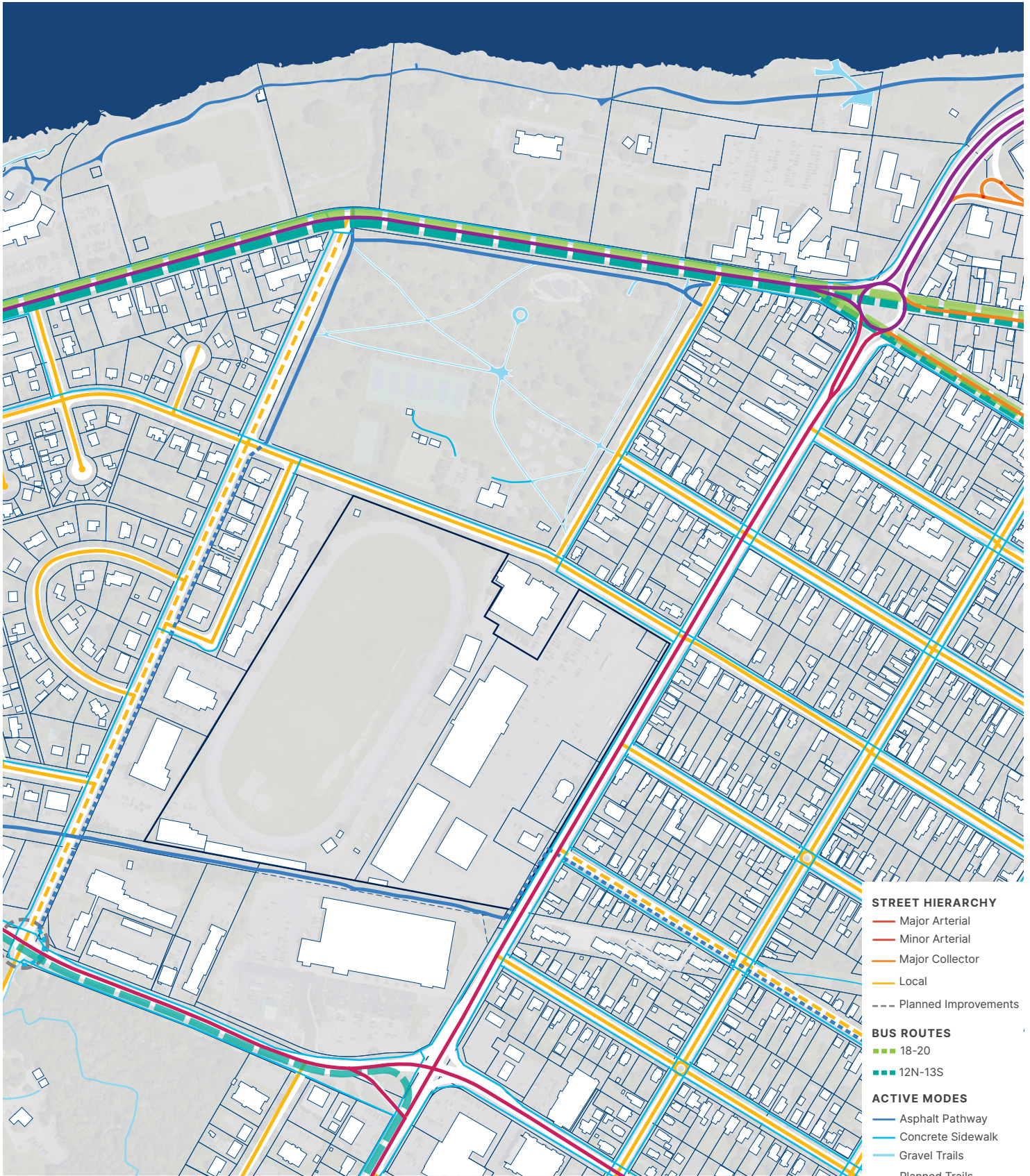


Figure 10: Map of Site Circulation



Currently, the Exhibition Grounds are located within 400 metres of transit stops along Woodstock Road; however, there are no bus routes that run directly to the site. The 12N Brookside -13S Prospect busses make a large loop around the site, using Wagooners Lane, Hanwell Road and Woodstock Road. As a result, the site and the adjacent Stepping Stone Senior Centre and Multi-Cultural Centre would benefit from a more direct transit connection.

Adding new uses, residents, and activities on the site will result in increased transit demand. This demand will need to be addressed with improvements to the transit network with potential new infrastructure along Smythe Street and/or Saunders Street.

## 2.1.5 Servicing

Sanitary, water, and stormwater servicing are key considerations for development of the Exhibition Grounds site. Development will need to be phased in strategically, in order to accommodate the servicing requirements of the newly developed site as a whole.

### Sanitary

There are existing sanitary mains on all 4 sides of the Exhibition Grounds land which could potentially service future development:

- To the east: Smythe Street contains an existing 200 mm diameter sanitary main (1935).
- To the north: Saunders Street contains an existing 200 mm diameter sanitary main (1935).
- To the west: An existing 250 mm diameter terracotta sanitary main (1952) which connects to the existing main in Rookwood Avenue via a 300 mm diameter PVC main installed in 1995.
- To the south: An existing 300 mm diameter PVC trunk main under an existing pedestrian trail (1995).

The extremely flat topography of the site may make maintaining the City requirement of 1.8 m cover and a minimum grade of 1.0% on new sanitary mains and

services difficult. As the Exhibition Grounds are approximately 350 m in length on its long axis, if one new sanitary main were to traverse the entire site it would require 3.5 m of grade change over its length. This would require large volumes of fill material or a sanitary pumping station which may be cost prohibitive to prospective developers.

Due to this grade challenge, a strategic approach should be taken to sanitary servicing. Development around the perimeter of the site should be connected to the nearest main to minimize fill requirements. Development near the center of the site may have to be connected to the deepest available existing main or may require a pumping station to minimize fill. However, the scope of this study did not include an analysis of the available capacity in the existing sanitary mains.

Prior to any development it is recommended that a study be done to ensure that the existing adjacent infrastructure can accommodate any potential increase in flow.

### Water

From a future development perspective there are existing water mains on all four sides of the Exhibition Grounds site which may potentially service future development:

- To the east: Smythe Street contains an existing 200 mm diameter cast iron water main (1935) and a 450 mm diameter cast iron water main (1953).
- To the north: Saunders Street contains an existing 150 mm diameter cast iron water main (1952) and a 450 mm diameter ductile iron water main (2007).
- To the west: Rookwood Avenue contains an existing 150 mm diameter cast iron water main (1953) and a 450 mm diameter ductile iron water main (2007). Connection to the Rookwood

Avenue water main would require installing new main for a short distance on the pedestrian trail to the south of the site.

- To the south: An existing 200 mm diameter ductile iron water main (1995) under the existing pedestrian trail off the south-east corner of the site.

The Exhibition Grounds site is situated in the South Low-Pressure zone with a TWL of 57.7 m and the existing elevation of the site is approximately 10.5 m. The static water pressure on the grounds could be expected to be approximately 47.2 metres of head, or 67 PSI. This is an appropriate water pressure for low density residential housing.

Multi-storey buildings or any building requiring a sprinkler system would require further analysis to determine if a fire pump is required.

## Stormwater

Currently there is minimal storm sewer infrastructure on the Exhibition Grounds. On the south-east quadrant of the site there is a series of catch basins connected to an existing 900 mm diameter storm main in Smythe Street. On the north-east quadrant there is a series of catch basins that also connect to the 900 mm diameter storm main in Smythe Street. This infrastructure appears to have been installed in 1980.

From a future development perspective there are existing storm sewer mains on all four sides of the Exhibition Grounds which could potentially service future development. Due to the extremely flat topography of the site designing a new stormwater system will be challenging. Imported fill may be required to provide cover over storm mains and provide adequate slopes for surface drainage.

Stormwater management for the site will likely include a combination of underground and above-ground detention storage facilities, integrating Low Impact Development (LID) controls plus site landscaping to

meet the 2008 Guidelines for Stormwater Infrastructure in the City of Fredericton. Post development peak runoff will be restricted to the pre-development condition. Stormwater treatment will be considered as required.

## 2.1.6 Wellfield Protected Areas

The City of Fredericton is supplied drinking water via a series of drilled wells that collect from the groundwater sources located under the City's downtown. To maintain the quantity and quality of various ground water supplies throughout the Province, the Province of New Brunswick implemented the Wellfield Protected Area Designation Order – Clean Water Act. The designation order classifies the land surrounding the source wells into Zones A, B, or C, and places prohibitions or limitations on chemical storage and land use within the zones. The Exhibition Grounds are classified Zone A and Zone B.

Zone A is the area located closest to the wellhead and is most at risk to possible contaminates. To protect the drinking water supply Zone A has the most stringent controls on chemical storage and development. From a new development standpoint, Zone A permits new multiple or single-family housing provided that it is serviced by an existing sanitary sewer system. New commercial, institutional, and industrial development is not a permitted activity in Zone A and would require an exemption prior to being constructed.

Zone B is located outside of Zone A where there is lessened risk of contaminating the ground water table in the vicinity of the wellhead. Because of the reduced risk of contamination Zone B carries fewer restrictions than Zone A. Permitted development in Zone B includes recreational facilities, multiple or single-family housing, commercial buildings, institutional buildings, and industrial buildings.

As part of the preparation of this plan, an application for exemption to the Wellfield Protected Area

Designation Order – Clean Water Act was submitted to the Province of New Brunswick. This exemption application was made to specifically ensure that servicing and access, via public roads and right-of-ways, can be provided to the proposed uses permitted in Zone A. The application was approved and exemption status was granted on April 14, 2021.

## 2.1.7 Market Conditions

To understand potential absorption of different development on the site, a market analysis was conducted. Additional details of the market report are provided in Appendix A: Background Report.

### Residential

The Exhibition Grounds represents a high value location central to a well-established and current residential catchment, as well as being proximate to Downtown Fredericton. The site has the ability to provide a range of housing options that could not only fill needed gaps in the market, but also further blend into the local area by potentially providing accessible price points. The area surrounding the NBEX site currently has an extremely strong mix of neo traditional single-family homes, older, smaller lot single family homes, and 3 to 5 storey rental apartments. Locations within a 10 to 15-minute walkshed of downtowns across Canada are becoming more sought after, and the Grounds provide a great opportunity for that type of development.

By 2030, there could be support in the total Fredericton market for an additional 2,345 multi-family residential units. Current patterns of housing starts and new construction validate that Downtown Fredericton is likely to be one of the more sought-after locations for multi-family housing. Therefore, it is reasonable to think that the Exhibition Grounds could attract a fair share of that future demand, given its favourable location, neighbourhood assets and as part of a cohesively well thought out vision.

Given the Exhibition Grounds' locational assets, it is reasonably feasible to believe that it could garner 30% of the forecasted unit demand by 2030. Under this scenario, the site could possibly support an estimated 700 multi-family units in this timeframe. The site would be best positioned to have a combination of market and rental product in its offering that would contain a mix of unit types that largely mirror the current ratio of dwelling typologies seen in recent inner-city growth.

### Commercial

Because of its location relative to downtown, the Exhibition Grounds retail component is expected to be positioned as a local-serving neighbourhood scale commercial development. Strengthening this expectation is the established local commercial retail and services node at the intersection of Smythe Street and Waggoners Lane and the larger commercial retail areas along Prospect Street and Regent Street/Highway 101 (south of the Fredericton Bypass). As per the Market Analysis in the Background Report (Appendix A), with a unit count of 800 on the site, the Exhibition Grounds node could become a vibrant local commercial village with nearly 50,000 square feet of retail and service commercial space.

This population would be sufficient to support a small community food store (8,000 square feet), such as a local goods outlet or public market, which would be the anchor for an Exhibition Grounds retail village. An idealized tenant mix for such a village would also include a pharmacy, bakery/ deli, liquor store/wine shop, a few local specialty boutiques (home furnishings & accessories, toys, hobbies, books, etc.), at least one and maybe multiple casual sit-down restaurants, plus an assortment of personal and professional services. In this scenario, non-retail office space could also add additional benefit and employment. Non-commercial components can be integrated with retail to act as drivers of commercial demand, such as markets or fitness studios.



## 2.2 Policy Context

As stated in the project objectives, it is critical that the Site Development Plan aligns with and advances all applicable municipal growth priorities and plans it is subject to. This alignment will ensure that the Site Development Plan is integrated within the City's existing planning frameworks and initiatives and meets the identified needs of Frederictonians.

The key municipal plans that the Plan responds to are the Growth Strategy and Imagine Fredericton.

### 2.2.1 Growth Strategy

The Fredericton Growth Strategy (2017) identifies where and how the City of Fredericton should grow over the next 25 years. Fredericton has and is expected to continue to experience higher population and economic growth than the provincial average, surpassing 90,000 residents by 2041. The Growth Strategy identified the Exhibition Grounds as just outside of the City's current 'centre of gravity' or activity, yet inside the identified Urban Core, a key area for infill growth and intensification. The target gross residential density for the Urban Core is 90 people per hectare. This is anticipated to be achieved through intensification, with 2 to 4 storey development along main north-south roads (including Smythe Street) and some interior sites developed up to 10 storeys. The Growth Strategy contains the analysis, context, and direction for the City's Municipal Plan – Imagine Fredericton.

The NBEX Site Development Plan accounts for the intensification required by the growth plan, recommending scenarios that foster medium density residential, high density residential, and mixed-use forms within the plan area, increasing the number of

residents living in the South Core. The added density will also enhance the vibrancy of the site, facilitate a more active connection to Smythe Street, and create a link to the downtown core by generating new active transportation linkages through new connected streets and open space.

### 2.2.2 Imagine Fredericton: Municipal Plan

Imagine Fredericton is the City's statutory Municipal Plan. Informed by the Growth Strategy, Imagine Fredericton establishes nine community goals with a land use framework and policies for the future development of the city. Furthermore, the Exhibition Grounds are located within the Urban Core of the city's structure, and within the South Core land use designation. As the Urban Core is anticipated to accommodate approximately 8,000 more people, or a quarter of the city's growth until 2041, the site is a prime opportunity within the South Core for intensification and urban infill.

To direct more localized growth and development, Imagine Fredericton provides direction for the creation and implementation of Secondary Municipal Plans. The Exhibition Grounds will either be subject to the South Core Secondary Municipal Plan once it is created or subject to its own municipal secondary plan. Until such time, Policy 2.2.1 (14) of the Municipal Plan limits further intensification of uses on the site. It is anticipated that the Plan will inform the creation of a new Secondary Municipal Plan, thus enabling the site's intensification and development under Imagine Fredericton. Prior to the adoption of the new Secondary Municipal Plan, any mid or high-rise development in the South Core is subject to the City Centre Built Form Design Guidelines.

General policies in Imagine Fredericton support a variety of potential uses within the Exhibition Grounds. Small-scale commercial and office uses, as well as compatible residential infill, are encouraged in the South Core along Smythe Street as part of the transition to downtown. The need for housing diversification and affordability at a city-wide level is also identified, as well as new recreation facilities (including an indoor aquatic facility and field house). Imagine Fredericton directs more sustainable development and green building moving forward and increases priority for active transportation and transit connectivity. It also supports expansion of tourism opportunities, along with the concentration of arts and cultural organizations alongside art and cultural activities within the Urban Core.

The NBEX Site Development Plan responds to Imagine Fredericton by planning for development that increases density, enables affordability, and provides a diversity of housing forms in the South Core. The development will connect to existing and planned active transportation networks, provide new recreational opportunities, and strengthen Fredericton Exhibition Limited's contribution to the economy and tourism.

## 2.3 Key Issues and Opportunities

There are several factors acting on the Exhibition Grounds that create both opportunities and challenges for new development. Some of these issues reflect the physical or policy conditions that will impact the form of new development, while other issues are related to capacity, partnerships, and more intangible forces that will influence development. The Site Development Plan responds to how these key issues and opportunities can be addressed within its three adaptive development scenarios.

### 2.3.1 Partnership: Moving Forward Together

The land arrangement for the Exhibition Grounds is unique in that the City owns the lands, but Fredericton Exhibition Limited retains rights to its use through the established long term lease agreement. In the past, this has limited development on the site, where Fredericton Exhibition Limited could not intensify or modify its uses and the City was not receiving any tax revenue from the lands (Figure 11).



Figure 11: Moving Forward Together

There currently is a significant opportunity to move out of this holding pattern through a strategically planned development effort that benefits both Fredericton Exhibition Limited and the City. This opportunity has been formalized through the creation of the Joint Land Development Committee (JLDC). Through this partnership, Fredericton Exhibition Limited will be able to earn revenue from the sale of a portion of the lands it currently holds indefinite control over, which can be used towards the organization and its facilities' long-term sustainability. In turn, the City will benefit from development of the surplus lands through the additional amenities and tax revenue it will receive and the ability to achieve the goals of Imagine Fredericton.

There is significant opportunity for further partnership in the development of shared facilities within Fredericton Exhibition Limited's portion of the site. Building upon the infusion of capital created from the sale of surplus lands for development, the City, and/or other partners, can collaborate with Fredericton Exhibition Limited to open possibilities for combined community, event, and agriculture facilities that could be used for NBEX functions as well as public and community use. Some of Fredericton Exhibition Limited's facilities are nearing the end of their lifespan, requiring replacement or significant upgrading. Some of the facilities are also inflexible, presenting challenges for their future use and adaptation. Creating new or improved flexible spaces would expand Fredericton Exhibition Limited's capacity to host a wider variety of events, activities, and organizations in the area.

### **2.3.2 Reconciliation: Respecting Wolastoqiyik Traditional Territory**

The Exhibition Grounds are located within Wolastoqiyik traditional territory. Fredericton Exhibition Limited and the City will need to foster an ongoing relationship with First Nations throughout the life of this plan to ensure land rights are respected and honoured. Protocols must be established and followed to ensure that any cultural or archaeological

resources found, in the course of development, are protected. There is also significant opportunity to collaborate with First Nations on projects as part of development that will contribute towards relationship building and reconciliation.

### **2.3.3 Sustainable Growth: Adding Density to the South Core**

As established by Imagine Fredericton and Fredericton's Growth Strategy, the Exhibition Grounds has significant growth potential as part of the South Core. The site can accommodate much needed housing in the Urban Core, as well as new amenities and services for the growing population of downtown residents. The site can also add density to the South Core redirecting development pressure from sensitive heritage areas within the Town Plat. Currently, the market climate is supportive of growth in the area. Providing additional density on the site will also advance both Fredericton Exhibition Limited and City goals by increasing the value of surplus land and increasing the amount of tax revenue the site can generate. If the current housing market and general economic growth trends continue, the site's development could take place relatively quickly. If economic growth slows, this strategic site and others in the South Core could take longer to redevelop.

### **2.3.4 Affordable Housing: Fostering Innovation and Inclusivity**

The most resounding theme heard throughout both phases of public and stakeholder engagement was that Fredericton is in critical need of affordable housing. Contributing to this overall need are increased rental demand, rising rental costs, and relatively stagnant funding supports/rent supplements for affordable housing. In 2019, the apartment vacancy rate was 1.4%, far below the Canadian average .



The Site Development Plan was also directed to contribute towards the financial sustainability of Fredericton Exhibition Limited. This requires the sale of lands at market value to fund improvements to the site. It is not possible to maintain the financial sustainability of Fredericton Exhibition Limited and subsidize affordable housing through discounting land. The City and Fredericton Exhibition Limited will need to be strategic to find other ways of creating value and incentives to provide affordable housing on the site and ensure that it becomes an inclusive community.

Recently, the Federal Government has introduced significant incentives and financing for purpose-built rental projects and affordable housing through the Canada Mortgage and Housing Corporation (CMHC). In New Brunswick the provincial government is responsible for delivering affordable housing. In partnership with federal and provincial governments, the Exhibition Grounds then presents a significant opportunity to leverage partnerships with private and non-profit housing partners in addition to the CMHC and provincial funding to create affordable housing solutions.

The City should work with the Province, the CMHC, and affordable housing providers to develop creative partnerships to deliver affordable housing within the NBEX Grounds development.

### **2.3.5 Open Space Connections: Stitching Together the Green Network**

The Exhibition Grounds are situated in an exceptional location relative to city parks and trails. It is near O'Dell Park and Wilmot Park and is connected to the South Riverfront Trail network which, together with the connected Valley and Crosstown trails, connects most of the city's major destinations and central communities.

As such, there is opportunity for new open spaces within the Exhibition Grounds to create further

connections to adjacent open spaces and trails. There is also opportunity for NBEX to extend parts of events into municipal open spaces to invite more community participation and in turn activate these spaces.

### **2.3.6 Joint-Use Facility: Expanding Indoor Recreation Opportunities**

Through public and stakeholder engagement, as well as discussions with the City and Fredericton Exhibition Limited, a deficiency in the amount of publicly accessible inner-city large-to-medium interior open space for community gatherings and sport/recreation activities was identified. Events such as organized community sports like indoor soccer, basketball, and volleyball, as well as smaller events like dance and gymnastic courses require space so they can be offered within the central area of the city. Such facilities exist within the city, such as the Nashwaaksis Fieldhouse, but are generally located in peripheral locations that do not meet the current or future anticipated needs of the Downtown and South Core communities.

There is an opportunity to create a joint-use fieldhouse through partnership between Fredericton Exhibition Limited and the City or another partner. The fieldhouse would need to be designed to accommodate the use requirements of an agricultural complex in addition to the publicly accessible recreation amenities as noted above. The partnership between Fredericton Exhibition Limited and another entity would assist in funding and programming the facility. An agreement could be reached whereby Fredericton Exhibition Limited would be able to use the facility for its larger events, during its busiest season, while the partner would be able to program the facility during the rest of the year, providing public access alongside sport or recreation opportunities on site. Similar to the Nashwaaksis Fieldhouse, the facility could also create a partnership with a school to allow a certain portion to be used as the school's core gymnasium during the school year

and then open to community and Fredericton Exhibition Limited use during the summer months. This could also benefit the school by offering additional adjacent gymnasium space beyond its core requirement, for times when extra space is desired or required.

Overall a joint-use facility on the site has the potential to greatly benefit Fredericton Exhibition Limited and any / all other potential partners and could become the primary means of creating more flexible interior space for all types of activities.

### **2.3.7 Roadway Connections: Building a Fine-Grained Road Network**

Access to the areas west of Fredericton Exhibition Limited's current facilities is very limited. Only Saunders fronts this area along the northern edge. Public and/or private accesses through the east portion of the site that aligns with Aberdeen and/or Argyle Street, will be important in improving connections to Smythe Street alongside associated reconfigurations of the layout of Exhibition Grounds. This could be a way of establishing greater connectivity throughout the entire site.

### **2.3.8 School Site: Synergies for a More Complete Community**

There is provincial interest in relocating the George Street Middle School in downtown Fredericton. The Exhibition Grounds has been identified as a potential opportunity, given its location in the growing South Core and its unmatched access to large park spaces. A school on the site would need to be developed in a way that does not conflict with Fredericton Exhibition Limited operations. To minimize the opportunity cost of these prime development lands, the school would also need to be developed in an urban format, which entails having a much smaller site and physical footprint than a typical new school.

Urban format schools are typically multi-storey street-oriented buildings that share adjacent public open spaces and recreation facilities for their playing fields and gymnasiums. Lands for an urban format school would be acquired through an agreement with the Province, based on an assessment at fair market value, or through a potential land swap for the lands of the existing school facility on George Street. If a land swap were to occur the acquired lands would become subject to the same sale revenue agreement between Fredericton Exhibition Limited and the City.

A school on the site would help to create a complete and walkable community, ensure daily activation of the site, and allow for synergies with surrounding open spaces, potential recreation facilities, and Fredericton Exhibition Limited's unique agricultural, recreational and community programming. Although it is not crucial to the success of the development, it would fulfill a significant need for a school within the Urban Core and allow the area to attract more families with children.

### **2.3.9 The Heart of Local: An Expanding Community Role for the Exhibition Grounds**

When asked what words they would use to describe the future of the Exhibition Grounds, the most commonly cited word was 'community', highlighting the desire for the site to become more integrated in the daily lives of residents, visitors, and the surrounding neighbourhoods. Between Fredericton Exhibition Limited's ongoing agricultural identity and significant multi-purpose facilities, Fredericton Exhibition Limited organization has a unique opportunity to step into a new role as a key community facilitator by bringing people together.

There are several existing community, service, and recreational organizations near the Exhibition Grounds, including its direct neighbours: the Stepping Stone Senior Centre, the Capital Winter Club, and the

Cultural Centre. This adjacency presents an opportunity for Fredericton Exhibition Limited to establish partnerships that will strengthen the site's integration in the daily lives of Frederictonians.

There is an opportunity to expand the Fredericton Exhibition Limited's current role and embrace urban agriculture alongside education through partnerships. Establishing synergies with other agricultural and community-based organizations in the area could be an effective way to activate the site on non-event days. Development of new facilities, or the renovation of existing facilities could better incorporate elements, which might include event, gathering, or market spaces and community kitchens, that could be rented out to other local organizations for revenue generation and community building. In this way, Fredericton Exhibition Limited could overcome the existing perception of 'inactivity' on non-event days. The activation of exterior spaces by adding event and sport capacity to the parking area would also help with the perception of inactivity.

### **2.3.10 Wellfield Protection Areas: Adapting to Constraint**

The Wellfield Protection Zones, as defined by the Wellfield Protected Area Designation Order - Clean Water Act, present the most significant constraints on the property. Zone A, which covers the entire northwest portion of the site, severely restricts uses to residential and open spaces. While relaxations for additional uses are technically possible, they are rare, and should not be counted on in a long-term development plan. Thus, the Plan will need to ensure that only residential and open space are planned for the area.

However, if there is a shift in the perceived ability to apply relaxations to the provincial regulations in the future, light intensity urban agriculture elements, including interim uses like small community gardens, small plot commercial agriculture, or research agriculture should be strongly encouraged throughout the site. This should only be considered when

proposals can be proven to not add undue risk to the quality of groundwater below the site. Proving this will likely require unique drainage separation methods and supporting studies from relevant experts that describe the efficacy and risks of proposed measures. Attention should be paid to potential future changes in the interpretation of the relevant language in the Wellfield Protected Area Designation Order - Clean Water Act when urban agriculture activities are planned.

Exemption status was granted on April 14, 2021 for development within the Plan Area to specifically allow for servicing and access, via public roads and utilities, to the proposed uses permitted in Zone A. All future development in the Plan Area must adhere to the conditions described within the exemption.

### **2.3.11 Transit: Creating a More Direct Link**

There is currently no direct transit service to the Exhibition Grounds. New development on the site, and surrounding community facilities (Wilmot Park, the Stepping Stone Senior's Centre, and Cultural Centre) would benefit from a more direct transit connection, once there is adequate demand for it. Given the dramatic increase in planned development density on the site, the City should reconfigure its current transit routing and provide high frequency transit service to the site to support development and access in general to the South Core. This new transit service will also assist Fredericton Exhibition Limited in becoming an attractive venue for a wider diversity of community scaled programming.



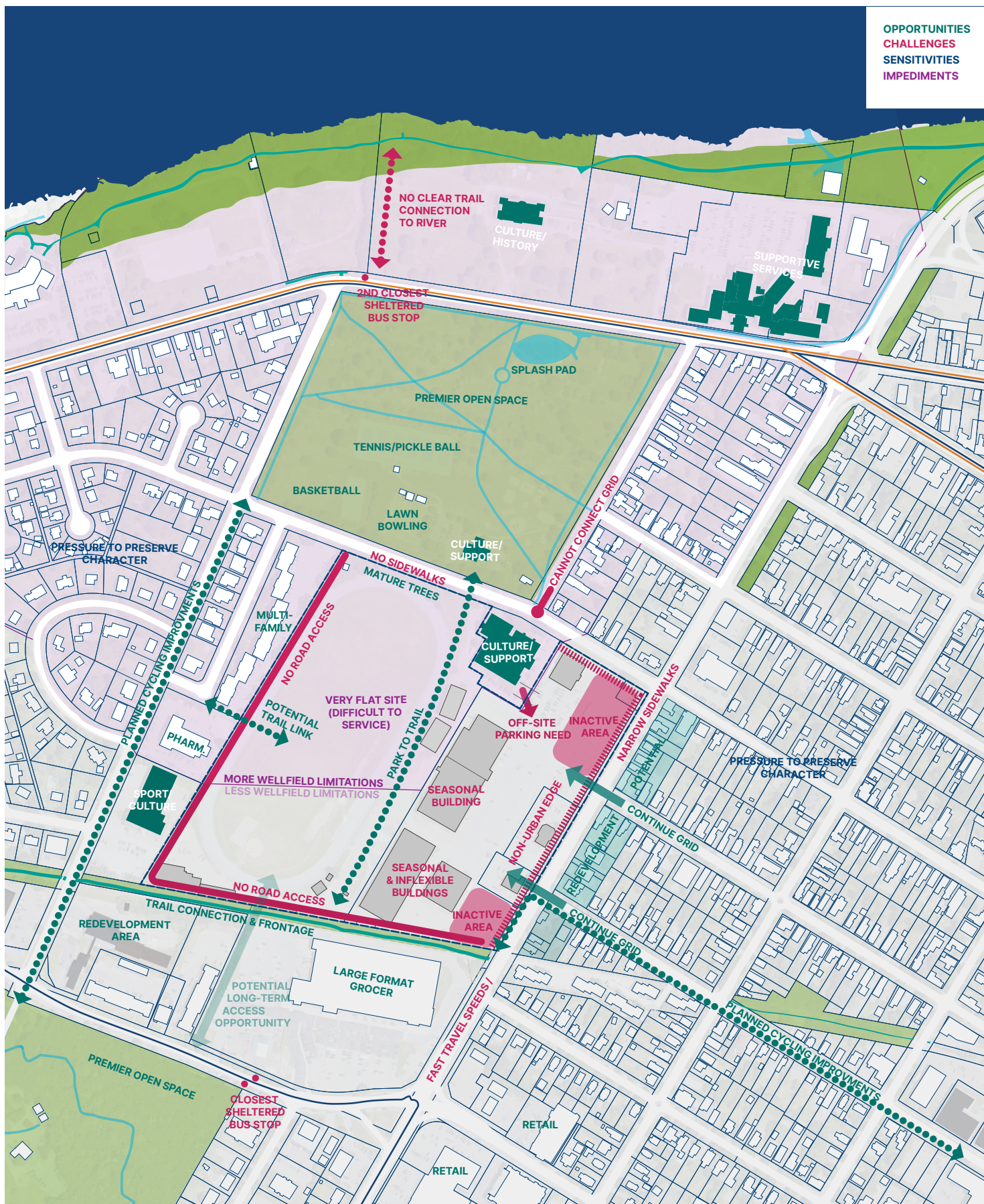


Figure 12: Key Issues (Opportunities/Challenges) Map



# 3 Vision for Development

The vision is the overall aspiration for development of the NBEX site. It describes what the current Exhibition Grounds will look and feel like in the future, once the development is complete.

This vision was distilled from the combined desires of Fredericton Exhibition Limited, the City, project stakeholders, and the public. It is informed by five overall principles which are woven throughout the Plan and were integrated into all decision making on the project. Together, the vision and principles form the basis of three adaptive scenarios for development presented in Section 4.

## 3.1 Vision

The development will embed the NBEX site within the daily lives of Frederictonians, enable growth in the South Core, and create new amenities for surrounding communities and the city while embracing all the historic uses in this area. The site will be activated through new connections, public spaces, and enhanced facilities that will support everyday use of the site while still supporting a diverse range of events.

The Exhibition Grounds will provide sustainable growth and bring more people to Fredericton's Urban Core. Employing the highest standards of design, the development will be safe, inclusive, and universally accessible.

## 3.2 Principles

The principles of the Site Development Plan were distilled from the project objectives as well as the feedback garnered from public and stakeholder engagement. The principles guided all decision making on the project and will guide all future development in the plan area.

The project's principles are:

**Partnership:** Through the JLDC, Fredericton Exhibition Limited and the City of Fredericton will work in collaboration with First Nations and other partners to create a vision for the site that strengthens and aligns with the goals of both partner organizations.

**Elevation:** The Plan will elevate the Fredericton Exhibition Limited's role in Fredericton, contributing to its overall sustainability and integration within the community while retaining its agricultural roots.

**Community Building:** The project will bring together stakeholders and organizations beyond Fredericton Exhibition Limited and the City of Fredericton to find synergies in use that serve surrounding neighbourhoods and the greater Fredericton community.

**Sustainability:** The project will contribute towards economic, cultural, social, and environmental sustainability in Fredericton.

**Engagement and Inclusivity:** The project will solicit and consider diverse perspectives and promote design principles that foster inclusivity in the creation of a vision for the site, recognizing that these perspectives and approaches will enrich the final outcomes of the project.

### 3.3 An Evolving Role for Fredericton Exhibition Ltd

Fredericton Exhibition Limited has committed to evolving its role in the province and the City of Fredericton. Building on its legacy of celebration, gathering, and agriculture, this evolution responds to the opportunities highlighted within public and stakeholder engagement, specifically to focus on bringing people together and becoming more intrinsically embedded within the daily lives of Frederictonians.

This expanding role in the community focuses on the following:

**Catalysing Community:** A nimble and flexible organization for a wide variety of cultural uses and events.

**Expanding the Exhibition:** A space where Frederictonians and New Brunswickers get to know how agriculture is continuing to shape their lives. Building collaborations with successful agriculture entities, as well as local community groups, organizations, and social enterprises to help tell their stories and ensure Fredericton Exhibition Limited's continued success.

**Highlighting Local:** A space for markets, the local restaurant/beverage industry and other agriculture-related actors to develop into a well-known and well-regarded cluster of businesses that feature New Brunswick agricultural products. This space is to become an incubator for new entities that commercialize local knowledge and skills into local goods and services. The food kiosks can be seen as an early catalyst for this. Building from their current success, some (new or existing) space could easily be provided to social enterprise groups to allow newcomers and marginalized people to establish local food-related businesses on-site. However, the idea is larger than Fredericton Exhibition Limited and has the potential to become a self-reinforcing system of local

economic growth and identity building for the city and region. A hub of local-centric identity and success.

**Connecting Enterprise:** Building closer links with the Cultural Centre, the Stepping Stone Senior Centre, and the Capital Winter Club and collaborating through a focus on food, social enterprise, training and recreation. Building stronger inter-generational and inter-cultural connections in the heart of the city.

**Providing Recreation:** Becoming a downtown hub of community sport and recreation for all types of groups. Utilizing new and/or improved interior spaces as well as exterior spaces to build more flexible opportunities for people to come together through community recreation, in partnership with the City and/or other third-party operators.

**Featuring Events:** Continue to provide a high-quality home for large shows, fairs and performances, in a way that celebrates the local activities that also happen on site. Building common ground between large events and local businesses or community activities through a shared platform that can successfully operate on multiple scales.

### 3.4 Key Components of Development

There are nine key components that make up the development scenarios. Together, these components serve to achieve the vision of bringing the Frederictonians together through a sense of community, with amenities and development that will activate the area and connections to the rest of the city. The Key Components are the building blocks for the three adaptive scenarios, discussion in Section 4.



Figure 13: Key Plan Components



### 3.4.1 Fredericton Exhibition Ltd.

As part of the vision, all scenarios include Fredericton Exhibition Limited facilities and functions remaining on site. The scenarios vary in which buildings are retained and improved and which are replaced entirely. Changes to Fredericton Exhibition Limited buildings will help to provide greater use for a wider variety of events, and more all-season use of event facilities.



### 3.4.2 Joint-Use Facility

Two of the three scenarios in section 4 envision new flexible interior spaces that would be provided through partnerships with Fredericton Exhibition Limited. The intent is that the spaces would be used by Fredericton Exhibition Limited for events and be available as a field house for other programming or community activities during non-event times. Indoor shared spaces would benefit both Fredericton Exhibition Limited and its partners, contributing to the desired multifunctionality of the site.



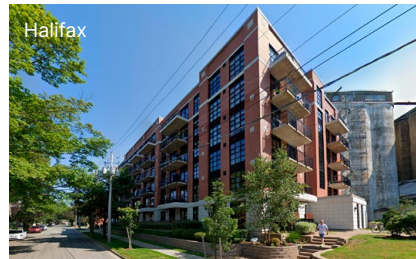
### 3.4.3 Outdoor Flex Spaces

All the proposed scenarios envision multi-functional outdoor flex space. These flex spaces are intended to be used for event parking, staging, or hosting when needed by Fredericton Exhibition Limited or other site users. When not in use for these purposes, they would be converted into various temporary active outdoor spaces such as sports courts, outdoor markets, community performance spaces, or gathering spaces.



### 3.4.4 Residential

Housing on the site will bring new residents and add vibrancy to the area. This also aligns with the Imagine Fredericton and the Growth Strategy which both call for higher density residential in the South Core. Residential uses will also help to make the most of the constrained north end of the site where development is limited due to Wellhead Protection regulations. All three scenarios in section 4 anticipate a minimum of 20% of residential units to be affordable housing.



### 3.4.5 Mixed Use

Mixed use areas involve commercial uses located on the ground floor of a building, with residences above. This form of development helps to activate the street and helps to create walkable communities, as residents have easy access to commercial goods and services. Mixed Use development can also contribute to the provision of affordable housing units.



### 3.4.6 Commercial

Commercial uses on the site will complement Fredericton Exhibition Limited and its events and will aim to support agricultural stewardship and local production through businesses like local food markets, breweries, or restaurants. Commercial uses will help to keep the site active on a day-to-day basis and benefit new residents and surrounding neighbourhoods by providing walkable amenities and services.





### 3.4.7 School

With a secured partnership with the Province, there is an opportunity to provide an urban format middle school on the site. The school would benefit from the location next to major open spaces and flexible facilities, which would be used instead of dedicated school grounds. As the provision of a school here is dependent on many additional partnership factors, the site can also be developed as additional residential space. Although the school is not the most critical ingredient for the overall success of the development, it would fill the need for a school within the Urban Core, allowing the area to attract more families with children.



### 3.4.8 New Open Space

Open space is a key ingredient in all three concepts, which threads the rest of the components together. Open space will create a connection through the centre of the site, helping to connect Odell Park to Wilmot Park, and serve as amenity space for new residents, surrounding communities, and all those visiting Fredericton Exhibition Limited and the Cultural Centre.



### 3.4.9 Mobility Network

Streets are a critical component of the public realm of all three scenarios. Streets will be safe and pleasant for all users and all modes of transportation through the provision of wide sidewalks, street trees, and traffic-calmed roadways. The buildings and streetscapes will be designed to be pedestrian-friendly, universally accessible, and used in all seasons. Access routes for larger vehicles, such as livestock trucks and school buses, will be strategically located to minimize conflicts with other uses on the site.









# 4 Adaptive Development Scenarios

The Site Development Plan provides three flexible development scenarios to allow for a range of possible futures for the site.

These three scenarios reflect varying levels of partnership and external funding requirements. In this way, the Plan enables development to occur in a manner that is consistent with the intent and vision, and is also responsive to changing conditions, partnerships, and funding opportunities. As the project moves forward, actual development outcomes will likely occur not exactly as defined in the development scenarios presented.

## 4.1 Scenarios Overview

The Site Development Plan has been structured to be able to respond to new partnerships, challenges, funding, and opportunities as they arise. Though market forecasts have informed the Plan (Appendix A), these conditions are also subject to change throughout the life of the Plan. Flexibility has been built into the Plan by including a spectrum of adaptive development scenarios.

All three scenarios share most of the same key plan components, which are discussed in Section 3.4. The critical elements that vary amongst the scenarios are:

- The spatial configuration of components on the site;
- How much land is dedicated to each component;
- The overall level of external investment required to develop; and,
- The level of partnerships required to achieve development.

The level of partnerships will determine the potential for joint facilities to be included on the site as well as the timing of construction, which will drive the distribution of elements on the site in the early or middle stages of development. The most important large-scale partnerships include potential agreements between the City, Fredericton Exhibition Limited, the Province, and third-party communities including non-profit groups. This could unlock the potential for an urban format school (funded by the province), and/or a jointly run combined fieldhouse / agri-complex facility, all of which could share some spatial requirements.

Other potential partnerships are important and should not be overlooked. Large funding partnerships pertaining to the provision of new and improved exhibition spaces from the Provincial and/or Federal Government should be sought, as was recently achieved in Calgary for the BMO Centre expansion within the Stampede Grounds. Partnerships should also be sought with non-profit organizations, the Province, and the Canadian Mortgage and Housing Corporation for the financing and provision of affordable housing within the development. Smaller scale funding partnerships between Fredericton Exhibition Limited and the many local social, recreational, educational and/or cultural entities that might operate on the site should be sought. This would best ensure that the development of new or improved facilities can serve site visitors as the Plan indicates.

## All Scenarios

- › 9000,000 - 1,100,000m FT<sup>2</sup> OF PRIVATE DEVELOPMENT GFA
- › 800-1,200 DWELLING UNITS
- › 40,000-50,000 FT<sup>2</sup> OF RETAIL SPACE
- › OUTDOOR FLEX SPACES: 100-110% OF EXISTING
- › OUTDOOR FLEX SPACES INCLUDING NEW CENTRAL PARK: 125-130% OF EXISTING

**A**

### Comprehensive Development

#### LEVEL OF INVESTMENT & COMPLEXITY



Highest

#### ALIGNMENT WITH PRINCIPLES

Partnerships



Elevation



Community Building



Sustainability



Engagement & Inclusivity



**B**

### Negotiated Development

#### LEVEL OF INVESTMENT & COMPLEXITY



Medium

#### ALIGNMENT WITH PRINCIPLES

Partnership



Elevation



Community Building



Sustainability



Engagement & Inclusivity



**C**

### Light Development

#### LEVEL OF INVESTMENT & COMPLEXITY



Lowest

#### ALIGNMENT WITH PRINCIPLES

Partnership



Elevation



Community Building



Sustainability



Engagement & Inclusivity



**Figure 14:** Three Adaptive Development Scenarios Comparison



## 4.2 Scenario A: Comprehensive Redevelopment

### 4.2.1 Level of External Partnership

Scenario A imagines what development could look like if there is significant upfront external partnership and investment from the City and other partners, in addition to Fredericton Exhibition Limited's own reinvestment.

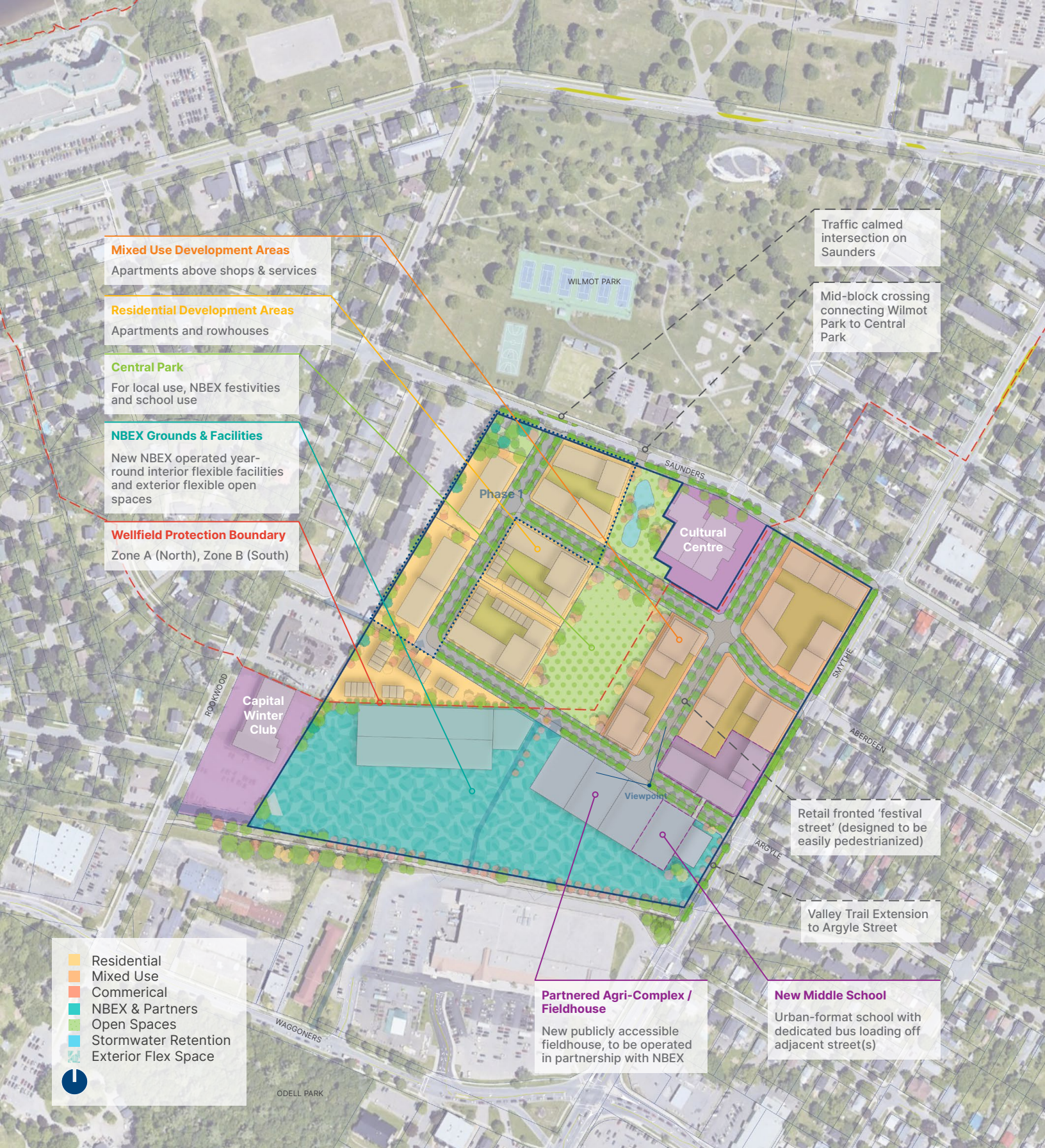
### 4.2.2 Description

#### Fredericton Exhibition Ltd. and Joint-Use Facilities

Early external investments enable this scenario to reflect the most dramatic change in terms of the site's overall configuration. The scenario assumes the development of completely new Fredericton Exhibition Limited and joint-use facilities, which enables Fredericton Exhibition Limited to re-establish its presence on the site without being limited to the current location and configuration of its buildings.

In the Plan, Fredericton Exhibition Limited facilities are located along the southern edge of the site to avoid the most restricted Wellfield Protection Zone A. The proposed joint-use spaces, including a combo field house / agricultural complex, serve as flexible indoor event spaces for Fredericton Exhibition Limited and ensure public access and enjoyment throughout the year. These new facilities are supported by significant outdoor flex spaces, designed to





**Figure 15: Scenario A: Comprehensive Development**

**Figure 16: Scenario A**



accommodate parking, event staging/hosting, and informal programming. Overall Fredericton Exhibition Limited gains the most flexible exhibition space, both indoor and outdoor, of all three scenarios.

## **Mixed Use**

With Fredericton Exhibition Limited anchoring the south of the site, complementary mixed-use commercial is proposed along Smythe Street and an internal, retail fronted, festival street. The festival street could be closed to vehicles for events, creating a pedestrian-focused experience that draws Fredericton Exhibition Limited activities northward. Similar to the festival street, new open spaces running north-south are integrated with the new facilities and serve as the front lawn of the event centres. The north-south open spaces will connect Fredericton Exhibition Limited to the surrounding new development.

## **Urban Format School**

This scenario also responds to an early commitment to provide an urban format school on the site. The school benefits from placement along Smythe Street near Fredericton Exhibition Limited, the joint-use facilities, and adjacent public parks, reducing the need for dedicated school grounds, separate from standalone recreation and sport facilities. If constructed, the Urban Format school fills an important need for a school within the South Core and will enable more families to live here.

## **Residential**

This scenario responds to the restricted Wellfield Protection Zone A by locating residential and open space in the north west corner of the plan area. New street connections will provide access to both Saunders and Smythe Streets, extending the Town Plat block pattern into the site.

## **Open Space**

New open spaces provide amenities for residents, allowing for gathering and celebration that compliments Fredericton Exhibition Limited, and connecting the site to Odell and Wilmot Parks to the south and north respectively. Scenario A increases the opportunity for programmatic and spatial synergies between the Capital Winter Club and Fredericton Exhibition Limited. This is primary achieved by positioning the central park to become the connective tissue between Fredericton Exhibition Limited and the Stepping Stone Senior Centre and the Cultural Centre, resulting in a community that has a dynamic and connective open space at its heart.

### **4.2.3 Pros and Cons**

Scenario A provides the most opportunity for significant, planned transformation by allowing uses to be fully repositioned on the site in a manner that is most conducive to development and sustained Fredericton Exhibition Limited operations. However, the scenario's reliance on external partnerships also makes it the most complex, challenging and externally focused, which makes it more difficult to implement. Key partnership agreements would need to be established early on to enable the investments needed for the scenario's success.



## 4.3 Scenario B: Negotiated Development

### 4.3.1 Level of External Partnership

Scenario B imagines development with some partnered investments towards the beginning or middle phases of the Plan.

### 4.3.2 Description

#### Fredericton Exhibition Ltd. and Joint-Use Facilities

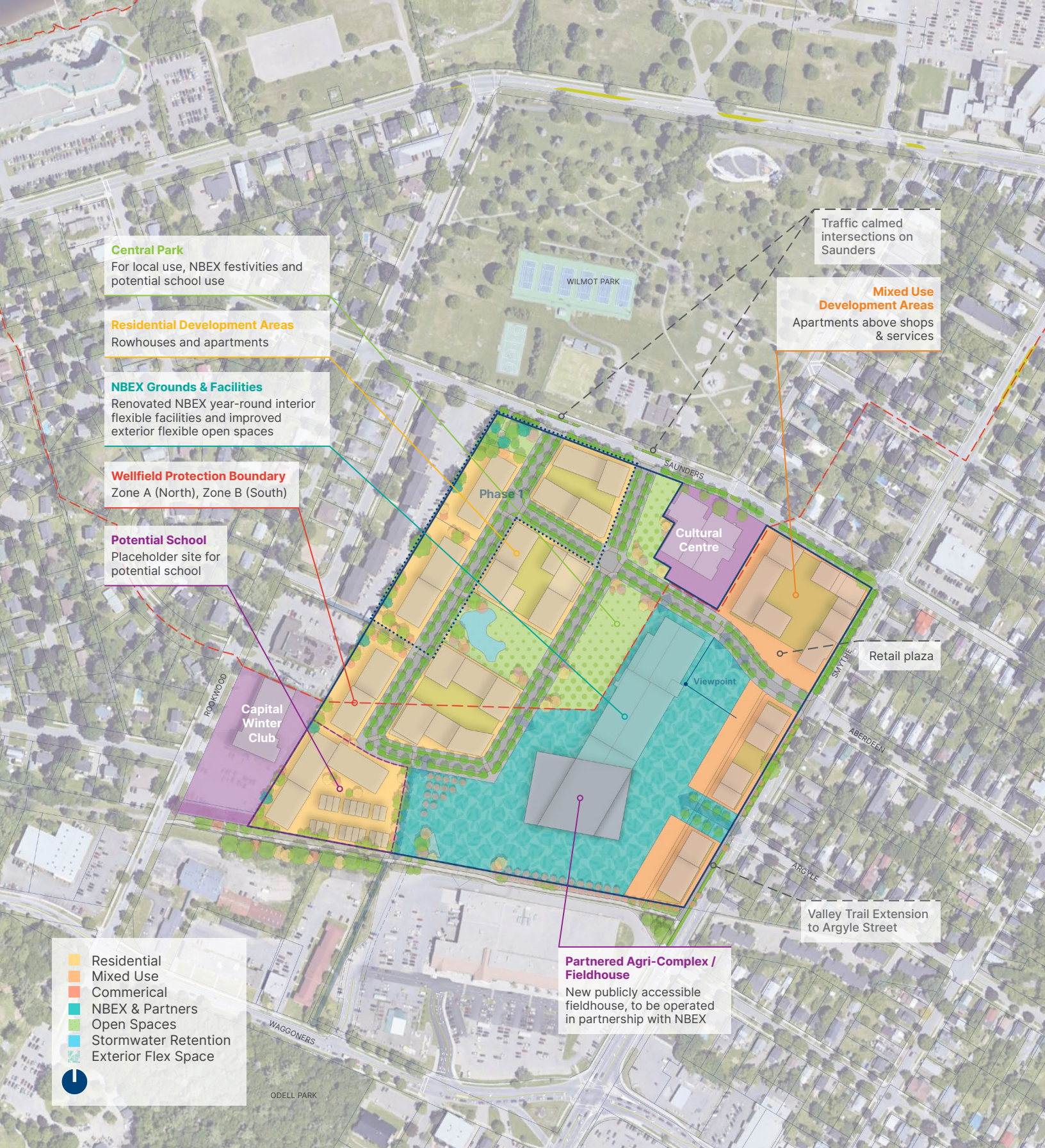
In this scenario, Fredericton Exhibition Limited retains its position on the east edge of the site by significantly improving both the Coliseum and the Civic Events Centre buildings. Substantial renovations to those buildings would create 50,000 square feet of

year-round interior event space. Eventually, through partnerships, the existing barns are replaced by a shared agri-complex/field house which, as in Scenario A, would enable a further 60,000 square feet of flexible all season indoor events space and greater public use during non-event times. Hard surface outdoor flex spaces would eventually expand around the south of this new facility, looping to connect to new central open spaces on the west side of Fredericton Exhibition Limited.

#### Urban Format School

The southwest corner could be reserved for a potential school or redeveloped as residential to complete the western edge. Access to the school would likely be located just north of the Valley Trail, at the south end of the Capital Winter Club's parcel. This location allows the decision on the school to be made at a later stage in the development, without impacting the overall position of other site components; however, the school would be less optimally located than if it were on Smythe Street, as in Scenario A.





**Figure 17: Scenario B: Negotiated Development**



## Mixed Use

Mixed-use is proposed in the northeast corner of the site, adjacent to the Cultural Centre. This would provide a significant anchor at Smythe and Saunders Streets providing walkable services and amenities to new and existing residents. To provide access to the new residential communities, a formalized street extension of Aberdeen is proposed, in order to create a connection to the Town Plat. Finally, the scenario sees the eventual development of commercial spaces along Smythe Street to create a more active interface and a sense of enclosure for Fredericton Exhibition Limited and its flexible outdoor event spaces.

## Residential

As in Scenario A, residential development and open space would be primarily located in the northwest corner of the site and extend further south along the western edge of the plan area.

## Open Space

Scenario B also creates unique new relationships between Fredericton Exhibition Limited's flex spaces, configured to allow outdoor sports and recreation uses, and a new central park system that connects all uses to Wilmot Park and the Valley Trail. This results in a central connective space that would help build a sense of community between the Stepping Stone Senior Centre, the Cultural Centre, the potential school, and Fredericton Exhibition Limited, in addition to providing an interface with new residential areas.

## 4.3.3 Pros and Cons

Through the retention and renovation of Fredericton Exhibition Limited's most adaptable buildings, Scenario B requires fewer external partnerships and funding agreements. However, a significant partnership will still be required for the delivery of the joint-use fieldhouse/agri-complex. While the scenario does not create as dramatic a change in form to Scenario A, it still provides significant new activity on the site through a mixed-use node and a shared recreation/agricultural facility.





## 4.4 Scenario C: Light Development

### 4.4.1 Level of External Partnership

Scenario C envisions development occurring without external partnerships and investment. In this scenario Fredericton Exhibition Limited relies solely on its own investment and proceeds from surplus land sales to upgrade its facilities.

### 4.4.2 Description

#### Fredericton Exhibition Ltd. and Joint-Use Facilities

Similar to Scenario B, Scenario C focuses on Fredericton Exhibition Limited retaining its existing position along the east edge of the site. In this case,

all the facilities are retained and upgraded, including the barns, to make them more suitable for all season events. Renovation of the Capital Event Centre and Coliseum would result in 50,000 square feet of year-round flexible event space, while strategic renovations to the cattle and horse barns would prolong their life and moderately enhance their ability to host non-agricultural buildings.

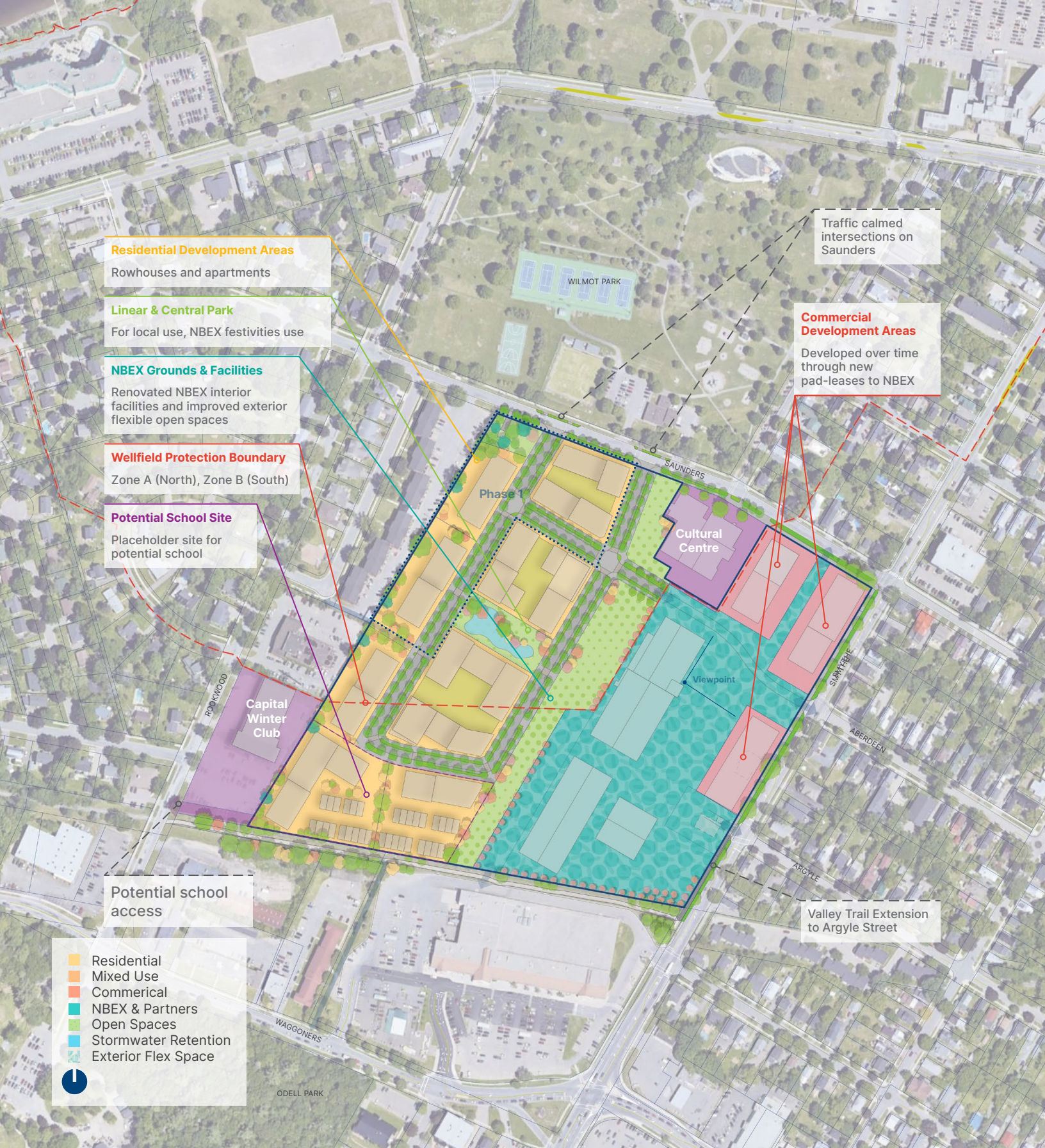
#### Commercial

Commercial pad leases would be on the east edge of the site and could be redeveloped by Fredericton Exhibition Limited at a later stage to provide additional retail frontage to activate both Smythe Street and Fredericton Exhibition Limited's own flexible outdoor event spaces.

#### Residential

Development focuses on the west side, with open space demarcating the transition between Fredericton Exhibition Limited and new residential





**Figure 18: Scenario C: Light Development**



communities. Access to the residential communities would be focused on the north edge of the site, with access agreements in place to allow for additional through-access to the Aberdeen intersection at Smythe Street when Fredericton Exhibition Limited is not hosting events.

### **Urban Format School**

As in Scenario B, a space in the southwest corner could be reserved for a school site or developed as residential uses with access located just north of the Valley Trail, at the south end of the Capital Winter Club's parcel. This would be decided mid-term in the life of the development.

### **Open Space**

Scenario C creates new opportunities for celebratory and local open spaces between Fredericton Exhibition Limited's facilities and flex spaces and the new residential areas. By positioning these new open spaces as the mediating use, they will also play a connectivity role, connecting all uses to Wilmot Park and the Valley Trail. This results in a central connective space that would help build a sense of community between the Stepping Stone Senior Centre, the Cultural Centre, the potential school, and Fredericton Exhibition Limited, in addition to providing an interface with new residential areas.

### **4.4.3 Pros and Cons**

Scenario C requires no major external partnerships or funding agreements. Because of this there are no joint-use facilities and there is not enough capital for land sale proceeds to construct new large event facilities. This makes it the easiest scenario to implement. The scenario would provide some additional activity on the site but would not benefit from some of larger transformations and new spaces proposed in scenarios A and B, which could be made possible through external partnerships and investment.



## 4.5 Decision Making Checkpoints

The scenarios describe a range of possible futures for the Exhibition Grounds. At this stage of the project, commitment to one of the scenarios isn't necessary. The Joint Land Development Committee (JLDC), City Council and Fredericton Exhibition Limited Board of Directors should explore the potential of partnerships and external investments before committing to a desired trajectory of development on the site. The degree of partnerships desired and achieved will ultimately determine which scenario will unfold.

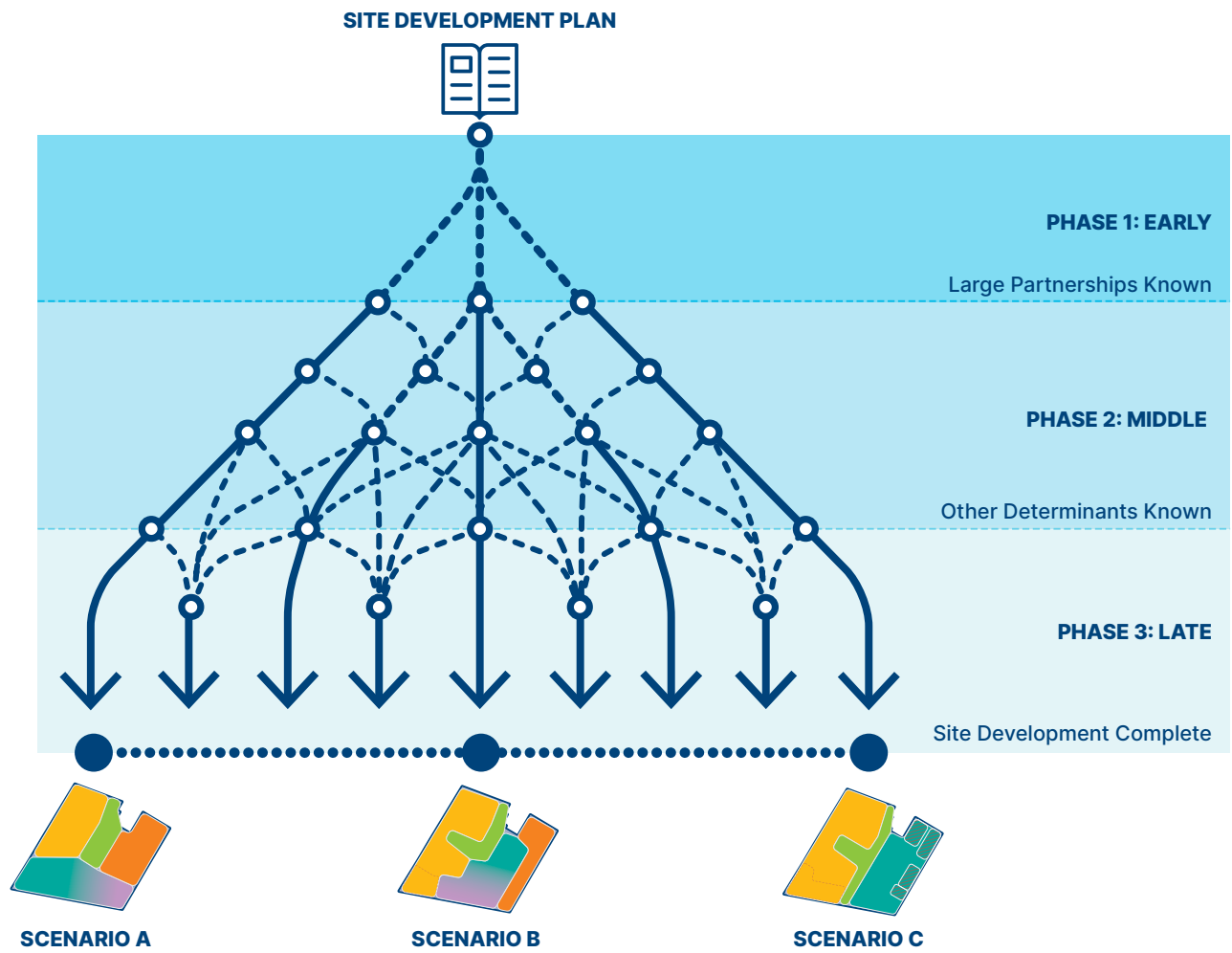
Additionally, the flexibility in the scenario approaches will allow partnerships to emerge as the project develops. New partnerships will not significantly interrupt the development processes of the site but might shift which scenario is preferred for future development decisions.

All three scenarios configure residential similarly in the northwest corner of the site. Land sales and development can be initiated here before large partnerships and a preferred scenario trajectory has been determined. This will take short timeline pressure off the need to secure partnerships and allow all parties enough time to build trust and relationships to ensure the project's success.

Concurrent to land sales Fredericton Exhibition Limited and the City, as well as other potential partners, would work towards joint agreements for funding the new facilities. This decision checkpoint and the level of investment committed at that time will enable Fredericton Exhibition Limited to determine if it is feasible to construct entirely new facilities, as in Scenario A, some new joint facilities, more similar to B, or solely improvements to existing facilities as in C.

Dependent on when and how much investment is committed, the decision can be made as to whether Fredericton Exhibition Limited will move towards the southern edge of the site or stay in its current position to the east. This will greatly influence the configuration of the remainder of the site and how development will proceed there.

In parallel, the level of commitment to a school on the site and the location of Fredericton Exhibition Limited will either enable its construction promptly along Smythe Street or the designation of an otherwise residential parcel on the west edge of the site to be developed at a later stage. It is anticipated at this time that the internal residential parcels and accompanying open space within the site would begin development. The final decision being whether development along Smythe Street will continue as pad leases tied to Fredericton Exhibition Limited or as sold and redeveloped land for new mixed-use development.



**Figure 19:** Decision-Making Tree Diagram

## 5 Guidelines

The following guidelines apply to all scenarios. The guidelines address overall land use, built form, circulation, the public realm, and servicing.

They guide how the key components of each scenario should be built and how they will be stitched together, ensuring overall continuity and quality of development throughout the life of the Plan.



## 5.1 Land Use and Built Form

The land use and built form guidelines affect how each of the key components of the scenarios are developed, from building height and density to the interface between private and public spaces.

### 5.1.1 General

The general land use and built form guidelines apply to all development in the plan area. Specific guidelines for each of the key components and land uses are provided in sections 5.1.2 to 5.1.6.

#### Heritage Resources

- a) Ensure the identification of archaeological or cultural heritage resources on the site prior to and during development.
- b) Work in partnership with First Nations and the Province to preserve any archaeological heritage resources found on the site.
- c) Follow all appropriate predetermined procedures, if or when archaeological resources are encountered, including monitoring by assigned members of the Wolastoqey Nation.

#### Sustainable Development

- d) Ensure all new development on the site demonstrates a high level of environmental leadership and innovation. Support developers in pursuing net-zero, passive, LEED, and/or other environmental certifications for projects.
- e) Encourage new development to be resource and energy efficient and to meet or exceed certification standards established by the Canada Green Building Council.

- f) Wherever feasible, incorporate underground cisterns or Low Impact Development (LID) solutions in the design of building sites as part of stormwater management.
- g) Encourage water re-use systems for buildings and/or landscaping.
- h) Retain existing trees and replace those that must be removed for development, wherever possible.
- i) Encourage planting of native vegetation species, wherever possible, to reduce water consumption and contribute to the ecological value of the area.
- j) Encourage use of high quality, durable, and sustainable building materials.
- k) Celebrate environmental innovations on the site through educational displays, pilot projects, etc.

#### Interface with Public Space

- l) Design buildings to provide for passive surveillance of all open spaces and flex spaces, such as through significant first floor windows/glazing and frequent entrances, and/or ground floor residential units with their principal entrances on the street.
- m) Require buildings on corners to provide entrances on both sides fronting streets. These can include secondary entrances or single unit entrances.
- n) Ensure that all mechanical equipment, including roof mechanical units, is screened or incorporated within the building's design.
- o) Ensure that site design, building scale, and placement consider the prevailing winds, solar penetration, and impact of shadowing on and off the site to prevent the creation of adverse micro-climate effects.
- p) Encourage planting of deciduous trees, wherever possible, to provide shade in the summer and allow sunlight in the winter.
- q) Design private developments, public spaces, and streets to accommodate snow removal and storage.

## Accessibility

- r) Ensure new development within the site incorporates universally accessible, age friendly design and is mindful of the different needs that people with different disabilities (such as mobility, vision loss, hearing loss, and invisible disabilities) have in accessing the built environment.
- s) Encourage the universal design of individual residences and commercial establishments to be accessible to all persons, regardless of ability.

### 5.1.2 Fredericton Exhibition Ltd. Facilities

Fredericton Exhibition Limited and its functions are the key ingredient in all three scenarios. By supporting Fredericton Exhibition Limited's ability to continue operating sustainably on the site in the South Core, all New Brunswickers can continue to enjoy the Exhibition and many other celebrations for years to come. As described in the vision for development, Fredericton Exhibition Limited will become more integrated within the community with active edges and activities that draw people to the site year-round.

The following direction applies only to Fredericton Exhibition Limited facilities and grounds.

#### General

- a) Ensure new development supports the continued hosting of the annual New Brunswick Exhibition and associated activities.

#### New / Retrofit Buildings

- b) Ensure that buildings are multi-functional, when updating or creating new facilities.
- c) Consider opportunities for partnership to facilitate of more day-to-day activities on the site when designing or updating facilities.

- d) Engage with local community support services, food services, and industries as part of the design of new Fredericton Exhibition Limited facilities to identify and incorporate synergies within facility design that will further embed Fredericton Exhibition Limited into the community.
- e) Ensure a pedestrian supportive entrance is provided, where new or retrofit Fredericton Exhibition Limited buildings front onto a public street,. Encourage facades that are designed to be transparent and active, wherever feasible, and concentrate and position internal uses to have outward facing components adjacent to public streets. Extended instances of blank facades (longer than 40m) directly adjacent to public streets should be avoided.
- f) Make efforts to maximize the appeal of the building's façade, in instances where new or improved Fredericton Exhibition Limited or joint-use facilities are directly adjacent to public open spaces. In circumstances where existing buildings become positioned directly adjacent to public open spaces, façade improvements such as large high quality public art murals should be introduced to help provide a sense of place and develop a positive relationship between the two parcels. Where feasible, universally designed entrances should be added to the building to maximize opportunities for events to occur simultaneously in both spaces.

- g) Explore opportunities for innovative waste-heat exchange/recycling with the Capital Winter Club.

#### Flex Spaces

- h) Maintain a minimum gross area of outdoor event/ flex space, including access points and internal circulation routes, for Fredericton Exhibition Limited, equivalent to or greater than the existing 6.1 acres of outdoor space.
- i) Configure a large proportion of Fredericton Exhibition Limited surface parking areas to become multi-functional hard-surfaced flex

spaces, enabling them to serve as parking, event hosting/staging spaces, and programmed activity spaces such as sport courts and fields.

- j) Minimize the use of permanent fencing on the perimeter of the NBEX Grounds. Where required, ensure fencing is high quality and helps convey the agricultural nature of the Fredericton Exhibition Limited. Chain link fencing should be avoided at all interfaces with public streets, open spaces and trails.
- k) Use temporary fencing instead of permanent fencing, wherever possible, to demarcate events and parking areas to enable a greater visual and physical connection to the surrounding community.
- l) Use unique landscaping and rows of trees to delineate the edges of the Grounds, wherever feasible. Consider the use of apple or other fruit trees, to help communicate the agricultural relevance of the site and to build community through fall harvest programming
- m) Ensure all flex spaces are well lit with downward directed lighting (to reduce impacts to adjacent communities).
- n) Develop a movable/modular kit of programming components that Fredericton Exhibition Limited can quickly deploy and rearrange on the flex spaces. Suggestions for programming components include:
  - i) Seating;
  - ii) Play structures;
  - iii) Sports equipment/nets;
  - iv) Skateboard ramps;
  - v) Warming huts; and
  - vi) Outdoor ice rinks.
  - vii) Market kiosks, stands and canopies
- o) Ensure there is adequate infrastructure, when designing flex spaces, to support:

- i) Water and electric hookups for food trucks/ market stalls;
- ii) Sound systems;
- iii) Event staging;
- iv) Lighting;
- v) Screening; and
- vi) Traffic flow.

- p) Consider designing for winter uses of flex spaces through snow or ice installations, such as seating made of snow, small toboggan slides, etc. Coordinate with snow clearance of parking areas and entrances.
- q) Share parking supply on the NBEX Grounds, with other non-residential site users within the site development area, upon agreements between Fredericton Exhibition Limited and relevant parties. Parking supply should be considered holistically throughout the site, allowing for strategic considerations to be taken to avoid unnecessary redundancies in parking supply. Opportunities for shared supply between user groups whose use timeframes generally do not overlap should be highly encouraged.
- r) Design some parking spaces to support electric-vehicle charging or, at a minimum, have the infrastructure in place to support electric-vehicle charging in the future.
- s) Ensure public access is provided in any development layout where outdoor flex space is situated between new public open space and the Valley Trail, via a clearly marked minimum 3-metre-wide pathway. This pathway should align with adjoining pathways and be accessible on all days without major Fredericton Exhibition Limited event related activity.

### 5.1.3 Joint-Use Facility

The creation of a joint-use facility is dependent on the level of partnerships achieved by Fredericton Exhibition Limited, the City, and potential third-party



operators. Such a facility would further elevate Fredericton Exhibition Limited, bringing more year-round community activity to the site and opening many different opportunities for events and recreational activities. If a joint-use facility is established, the following guidelines apply.

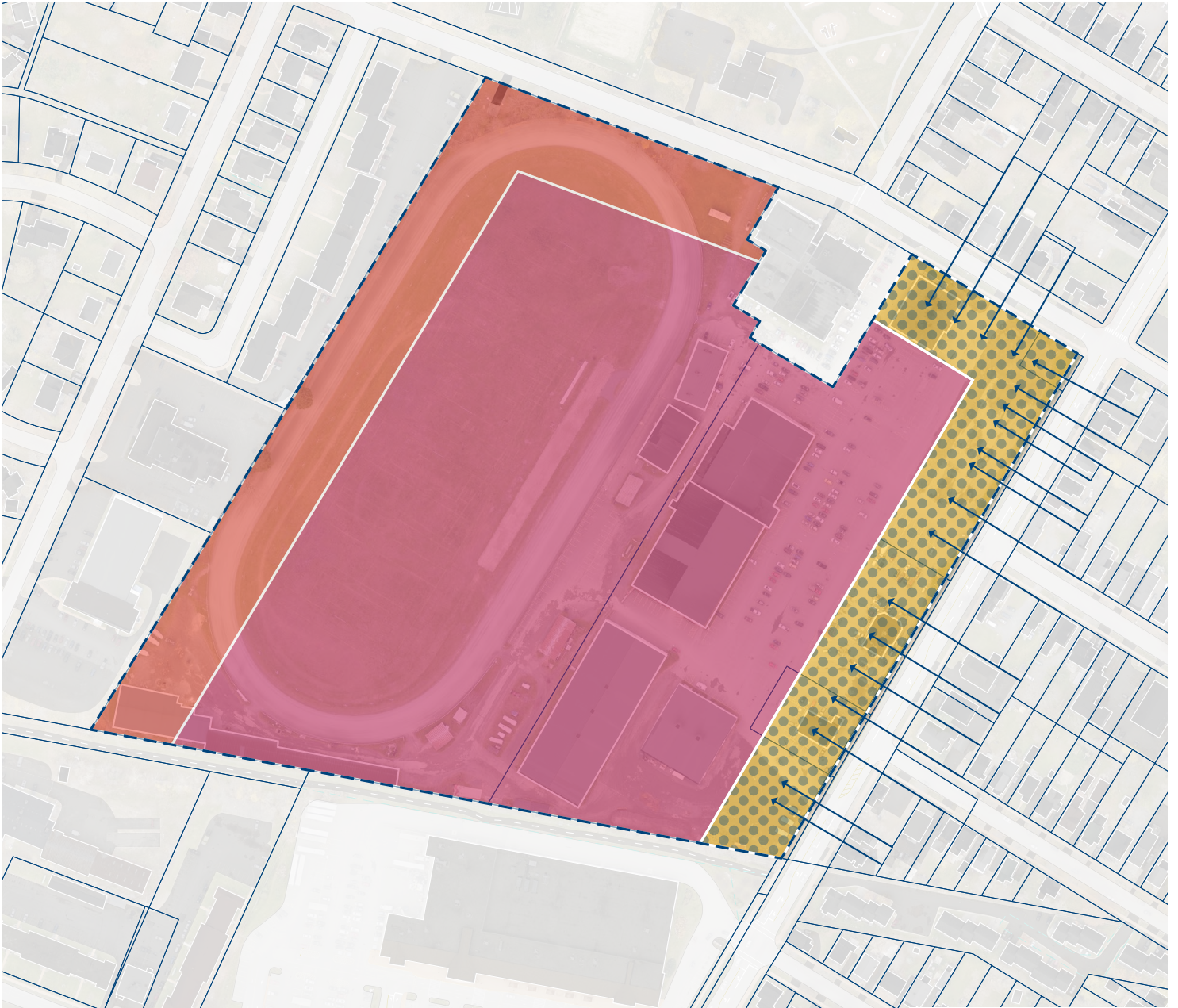
- a) Ensure the facility is fully capable of handling large and small livestock (horse, cow, hog, mutton, poultry, etc) for storage and display to facilitate Fredericton Exhibition Limited's relevant agricultural events.
- b) Ensure the facility can function during events in unison with Fredericton Exhibition Limited's other facilities, including, but not limited to, the transfer of machinery, livestock, goods and performers between venues.
- c) Ensure public access is maximized in any joint-use facility by considering the integration of the following programming elements into the design of joint-use facilities:
  - i) Flexible indoor recreation space;
  - ii) Multi-purpose gathering/meeting spaces;
  - iii) Cultural performance space;
  - iv) Commercial kitchen facilities;
  - v) Storage for recreation equipment, flex space equipment, etc;
  - vi) Public washrooms.
- d) Engage with community partners to determine if any other supportive programming elements can be incorporated into the design of the joint-use facility. Explore if funding partnerships can be created to help fund partner-specific accommodations, such as unique equipment requirements or building characteristics.
- e) Establish long term joint use agreements that prioritize Fredericton Exhibition Limited access to the joint-use facility in the summer months, with City or other third-party operator access throughout the rest of the year.

- f) Connect the joint-use facility and its multi-purpose spaces, strategically, to the outdoor flex spaces and recreational programming.
- g) Consolidate parking supply related to the Joint-Use Facility under the responsibility of Fredericton Exhibition Limited as part of site-wide parking supply. Access to certain stall requirements for relevant durations should be part of relevant agreements between Fredericton Exhibition Limited and the partner and should be subject to periodic re-evaluations.

### 5.1.4 Residential

Bringing residents to the site will create an extension of surrounding communities, furthering the integration goals of Fredericton Exhibition Limited and supporting population growth in the city's South Core. To maximize the value of the land to both Fredericton Exhibition Limited and the City, and to promote a wider variety of housing choice in the South Core, the site will be developed at a higher density than surrounding neighbourhoods. The guidelines in this section ensure that this added density is provided in a form that is sensitive to surrounding communities and Fredericton Exhibition Limited, and centres on providing a highly livable urban form within the site.

Through the Municipal Plan and Growth Strategy, the City of Fredericton has positioned itself to grow in an environmentally and economically sustainable manner that supports a high-quality of life for existing and future residents. In alignment with the Municipal Plan, it is anticipated that higher building heights will be enabled through the creation and comprehensive revision of relevant secondary plans. In line with these expected changes, this Plan assumes a maximum allowable height of 15 storeys, with the expectation that buildings greater than 6 storeys must undergo a design review to ensure successful integration with adjacent developments, and buildings greater than 10 storeys must undergo an assessment of community benefit by the City prior to approval.

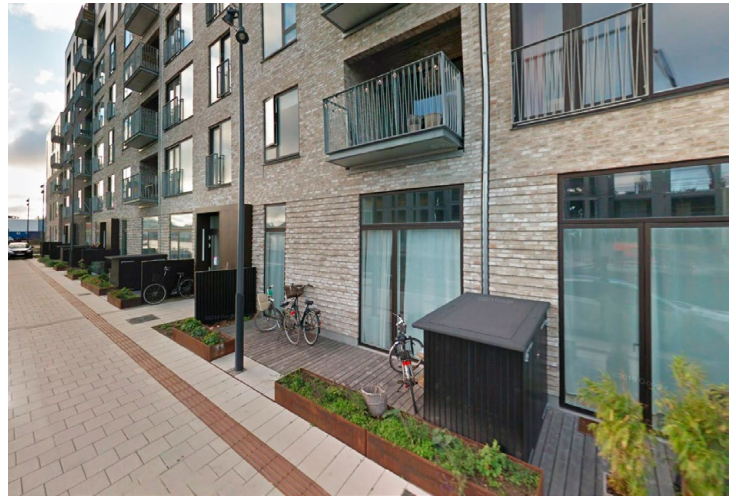
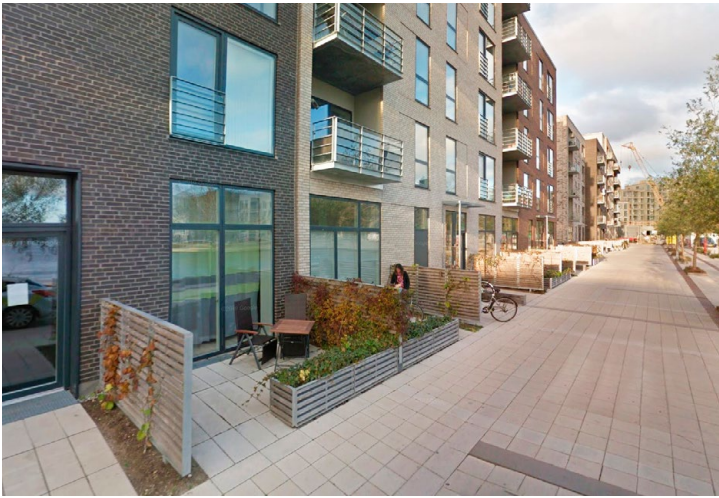


**Figure 20: Maximum Height for Residential Development**

**MAXIMUM HEIGHTS**

- 5 Storeys (18m)
- 6 Storeys (21m)
- 15 Storeys (50m)
- Town Plat Interface Overlay
- Relevant Perpendicular Property Lines For Facade Differentiation





**Figure 21: Urban Setback/Interface with the Public Realm (Residential)**

## Built Form Characteristics

- a) Achieve a minimum height of 2 storeys for all residential development.
- b) Limit maximum heights to 6 storeys within 20 metres of the north, east, and west edges of site and up to 15 storeys on the remainder of the site, as per Figure 20. Development above 6 storeys must demonstrate design excellence, and development above 10 storeys must demonstrate significant community benefit in alignment with the Site Development Plan goals, to be verified through City review prior to approval.
- c) Design buildings within the Residential Town Plat Overlay on Figure 20 to demonstrate sensitivity to the historic architectural features of the Town Plat. This should be done through façade and/or building mass articulations that align with the position of property lines across the street. Segments less than 12m wide may be consolidated with adjacent lots so long as the total width of a single façade segment does not exceed 42m. Segments greater than 12m should be able to be clearly read in the building's design.
- d) Encourage a mix of residential forms on the site overall and within individual developments, including mixed-use buildings, multi-family apartments, townhouses, and stacked townhouses.
- e) Set back developments adjacent to public roads or open spaces 2.0 to 3.0m. These setbacks should serve as frontage zones for adjacent residential units and lobby entrances. These



setbacks should not serve any transportation or utility purpose. They should be used to create compact urban interfaces for residential stoops and/or patios and lobby forecourts.

- f)** Figure 21 Urban Setback/Interface with the Public Realm provides examples of how the development setbacks can be efficiently designed and occupied in order to create a more textured and enriching urban experience. They can also provide a degree of separation between public and private spaces.

## Residential Unit Considerations

- g)** Encourage residential development to provide a mix of unit types, sizes, and tenures to accommodate different household compositions and needs. Specifically consider units for independent and accessible seniors living and student housing.
- h)** Encourage family sized townhome units to be integrated within the lower floors of large apartment developments, where accessible ground floor units are not feasible. They should be specifically located along the parcel perimeter, and where above-ground parking structures can be flanked with residential uses.
- i)** Require multi-unit residential development to include lobby entries as well as individual private entries for ground floor units that incorporate porches and windows at ground level.
- j)** Ensure that all residential development incorporates the principles of universal design, including the provision of accessible parking.

## Affordable Housing

- k)** Ensure that a minimum of 20% of the residential units provided within the plan area are affordable.
- l)** Provide affordable units in the plan area at a minimum of 10% below market rates for a minimum of 15 years. Where possible through additional subsidies and partnerships, a deeper level of affordability is encouraged.

- m)** Provide affordable housing within mixed-use and/or mixed-income developments, wherever possible.
- n)** Encourage partnerships between the private-sector and non-profit housing providers to support the provision and ongoing operation of affordable housing.
- o)** Pursue, aggressively through the City and Fredericton Exhibition Limited, funding and commitment from the Province of New Brunswick and the Federal Government to provide affordable housing in the plan area.
- p)** Investigate opportunities to support private sector and non-profit sector affordable housing, in addition to pursuing funding from higher orders of government, such as:
  - i)** Joint applications to the Canada Housing and Mortgage Corporation (CMHC) financing programs and grants;
  - ii)** Leasing land (long-term) at a reduced rate to a non-profit for affordable housing;
  - iii)** Property tax exemptions or reductions for affordable units;
  - iv)** Development fee reductions; and
  - v)** Expedited planning approvals.
- q)** Establish a legal housing agreement between the City and the affordable housing provider (private or non-profit) to detail:
  - i)** the specific relaxations being provided by the City;
  - ii)** the number of affordable units and their level of affordability;
  - iii)** the length of time that units must remain affordable; and
  - iv)** the compensation required to the City if the agreement is breached.

- r) Encourage creative housing forms and materials to provide a more affordable housing product, such as the provision of micro-units or the use of modular components or lower cost materials, as long as they provide high quality living spaces.

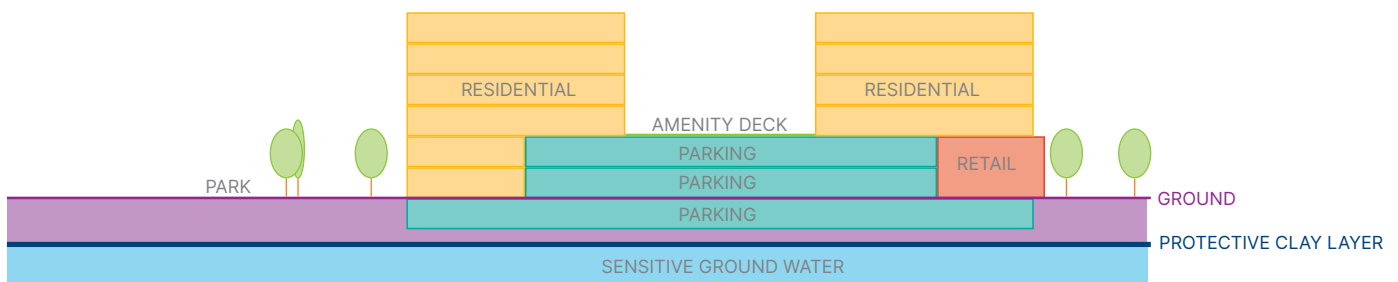
## Parking

- s) Encourage the provision of secure bike parking in all residential developments.
- t) Amend zoning to ensure that there is no parking minimum for residential development on the site. Parking shall be determined and justified by the developer's assessment of market need, to a maximum of 1 stall per unit.
- u) Design some parking spaces to support electric-vehicle charging or, at a minimum, have the infrastructure in place to support electric-vehicle charging in the future.
- v) Allow nearby on-street parking within public roads to be considered as visitor parking supply for residential developments.

- w) Locate onsite parking non-adjacent to public streets. All on-site parking must be screened from view of the street and public open spaces, which can be accomplished through providing underground parking or parking internally within a block (see Figure 22 Example of Internal Parking within a Block as an example).

## Landscaping and Amenities

- x) Allow for reductions to the City's minimum landscaped areas requirements to reflect the urban nature of the development, especially for parcels in the mixed-use area and those adjacent to public open spaces.
  - y) Encourage landscaped amenity rooftops within developments, especially atop parking structures.
- Allow for these amenity areas to count towards minimum landscape area. If allowed under the Wellfield Protected Area Designation Order, encourage the provision of resident community gardens on them.



**Figure 22: Example of Internal Parking within a Block**

## 5.1.5 School

Incorporating a school as part of the development would contribute significantly to the South Core being a complete and walkable community. If a school is provided on the site, it will need to be developed in an urban format. This means that the school would be compact, with many indoor multi-use spaces. Rather than have its own dedicated grounds, the school would make use of the many surrounding municipal parks for recreation and outdoor programs.

- a) Develop the school in an urban format, with an active interface to the street and a focus on safe pedestrian access.
- b) Consider joint-parking or access agreements with Fredericton Exhibition Limited to meet the school's parking needs.
- c) Establish joint-use agreements with the City to use public parks for recreation and outdoor programming, instead of providing dedicated school grounds on-site.
- d) Establish joint use agreements for facilities such as a field house or agri-complex should they be constructed, between the school, Fredericton Exhibition Limited, and the City/third-party operator. This should ensure the school has priority access to part of the facility throughout the school year.

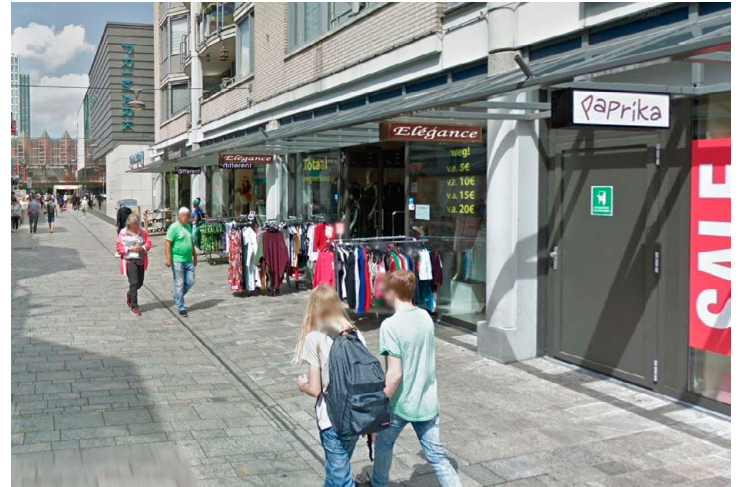
- e) Ensure the design and placement of the school incorporates Crime Prevention Through Environmental Design Principles.
- f) Ensure that bus laybys are integrated into the design of the street(s) adjacent to the school.
- g) Ensure that bus staging design considers mitigation of peak hour congestion. Multiple areas and routes should be considered, if feasible, to avoid pinch points at staging times.
- h) Allow for residential development following the Residential Guidelines in Section 5.1.4., if a school is not provided on a potential school site.

## 5.1.6 Commercial and Mixed Use

Commercial development will complement Fredericton Exhibition Limited's activities and provide a variety of walkable goods and services for new residents on the site as well as those in surrounding neighbourhoods. Though they may take many forms, commercial uses should be strategically placed on the site to generate activity and create a vibrant pedestrian experience on streets and other public spaces.

- a) Encourage the provision of space for businesses that complement Fredericton Exhibition Limited's activities and events, with a focus on local agriculture and food.
- b) Ensure that businesses fronting onto NBEX event grounds are those that will be active during event times, including evenings and weekends.
- c) Integrate commercial uses into the ground floor of residential buildings, to achieve mixed-use, where possible.
- d) Mixed use developments are subject to all of the guidelines of residential buildings, provided in Section 5.1.4.
- e) Design commercial buildings to contribute to a permeable, active, pedestrian-scaled streetscape through the use of generously proportioned windows, window bays and frequent entryways.





**Figure 23: Urban Setback/Interface with the Public Realm (Mixed-Use/Commercial)**

- f)** Set back developments adjacent to public roads or open spaces 2.0-3.0m. These setbacks should serve as frontage zones for adjacent retail uses, residential units and lobby entrances. These setbacks should not serve any transportation or utility purpose. They should be used to create compact urban interfaces for retail spill out, food and beverage patios, residential stoops and/or patios and lobby forecourts. Figure 23 provides examples of how the development setbacks can be efficiently designed and occupied in order to create a more textured and enriching urban experience and provide a degree of separation between public and private spaces.
- g)** Ensure active commercial frontage is provided along Smythe Street.
- h)** Provide dual commercial frontage along Smythe Street, wherever possible, to activate the site externally and internally.
- i)** Commercial development may be provided in the form of long-term pad-leases provided by Fredericton Exhibition Limited. Over time, existing pad-lease buildings should be redeveloped in a more urban configuration and into multi-tenant buildings to create more active frontages on Smythe Street and Fredericton Exhibition Limited flexible event spaces.
- j)** All standalone commercial developments should be a minimum of 3 storeys in height, except for Fredericton Exhibition Limited pad-leases which may be 1-2 storeys.

## 5.2 Public Realm

The higher density, mixed use development proposed within the plan area means a greater need for enhanced attention and quality of public spaces. These public spaces, including streetscapes and parks, support and enhance the quality of the urban environment and the pedestrian experience it provides. Public realm enhancements typically involve additional trees and landscaping, street furniture, pathways, signage, and other social and recreational amenities. In new, highly urban, environments the need for these enhancements often exceeds conventional municipal standards that are geared to less urban forms of development. Fortunately, the additional maintenance costs associated with these enhancements are offset by the higher density (and higher tax revenue/area) of the development area.

To address the uniquely urban needs of this plan area, the City of Fredericton should consider designating the area an 'innovation zone'. This would come with the expectation that all public infrastructure will be subject to customization and will be expected to exhibit leadership in urban design. This customization of public infrastructure will:

- Create a unique development that exhibits leadership in public infrastructure design in an urban infill context;
- Reflect the location of the site within the South Core and the desire to create a non-suburban environment;
- Create a pedestrian/cyclist/transit friendly environment, through the provision of area-wide traffic calming applications, as well as facilitating the use of the car and other required vehicles; and,
- Build on the success of customized design approaches used on similar projects across the country.

Rather than relying on existing municipal standards that are not typically tailored to this type of urban development, the intent is to use functional/performance-based design criteria (e.g., function, maintenance).

Prior to any major development and subdivision on the site, customized road designs shall be created for primary and secondary roads. Conceptual cross-sections are provided in Section 5.2.3 as departure point for this process. These customized roadway designs should be approved at a detailed engineering level, with all utility line assignments established. These customized roads shall then become the base for all of the internal roadways within the plan area and be applied where applicable as the development evolves.

Despite the desire to achieve narrower roadways and rights-of-way, core functions of the roadway must still be designed to be effective. These include: transit/school bus routing (if applicable), garbage truck routing, fire access, snow storage and clearance, driveway entrances, and where desired for short-term visitor supply, on-street parking. In addition to this, utility line assignments will need to meet basic clearances, but should be kept as tightly spaced as possible. If current minimums prove to be too large to meet other design criteria, successful examples of tighter spacing from other jurisdictions should be proposed. Amendments will potentially be required to the zoning and subdivision bylaws to enable these narrower rights-of-way.

These customized roadways shall be accepted through the approval of cross section drawings that depict:

- ROW width;
- Sidewalks, walkways and pathways within the ROW;
- Carriageway widths, including widths of drive lanes and parking lanes;
- Boulevard and furniture/planting/lighting zone widths;
- Lip of gutter alignments;
- Surface feature locations; and
- Utility alignments for deep and shallow utilities.

Beyond cross sections, typical intersections shall also be developed.

Intersections for the following circumstances shall be designed:

- External intersections with existing primary and secondary roadways;
- Internal intersections with primary and secondary roadways; and
- Mid-block crossings.

These intersections shall determine acceptable sweep paths for vehicles, curb radii, site lines, on-street parking setbacks, vertical deflections, curb extensions and any intersection specific required alterations to ROW width.

## 5.2.1 General Public Space Design Considerations

The following considerations apply to all public space, including parks and streets.

- a) Use Crime Prevention Through Environmental Design (CPTED) principles in the design of open space to ensure that spaces feel safe, have adequate lighting, clear sightlines, and intuitive wayfinding.
- b) Promote the principles of universal design and incorporation of accessibility best practices into the design of all public spaces.
- c) Use native and edible species, where possible, in the design of open space to contribute to ecological health, reduced water consumption, and increased food sustainability.
- d) Provide frequent accessible seating along streets and pathways.
- e) Design all public spaces for four-season use.
- f) Encourage use of recycled materials, reuse of water, low-water landscaping, energy efficient lighting and other devices in building and site designs to reduce the consumption of energy and materials.
- g) Design and maintain pedestrian walkways and bike routes for ease of use during winter.
- h) Increase the overall tree canopy in the plan area.
- i) Integrate Low-Impact-Development stormwater facilities as part of public amenities, such as rain gardens or bio-swales.



## 5.2.2 Connection and Circulation

Connection and circulation guidelines direct new connections throughout the site and from the site, linking the key components in the Plan with surrounding communities.

- a) Provide greater permeability throughout the site through the provision of new public streets and parks.
- b) Create a segment of the Valley Trail along the west side of Smythe Street to facilitate the planned linking of the Valley and Crosstown Trails, north from Victoria Street to Argyle Street. In association with general intersection improvements related to new access points or internal streets, provide improvements at Argyle Street to better facilitate safe active mode crossings on Smythe Street.
- c) In the long term, work with adjacent landowners to create an active connection from Odell Park through the plan area to connect to Wilmot Park and the Valley Trail.
- d) Encourage a joint agreement upon development along the west edge of the plan area in any of the scenarios (adjacent to the southern edge of the existing apartment complex), to allow for the provision of a public access easement for a multi-use pathway between the new westernmost internal street and Wilmot Street.
- e) Consider creating a highly distinctive entrance feature, or series of features, in development outcomes that constrict Fredericton Exhibition Limited's visibility from Smythe Street, for Fredericton Exhibition Limited to communicate its primary entry, or entries and its significance in the area. These should act as prominent icons in the area and increase the legibility of Fredericton Exhibition Limited's access points. They should be visible from a distance from the north and the south along Smythe Street.

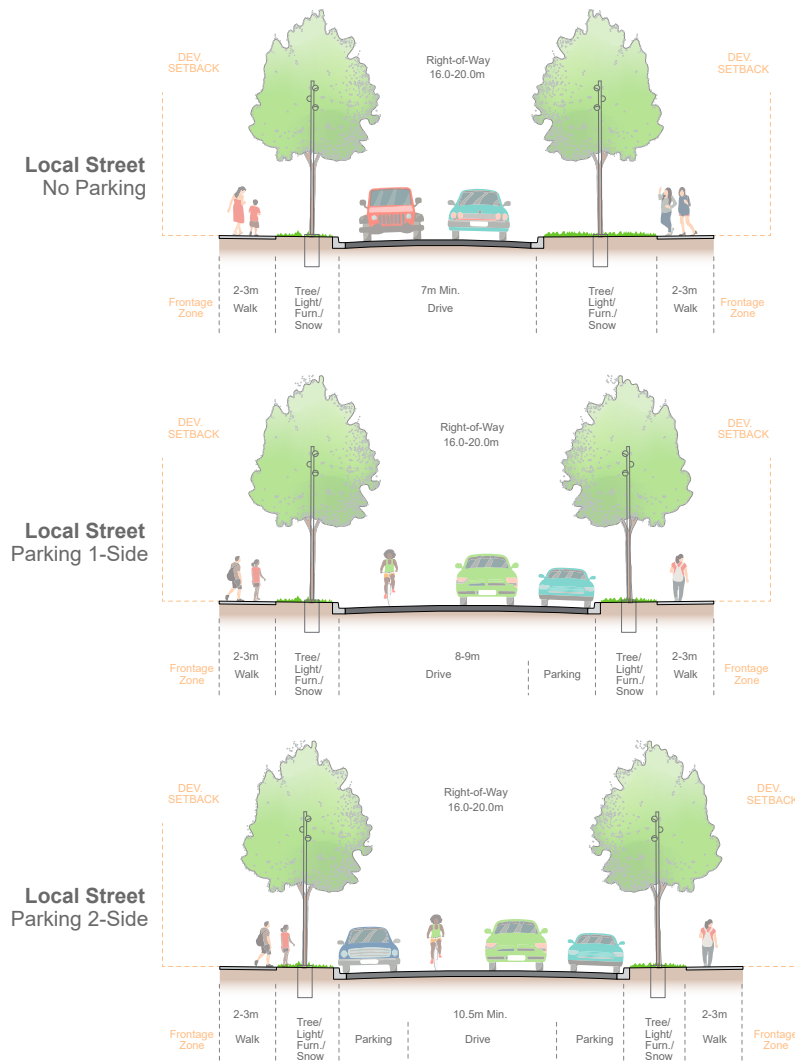
## 5.2.3 Street Hierarchy

The street hierarchy establishes the street typologies that may be used in the development, and the specific conditions for those typologies. The general guidelines apply to all street types.

### General

- a) Ensure new public road rights-of-ways are designed to be as narrow and urban in nature as possible. To accomplish this, shallow utilities should be provided within rights-of-way, and easements should only be granted in small pockets of land, and only where necessary.
- b) All streets should be designed as complete streets, that consider mobility for all modes of transportation, including pedestrians, cyclists, transit, and motorists. Separated cycling facilities shall not be required for streets with 30km/h or less design speeds.
- c) Post and design speed limits for all internal roadways at 30km/h. Traffic calming measures shall be implemented to ensure that actual driving speeds are equal to or less than the design speeds and the posted speed limits.
- d) Provide mid-block pedestrian crossings on streets to break up stretches of roadway greater than 120 metres.
- e) Include street trees, grassed boulevards, and sidewalks on all streets fronting residential uses for both sides of the street.
- f) Include street trees in covered or exposed trenches and sidewalks on both sides of the street on all streets fronting commercial uses greater than 1-storey.
- g) Ensure street trees are provided with ample soil and protection to enable their survival and desired growth.

- h) Construct sidewalks to be a minimum of width of 2 metres where adjacent to residential frontage, and 3 metres where adjacent to Commercial frontage. Sidewalk width should be measured from outside edge of walk to inside edge of walk, or to 20cm inside of the edge of the tree grate gap for the tree trunk.
- i) Design tree grates in compliance with the Americans with Disabilities Act (ADA) standards to ensure an even and universally accessible walking surface.
- j) Use curb extensions on sidewalk bump outs where on-street parking is provided, to lessen pedestrian crossing distances and enhance visibility between drivers and pedestrians.
- k) Encourage tabled or raised intersections and mid-block crossings, wherever possible.
- l) Consider roadway lighting levels for sidewalks in streetlight spacing to ensure adequate lighting of pedestrian areas.
- m) Provide bike racks and benches on streets, particularly in commercial/mixed-use areas or adjacent to event spaces.
- n) Consider incorporating public art throughout the pedestrian realm as part of the streetscape design or furnishing.
- o) Carry through Town Plat street alignments into the site, wherever possible, creating a formal 4-way intersection at Argyle Street and Aberdeen Street.
- p) Allow for on-street parking to be supplied for short-term visitor use for all uses. In the long term, consider making this short-term on-street parking supply a revenue generator through paid parking technologies, where the revenue would be redirected back into local area improvements and enhanced maintenance.
- q) Allow the on-street parking supply on public streets to count toward visitor and short-term parking for residential, retail, community, and institutional developments.
- r) In instances where a public street is adjacent to a public open space, the portion of the right-of-way required for the sidewalk may be removed so long as a nearby pathway within the public open space can provide a similarly efficient route for pedestrians.

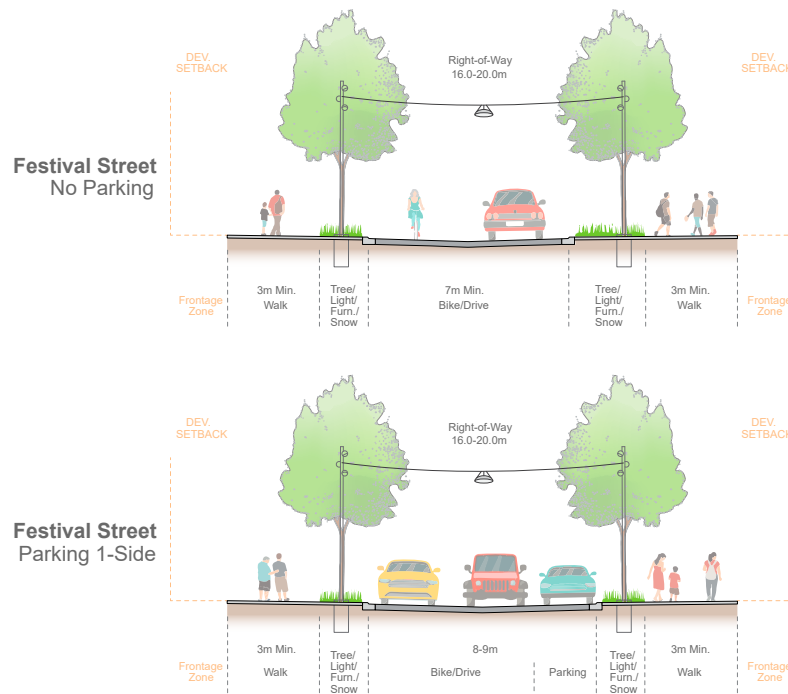


**Figure 24: Local Street**

## Local Street

- s) Design Local Streets to be as narrow as possible, with a right-of-way between 16 to 20 metres (Figure 24 Local Street).
- t) Provide a minimum of a 7.0m face-of-curb to face-of-curb dimension on Local Streets.
- u) Design local roads to safely accommodate cyclists, passenger vehicles, garbage trucks, small commercial vehicles and the appropriate emergency vehicles within the carriageway.
- v) Consider the provisions of on-street parking in regard to the amount of high turnover uses in a short walking distance. On-street parking on none, one, or both sides of the street should be a strategic decision based on the anticipated demand associated from nearby developments.

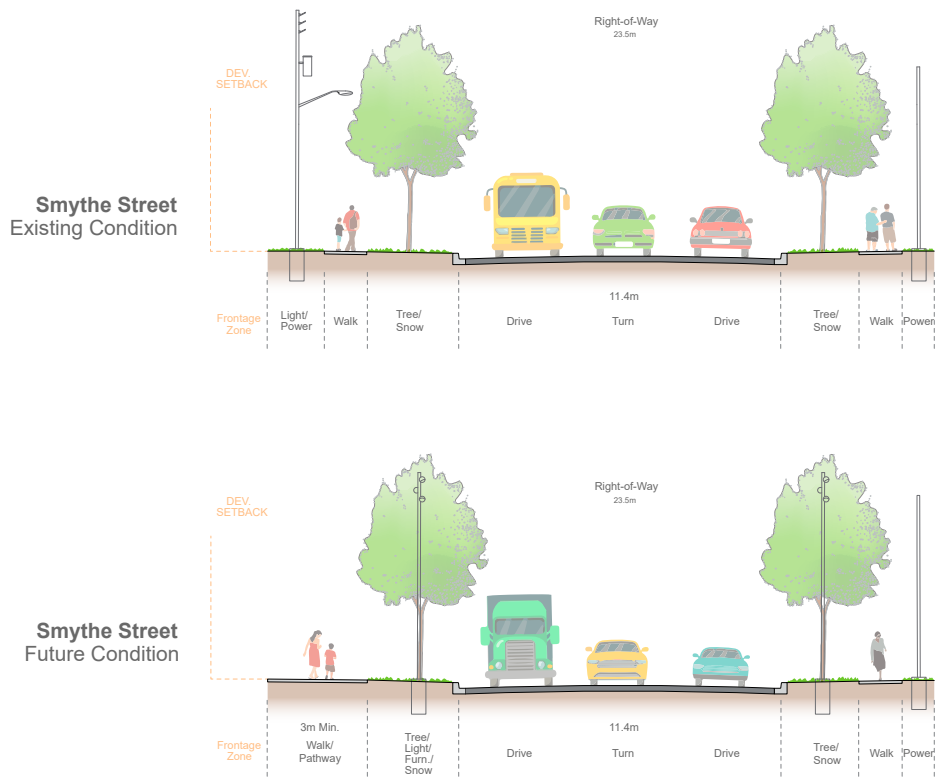




**Figure 25: Festival Street**

## Festival Street

- w)** Provide on-street parking for short-term retail visits on one side of the street. If necessary, position additional on-street parking on adjacent streets to avoid on-street parking on both sides of the Festival Street.
- x)** Provide appropriate sidewalk widths to support anticipated pedestrian volumes.
- y)** Provide enhanced surfacing on sidewalks and carriageways to communicate the prominence of the street.
- z)** Provide enhanced street furniture and lighting standards to communicate the prominence of the street.
- aa)** Consider catenary street lighting over the street to establish a distinctive sense of place. These can be suspended from poles in the road right-of-way, or from purposefully designed points in adjacent facades.
- ab)** Consider full street closures and festival usage in the street's design. Elements such as low-profile curbs and centre-draining or reverse crown roadway design should be considered.



**Figure 26: Smythe Street Improvements**

## Smythe Street

- ac)** Enhance the safety of pedestrian crossings along the street by formalizing intersections with signals or pedestrian activated red lights, wherever possible.
- ad)** Make medium and long term efforts to relocate NBEX Grounds access to align Argyle and Aberdeen roadway extensions, if Argyle and Aberdeen roadways cannot be carried into the site. This should only be done when pad lease or development configurations allow.

## 5.2.4 Parks

The parks guidelines apply to all new parks and open spaces in the plan area.

### General

- a)** Incorporate edible landscaping and orchards into the design of new parks, wherever possible.
- b)** Engage with the surrounding community and First Nations in the design of new open spaces.

- c) Explore creative ways to acknowledge the historic First Nations, agricultural, and horseracing legacy of the site through public art, interpretation, and other park elements.
- d) Work with the City and Province to determine how to support community agriculture, such as food forests, greenhouses, and community gardens on the site while still meeting the intent of the Wellfield Protected Area Designation Order.
- e) Ensure all new park spaces provide inter-connected internal pathways that connect to Wilmot Park and the Valley Trail. Where possible, ensure pathway alignment with mid-block crossings.

### Central Park

- f) Establish a clear relationship between Fredericton Exhibition Limited facilities, flex spaces and open space, and that the park has adequate infrastructure and a high carrying capacity for events and gatherings.
- g) Provide amenities for nearby residents in the park, such as playgrounds, dog-runs, fitness equipment, and BBQ/picnic areas.
- h) Provide barrier-free seating along trails, paths, and other activity areas in the park.
- i) Ensure park design incorporates infrastructure considerations for winter programming such as ice rinks, fire pits, and electrical hookups for decorative lighting.
- j) Ensure the park is designed to accommodate school activities in the best manner possible, if a school is located in the plan area. Atypically smaller field sizes will be required to be acceptable for use by the school.

## 5.3 Servicing

The following guidelines provide guidance on servicing and utility connections. Further study and creation of a servicing plan will be required as part of development.

### 5.3.1 General

Due to the flat nature of the site, and the required depths of all utilities, the servicing strategies for all phases should minimize fill and connect to existing utility lines at the perimeter of the plan area. The following guidelines apply to the entire site.

### Phase 1 Scope Limitations

- a) Minimize the extent to which phase 1's engineering requirements include the rest of the site, given the uncertain nature of the layout for the later phases. When site-wide information is required for modelling and reporting, ensure it be included in a conceptual manner, with clear communication of the uncertainties surrounding future decisions.

### Routing and Grading

- b) Service future development parcels by tying into existing utility lines along the perimeter of the site whenever possible. This should mostly be achieved by providing new internal utility lines under new internal public roadways.
- c) Create easements in a manner that minimizes impacts on the development potential of affected lands, if efficiencies can be achieved by routing lines in new easements through development parcels (as opposed to longer or deeper routing under new internal roadways).
- d) Create a conceptual site-wide grading plan as part of the early phase servicing strategy that considers the potential grading impacts, the most efficient use of materials, and the minimization of fill requirements.



- e) Avoid routing utilities in a manner that requires unnecessary depths and fill.
- f) Use the deepest of the existing perimeter utilities used to strategically service the most central areas of the Plan.

## Capacity

- g) Undertake a detailed capacity analysis, as part of the early phase's servicing strategy, and factor it into considerations for servicing all phases. This capacity analysis should be updated in future phase's servicing strategies.
- h) Determine if fire pumps are required as part of the early phase's servicing strategy, given the site's position within the low-pressure zone, the expected static pressure within the site, and the expectation of multi-storey sprinklered multi-family developments throughout the site.
- i) Undertake a detailed capacity analysis, as part of the early phase's servicing strategy, and factor it into considerations for servicing all phases. This capacity analysis should be updated in future phase's servicing strategies.

## Stormwater Management

- j) Restrict post development peak runoff, in alignment with current regulations, to that of the pre-development condition.
- k) Conduct a detailed site wide stormwater analysis in Phase 1, including confirmation on downstream capacity.
- l) Require a Stormwater Management Plan in each phase's servicing strategy.
- m) Determine the amount of runoff that will be stored above ground through Low Impact Development (LID) controls with site landscaping in each phase's Stormwater Management Plan. The amount of runoff that will be stored in on-parcel cisterns associated with individual developments should also be determined.

- n) Work with relevant groups at the City to determine the timing or development thresholds for when a new river outfall along Odell Avenue would be required to be constructed to service the site.

## Wellfield Protection

- o) Ensure that developments are serviced in a manner that conforms with the Wellfield Protection Designation Order - Clean Water Act, or the granted exemption status in each phase's servicing strategy, to protect the city's drinking water supply.

## 6 Plan Implementation

Integral to achieving the vision and principles of the development is a clear path to implementation.

The Plan sets out several steps to be conducted upon its approval that will pave the way for successful development. This includes implementation actions and high-level phasing. More in-depth implementation strategies will need to be conducted throughout the life of the Plan to consistently adapt to changing opportunities or challenges and information.

## 6.1 Implementation Actions

Completion of the Site Development Plan and its approval by both Fredericton Exhibition Limited Board and City Council is just the first step in the development process. It is an important step which establishes the vision and direction for the site. The following steps present a series of implementation actions, along with implementation responsibility, to be initiated following the adoption of this Plan. The recommended high-level phasing for these actions is presented in Section 6.2.

As part of implementation, the City and Fredericton Exhibition Limited will need to appoint a joint decision-making authority. This authority will be responsible for overall coordination and implementation of the Site Development Plan.

### 6.1.1 Joint Decision-Making Authority

Initiate Subdivision and Zoning, alongside detailed site engineering and servicing studies, including plans for phase 1.

- a)** Introduce a Partnership Strategy to gain a common understanding of a set of assumptions to carry into phase 2, once initial progress has been made with discussions on externally funded elements (Fieldhouse/Agri-plex, school, higher order funding for complete relocations). Update this Strategy throughout development, as required.
- b)** Initiate an active relationship between the affordable, seniors', student, and accessible housing communities along with the City, Province, and local development community. Use this time to build knowledge and linkages, and to create opportunities for market and non-profit participation through innovation.
- c)** Produce a Land Sale Process Plan outlining how relevant lands will be divested in a predictable and accountable manner to achieve the vision in this Site Development Plan. The Plan should outline high-level expectations for the process to build public and developer trust and understanding, including high level expectations for the Request for Proposals (RFP) process. It should also include early ideas on the types of elements that will be evaluated beyond bid price, including but not limited to a proponent's ability to:
  - i)** Secure affordable housing, seniors' housing, and/or student housing partnerships;
  - ii)** Deliver affordable and accessible units;
  - iii)** Contribute to a public art strategy;
  - iv)** Provide innovative sustainability targets or initiatives; and
  - v)** Provide other community amenities or benefit in line with the Plan vision and principles.
- d)** Early ideas on the main elements of the term of sale agreement should also be shared in the Plan to communicate the type of commitment that any given developer can anticipate from other developers. Elements such as construction completion deadlines, buy-back clauses, marking strategy partnerships, etc. could be communicated at a high level. This Plan should also be updated throughout the life of the development and should be publicly shared as part of periodic reporting.
- e)** Consider creating a comprehensive branding and marketing strategy for the site, whereby the City, Fredericton Exhibition Limited, and developer partners agree to collaborate on the site's messaging in a cohesive manner throughout all phases of development. The strategy should ensure that the messaging is about the totality of the site, and not just the collection of single developments. This strategy is common to other developments across the country and has proven



very effective for larger urban infill projects. It is effective because it allows seemingly disconnected good news stories to help build singular perception of momentum and help control the arc of the story.

### 6.1.2 Fredericton Exhibition Limited

- a) Commence an annual canvassing of local non-profit and agriculture groups to solicit ideas and opportunities for synergetic growth. Establish this process as a sector roundtable, with Fredericton Exhibition Limited as the hub.

### 6.1.3 City of Fredericton

- a) Initiate a statutory Secondary Municipal Plan for the site.
- b) Conduct a traffic impact study.
- c) Initiate custom road design and engineering process for the site, to set out the standards that all development must adhere to.
- d) Update the Transit Strategic Plan and any other relevant plans to support the goals of the Site Development Plan and Secondary Municipal Plan.



## 6.2 Timeline / Phasing

The following section provides an overview of the high-level phasing for the development. This is presented in 3 phases: Early, Middle, and Late.

### 6.2.1 Phase 1: Early (Prior to Establishment of Structural Agreements)

1. **Secondary Plan:** Enable development on the site through the creation of a statutory secondary plan for the area, either in the form of an independent NBEX Secondary Plan, or as an element in the South Core Secondary Plan. Amend zoning and subdivision bylaws as required to conform with the Secondary Plan.
2. **Custom Roadways:** Create customized road cross sections and intersections for internal streets to a detailed engineering design level, including typical utility line assignments.
3. **Subdivisions and Zoning:** Initiate formal subdivision and rezoning of Northwest corner off Saunders for the first phase's land sale(s), including subdivision of initial phase's internal roadways and open spaces.
4. **Site-Wide Parking Strategy:** Reduce/remove parking requirements for entire plan area through amendments to the zoning bylaw, especially for non-residential uses.
5. **Land Sale(s):**
  - a. Issue RFP(s) for phase 1 residential/mixed use parcel(s). This can be paced, or consolidated, as desired.
  - b. Evaluate and interview proponents, subsequently award successful proponent(s).
  - c. Negotiate terms of sale agreement, securing proponent's Plan commitments as defined in their RFP submission.
6. **New Infrastructure:** Construct the 1st phases' new roadways and open spaces associated.
7. **Partnership Strategy:** Establish a large-scale partnership strategy, and associated action list, to base future layout decisions on.
  - d. Enter into a memorandum of understanding with the Province regarding the middle school, if needed, as a possible early driving element in the Plan, a possible mid-late element, or as a non-factor.
  - e. Determine timing of a possible joint-use fieldhouse facility on NBEX Grounds.
  - f. Determine likelihood of external funding for comprehensive replacement of Fredericton Exhibition Limited facilities.
  - g. Update the Partnership Strategy as required, to ensure it is able to accommodate new opportunities.
8. **Create tentative road and servicing plan** for all subsequent phases, in accordance with assumptions on the school, fieldhouse, and external funding, to predict the site's layout)
9. **Design and construct Phase 1 investments** on NBEX site in accordance with the Partnership Strategy. This may include new facilities and grounds, or renovations to existing facilities and grounds. All investments should consider providing runway for future investments in subsequent phases.
10. **Design and construct any funded investments** of joint, or educational facilities, in accordance with the Partnership Strategy.

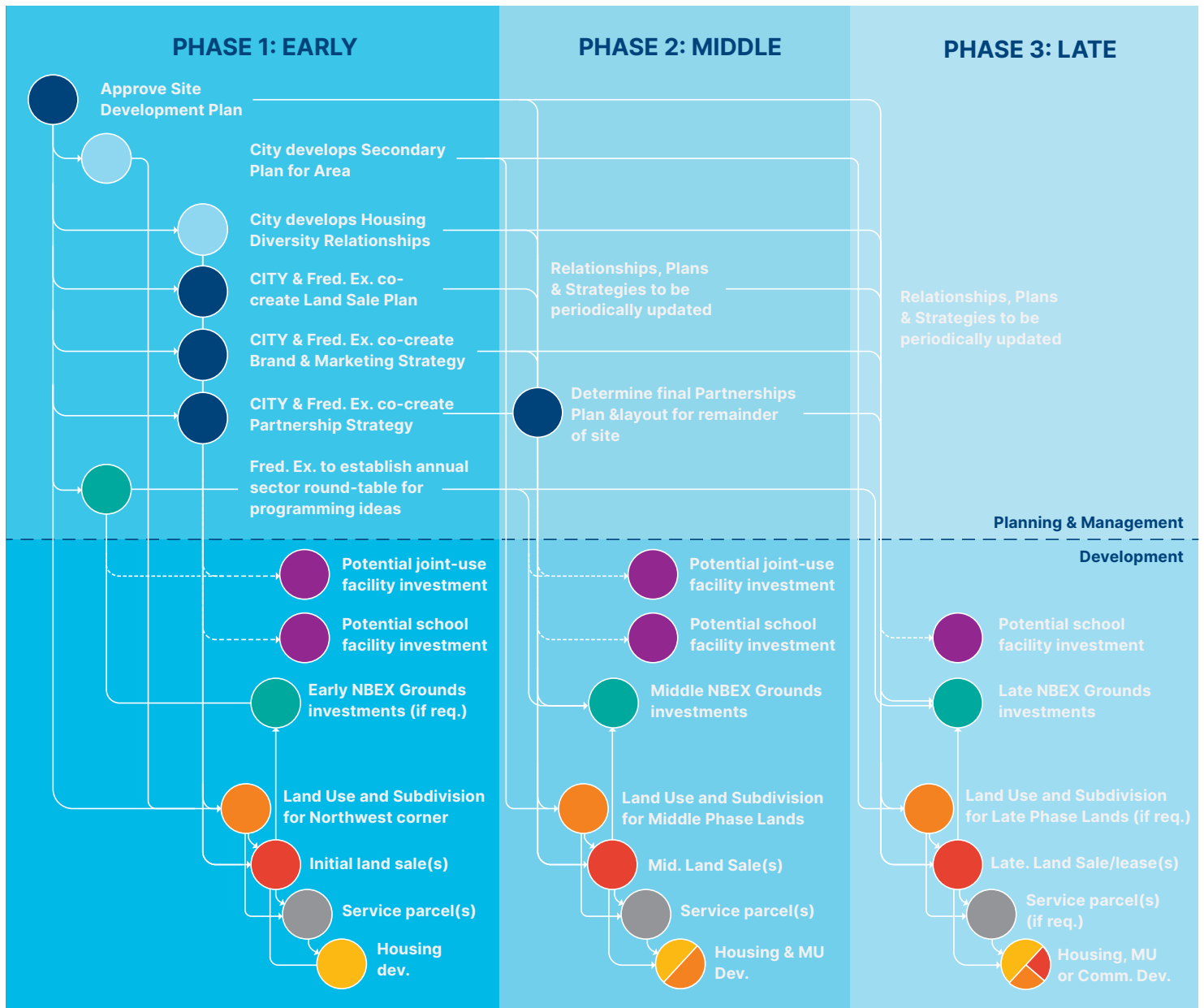
### 6.2.2 Phase 2: Middle (During Establishment of Structural Agreements)

1. Initiate formal subdivision and rezoning of phase 2's development parcel(s), including subdivision of 2nd phase's internal roadways and open spaces. If the nature of potential large partnerships is now known, it may be prudent to carryout formal subdivision and rezoning for the remainder of the site, so long as existing conditions do not conflict with future plans.
  - a. Land Sale(s):
  - b. Issue RFP(s) for phase 2 residential/mixed use parcel(s). This can be paced, or consolidated, as desired.
  - c. Evaluate and interview proponents, subsequently award successful proponent(s).
2. Negotiate terms of sale agreement, securing proponent's commitments to achieve the Plan's goals, as defined in their RFP submission.
3. New Infrastructure:
  - a. Construct the 2nd phases' new roadways and open spaces.
  - b. If feasible, fully construct the remaining phases' public open spaces and roadways, to provide required site-wide connectivity. This construction can be done in an interim fashion.
4. Design and construct Phase 2 investments on NBEX site in accordance with the delivery of the Partnership Strategy. These may include new facilities and grounds, or renovations to existing facilities and grounds.
5. Design and construct any funded investments of joint or educational facilities, in accordance with the Partnership Strategy.

### 6.2.3 Phase 3: Late (Development of Remaining Lands)

1. If still required, initiate formal subdivision and rezoning of phase 3's remaining development Parcel(s), including subdivision of 3rd phase's internal roadways and open spaces.
2. Land Sale(s):
  - c. Issue RFP(s) for phase 3's remaining development parcel(s). This can be paced, or consolidated, as desired.
  - d. Evaluate and interview proponents, subsequently award successful proponent(s).
  - e. Negotiate terms of sale agreement, securing proponent's commitments to achieve to Plan's goals, as defined in their RFP submission.
3. New Infrastructure (if still required):
4. Construct the 3rd phase's new roadways and open spaces.
5. Construct Phase 3 investments on NBEX site in accordance with the Partnership Strategy. These may include new facilities and grounds, or renovations to existing facilities and grounds.





**Figure 27: Implementation Timeline and Phasing**







# NEW BRUNSWICK EXHIBITION GROUNDS

## APPENDIX A: SITE DEVELOPMENT PLAN BACKGROUND REPORT

November 2020

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# 1 Introduction

In February 2019, Fredericton Exhibition Ltd. and the City of Fredericton committed to working together to create a Site Development Plan for the NBEX Grounds. The following section describes the scope, governance structure, mandate, and objectives for this work, as well as identified internal stakeholder needs and analysis of the site.



## 1.1 Project Scope and Governance

The Site Development Plan (the Plan) for the New Brunswick Exhibition (NBEX) Grounds is a co-venture between two parties: the Fredericton Exhibition Ltd. and the City of Fredericton. To oversee the creation of the Site Development Plan and to ensure a transparent and accountable process with public input, these two parties created the Joint Land Development Committee (JLDC). While the JLDC will oversee the development of the Site Development Plan and will recommend its final approval, the Plan will receive final approval by the NBEX Board of Directors and City of Fredericton City Council.

### 1.1.1 Fredericton Exhibition Ltd.

Fredericton Exhibition Ltd. is a registered non-profit entity, and is a subsidiary of Agriculture Society District #34, York County. The mandate of the New Brunswick Exhibition Ltd. is to create unique experiences that fulfill the evolving entertainment, recreational, educational and agricultural interests of New Brunswick residents and visitors, while communicating the cultural and economic significance of New Brunswick's agriculture sector.

The primary goal of Fredericton Exhibition Ltd. is to promote New Brunswick's culture through an agricultural lens. Secondary to supporting agricultural activities, the organization supports the use of its facilities for various non-agricultural events, such as convention/trade shows and cultural and sport/recreation events. This approach is similar to many other agricultural societies across the country, who are diversifying and enhancing the multi-functionality of their event spaces. This approach also serves to integrate the agricultural society, facilities, and site into the everyday lives of Frederictonians, rather than once a year. Opportunities to promote and evolve New Brunswick's agricultural value, stories, and future are at the forefront of the Fredericton Exhibition Ltd.'s considerations for all events hosted in its facilities.

### 1.1.2 City

The City of Fredericton is the capital of the Province of New Brunswick. Situated along the banks of the Saint John River, the city is a cultural, educational, and information technology centre, and a commercial and service hub for central New Brunswick. While the city is pursuing growth as an emerging technology hub, agriculture continues to be an important part of the City's culture and history, with Fredericton retaining its position as the home of the New Brunswick Exhibition (NBEX).

Fredericton has a rapidly growing population of 58,000, with 102,000 people living within the overall metropolitan area (Statistics Canada, 2016). In 2015 the City undertook a new Growth Strategy and Municipal Plan to guide growth over the next 25 years. These plans direct intensification within the Urban Core, which includes the NBEX Grounds. As such, the City recognizes the NBEX Grounds as a key strategic opportunity to achieving the Growth Strategy's aspirations for densification. The Site Development Plan must align with the City's growth aspirations while also respecting the future needs of the NBEX.

### 1.1.3 JLDC

The Joint Land Development Committee (JLDC) is composed of members of NBEX, the City of Fredericton, and the general public. The JLDC's mandate is to oversee the creation of the Site Development Plan in a manner that ensures its timely delivery and alignment with NBEX's and the City's stated requirements.

#### JLDC Members:

- **Andrew Steeves**, Committee Chair – A retired Vice President with ADI Group, Mr. Steeves is an engineering consultant and an active community volunteer, who has served as past chair of the Fredericton Airport, Chamber of Commerce, Enterprise Fredericton, and the Association of Consulting Engineers of Consulting Engineers of NB.
- **Sophia Petrovich** – Ms. Petrovich has a master's degree in archaeology from the University of Texas at Austin, with experience in mapping, writing, research, data analysis, and project management.
- **Shawn Bilerman** – Mr. Bilerman is a local developer and owner of J.B. Real Estate Ltd. He is the Executive Officer of the New Brunswick Apartment Owners Association and was past president of the Fredericton Apartment Owners Association. He has taken business courses at UNB. He has a passion for sailing and was the Commander of the Fredericton Power & Sail Squadron.
- **Trevor Hanson** – Mr. Hanson is an Associate Professor in the UNB Department of Civil Engineering, where he also earned his PhD in Civil Engineering. He has expertise in the areas of transportation planning with a focus on rural and age-friendly solutions and is involved with a number of national and international committees on transportation research.
- **Jeff Melanson** – Mr. Melanson is president of the NBEX board of directors, as well as chair of Oromocto Pioneer Days. He is general manager of All World Moving and East Coast Moving Group of Companies. He has 30 years of experience in the music entertainment and production industry.
- **Sara Townsend** – Ms. Townsend is serving in her second term as a board member of the Fredericton Exhibition Ltd. She has worked at the Dr. Everett Chalmers Regional Hospital for over 20 years. An active mom, she enjoys working with the public and giving back to her community.

- **Deputy Mayor Steven Hicks** – Fredericton's Deputy Mayor Steven Hicks is the Councillor for Ward Five (Marysville). He has 25 years of experience in the field of Criminal and Social Justice. He is a past Board Member for the Fredericton Exhibition Ltd.
- **Councillor Eric Price** – Coun. Price is the City Councillor for Ward 4 (Main Street/North Devon). He is an entrepreneur with a background in real estate development. He is chair of the Fredericton's Affordable Housing Committee, dedicated to improving access to affordable housing in the city.

#### City/ Fredericton Exhibition Ltd. Staff:

- **Mike Vokey**, Fredericton Exhibition Ltd. CEO, Co-Chair
- **Jeff Trail**, Deputy CAO, City of Fredericton, Co-Chair

### 1.1.4 Plan Area

The NBEX Grounds and facilities are situated on the site along Smythe Street on the southwest edge of downtown Fredericton, between Wilmot and Odell parks (**Figure 1**). The indoor exhibition facilities are flexible, capable of hosting agriculture, trade show/ convention, cultural, and sport and recreation events. The site also includes the Exhibition grounds, which host exhibition, festival, market, and fair uses. The annual NBEX Fair, which is Atlantic Canada's largest agricultural fair, is held on site, as well as approximately 50 other events annually, including Ribfest, Flexrod, the Home Show, the RV Show, the Draft Horse Show and Auction, the Provincial Holstein Show, and the Christmas Market.





Figure 1: Site Plan



## 1.2 Mandate and Objectives

The project mandate and objectives will guide the creation of the Site Development Plan and redevelopment scenarios.

### 1.2.1 Mandate Statement

The Site Development Plan will provide a pathway forward for future development on the NBEX Grounds in a manner that benefits both Fredericton Exhibition Ltd. and the City of Fredericton.

### 1.2.2 Project Principles

The principles inform all decision making on the project and will guide the process of creating the Site Development Plan.

The project's principles are:

- **Partnership:** through the JLDC, the Fredericton Exhibition Ltd. and City of Fredericton will work in collaboration to create a vision for the site that strengthens and aligns with the goals of both partner organizations.
- **Elevation:** the project will elevate the Fredericton Exhibition Ltd.'s role in Fredericton, contributing to its overall sustainability and integration within the community while retaining its agricultural roots.
- **Community Building:** the project will bring together stakeholders and organizations beyond Fredericton Exhibition Ltd. and the City of Fredericton to find synergies in use that serve surrounding neighbourhoods and the greater Fredericton community.
- **Sustainability:** the project will contribute towards economic, cultural, social, and environmental sustainability in Fredericton.

- **Engagement and Inclusivity:** the project will solicit and consider diverse perspectives in the creation of a vision for the site, recognizing that these perspectives will enrich the final outcomes of the project.

### 1.2.3 Project Objectives

The project's objectives were established at the beginning of the project by JLDC. These objectives set a clear path forward for what the Site Development Plan must achieve

The project objectives are to:

1. Create a bold, innovative, and exciting vision for the future of the NBEX Grounds;
2. Develop planning objectives, policies, and proposals that address the immediate and long-term development aspirations of both the City and the Fredericton Exhibition Ltd. and maximize the value of the site to both partners;
3. Contribute to the fiscal sustainability and evolution of the Fredericton Exhibition Ltd. at its current location, and respond to existing development pressures on the site;
4. Align with and advance all applicable municipal growth priorities and plans, ensuring the site plan is integrated within the City's existing planning frameworks and initiatives;
5. Reflect diverse community values, learned through meaningful engagement;
6. Develop in a manner that is compatible with surrounding land uses and respects existing community functions;
7. Employ sustainable development principles and contribute to Fredericton's overall resiliency to climate change; and
8. Communicate the new vision for the site through graphic and written methods in a manner that is compelling and user-friendly

## 1.3 Internal Stakeholder Assumptions and Needs

Through internal discussions, the project team has identified specific needs of both Fredericton Exhibition Ltd. and the City of Fredericton. These needs must be considered in the creation of the Site Development Plan.

### Fredericton Exhibition Ltd.

A critical component of the Plan is to ensure the continued sustainability of Fredericton Exhibition Ltd., its operations on the site, and to evolve its role in the community. Maintaining Fredericton Exhibition Ltd.'s presence on the site is a non-negotiable facet of the Plan. Though the Plan may involve divestment of some of the lands on the site, Fredericton Exhibition Ltd. will continue to have control over all the land and facilities it needs for its own successful operations.

In addition to retaining control over its own lands, Fredericton Exhibition Ltd. will receive the resulting revenue or sale proceeds beyond the incurred development costs for any lands divested as part of implementation of the Plan. These funds will enable Fredericton Exhibition Ltd. to re-invest in its facilities and grounds, ensuring its sustainable operations moving forward. For lands retained by Fredericton Exhibition Ltd., the organization will continue to be able to provide 'pad leases', which enable them to have partners and gain lease revenue to fund their operations. Tim Horton's and Williams Seafood are examples of existing pad leases.

Fredericton Exhibition Ltd.'s facilities are becoming older. Buildings differ in their overall condition and relationship with the future. Fredericton Exhibition Ltd. will need to either invest in improving or replacing facilities to enable continued success of the organization. As part of future improvements, Fredericton Exhibition Ltd. has already identified a need for more year-round (insulated) interior spaces to be able to host more types of events (trade shows, sporting events, community events, as there is a major demand for these types of events in the city.

### City of Fredericton

The majority of the City's needs are identified within existing policies and plans. The Plan must align with the City's Growth Strategy, Imagine Fredericton, and recently updated Municipal Plan. The NBEX Grounds are located within the identified South Urban Core, which is planned to accommodate significant urban infill and intensification. Ensuring that the Plan responds to these growth needs and maximizes its potential for redevelopment is critical for the City. Intensification of the site will serve to alleviate some development pressure within the adjacent Town Plat area and its many historical buildings.

In addition to alignment with the City's planning framework, the Plan will need to consider opportunities for increasing tax revenue in the South Core Area, providing community benefits, and setting an inspiring new standard for inner-city redevelopment in Atlantic Canada. New development must contribute to high quality public streets and open spaces, while respecting the wellhead protection area restrictions.

### Synergies

The Plan presents several opportunities to create synergies between the goals of Fredericton Exhibition Ltd. and the City of Fredericton. The redevelopment and land sales will provide capital to the Fredericton Exhibition Ltd. while also creating new tax revenue for the City. Redevelopment also has the potential to provide shared flexible spaces, facilities, and amenities that would benefit both partners, such as a joint recreation facility, parks/open spaces, market spaces, or cultural spaces. Redevelopment of this key Urban Core site will enhance Fredericton Exhibition Ltd.'s ability to draw new events and programming and could boost local tourism through strategic linkages to downtown and other culture and event facilities in the city. Both Fredericton Exhibition Ltd. and the City would benefit significantly from increased year-round activity on the site.

Together, NBEX and the City have the ability to enliven the city through investment and partnership, increasing the activity, vitality and energy on the site and in the wider Urban Core.

## 2 Analysis

An overall analysis of the NBEX Grounds and its surrounding context was conducted to develop an understanding of current planning frameworks, surrounding development, connectivity, interfaces, and open space. A market analysis was also conducted to determine the viability of different potential uses on the site.

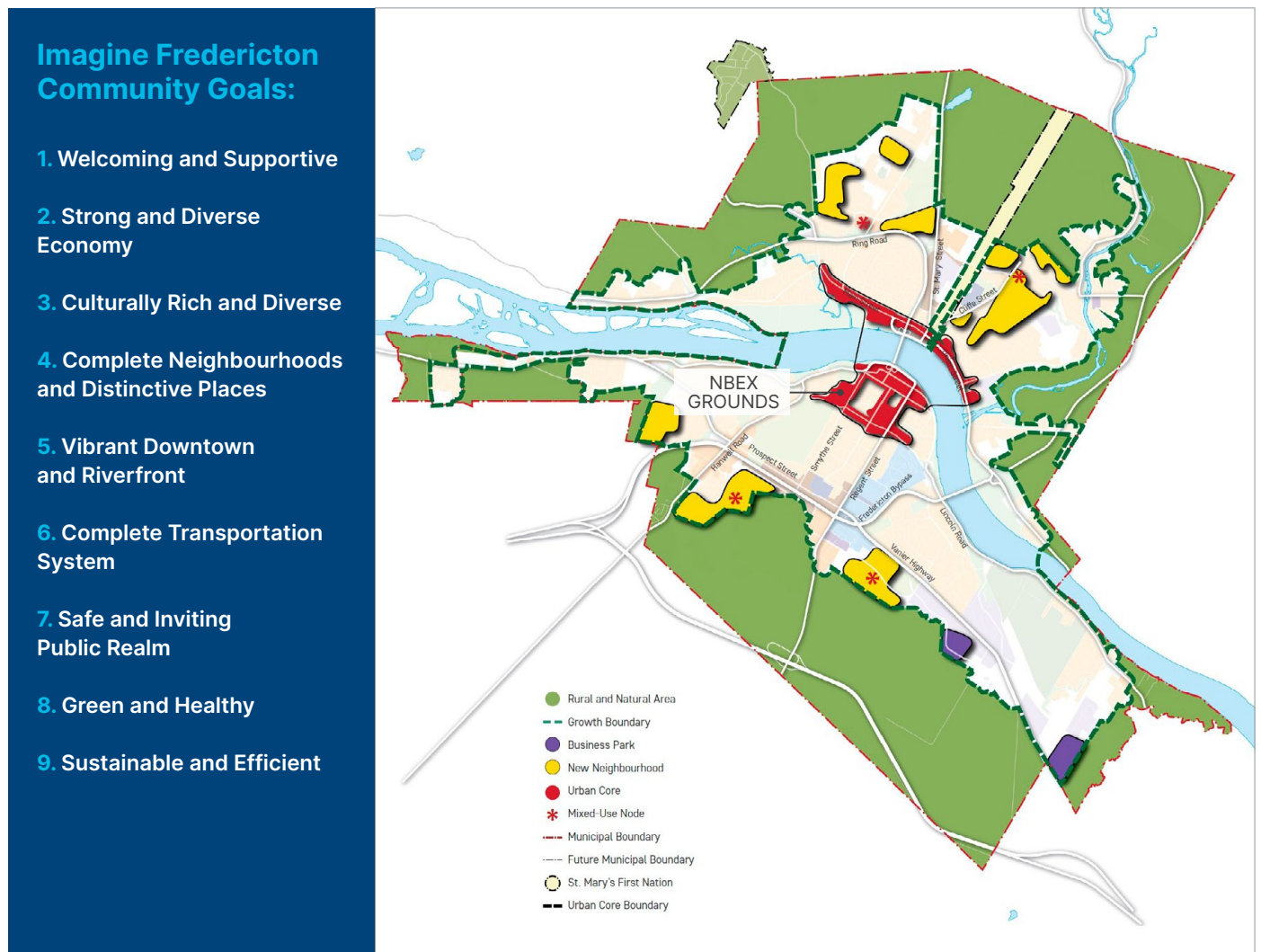


## 2.1 Planning Analysis

An understanding of the City of Fredericton's planning framework is critical for ensuring that the Site Development Plan aligns with the City's overall growth aspirations. Several opportunities have already been identified for the NBEX Grounds and should be accounted for in the creation of development scenarios.

### 2.1.1 Growth Strategy

The Fredericton Growth Strategy (2017) identifies where and how the City of Fredericton should grow over the next 25 years. Fredericton has and is expected to continue to experience higher population and economic growth than the provincial average, surpassing 90,000 residents by 2041. The Growth Strategy provided the analysis, context, and direction for the creation of the City's Municipal Plan – Imagine Fredericton.



**Figure 2: Fredericton's Growth Strategy Map**

The Growth Plan identified the NBEX Grounds as just outside of the City's current 'centre of gravity' or activity. The site is part of the identified Urban Core, a key area for infill growth and intensification. The target gross residential density for the Urban Core is 90 people per hectare. This is anticipated to be achieved through 2-4 storey development along main north-south roads (including Smythe Street), with interior sites developed up to 10 storeys.

The Site Development Plan will need to provide for intensification on the site to meet the targets of the Growth Plan. This development should be connected to Smythe Street where possible.

## 2.1.2 Imagine Fredericton

Imagine Fredericton is the City's Municipal Plan. Informed by the Growth Strategy, Imagine Fredericton establishes nine community goals and a land use framework for the future development of the City. The NBEX Grounds are located within the Urban Core of the City's urban structure, and within the South Core land use designation. As the Urban Core is anticipated to accommodate approximately 8,000 more people, or a quarter of the City's growth until 2041, the NBEX Grounds present a prime opportunity within the South Core for intensification and urban infill.

Imagine Fredericton provides direction for the creation and implementation of Secondary Municipal Plans. Policy 2.2.1 (14) states that: "Prior to adoption of a new South Core Secondary Municipal Plan, Council shall limit the continued intensification of use on the Capital Exhibit Centre (formerly known as the FREX)." It is anticipated that the Site Development Plan will help to inform the creation of the new South Core Secondary Municipal Plan, allowing for planned intensification on the site. Prior to the adoption of a new Secondary Municipal Plan, any mid or high-rise development in the South Core is subject to the City Centre Built Form Design Guidelines.

General policies in Imagine Fredericton also support a variety of potential uses on the site. Small-scale commercial and office uses, as well as compatible residential infill, are encouraged in the South Core along Smythe Street as part of the transition to downtown. The Plan identifies needs in the City for housing diversification and affordability, the development of new recreation facilities (including an indoor aquatic facility and field house), more sustainable development and green building, and increased priority for active transportation and transit connectivity. It also supports expansion of tourism opportunities, and the concentration of arts and cultural organizations and activities within the Urban Core.

## 2.1.3 Secondary Municipal Plans

Imagine Fredericton provides direction for the creation and implementation of Secondary Municipal Plans. At this time of this report, the NBEX Grounds are not subject to a Secondary Municipal Plan; however, it is adjacent to the City Centre and Residential Town Plat Secondary Municipal Plans. Imagine Fredericton directs the creation of a South Core Secondary Municipal Plan, which will replace the Residential Town Plat Secondary Municipal Plan and include the NBEX Grounds.

### City Centre

Though the NBEX Grounds are not within the City Centre Plan, an understanding of this plan informs how the site can be appropriately tied to downtown. The City Centre Plan aims to reinforce the City Centre as the economic, cultural, and social heart of Fredericton. The plan establishes several districts and neighbourhoods within the city centre, including a mixed-use neighbourhood corridor along Smythe Street. It also establishes a public realm framework, which is further supported by the City Centre Built Form Design Guidelines, and the City Centre Street Design Manual.

Some key initiatives of the City Centre Plan include:

- Connecting to and activating downtown's waterfront
- Shifting from the cloverleaf to an integrated and connected street grid
- Activating the Garrison District
- Complete streets, traffic calming, and alternative standards Network of mid-block corridors
- Enhancing the Queen & Carleton Cultural Corridors
- Creating a West Downtown Gateway and Focus
- Creation of a transit hub
- Infill, retrofitting and adaptive reuse
- Shifting to form and design-based regulations and processes
- Greater integration and strategy for downtown

As noted in Imagine Fredericton, any mid or high-rise development on the NBEX Grounds is subject to the City Centre Built Form Design Guidelines.

## Residential Town Plat

The NBEX Grounds are not within the Residential Town Plat Secondary Municipal Plan but is directly west of the plan area. This plan will be replaced by the forthcoming South Core Secondary Municipal Plan.

The existing plan focuses on preserving the sense of place and heritage character of the 19th and 20th century residential neighbourhoods in the area, while improving access to amenities. The plan also directs the relocation of incompatible industrial uses and the redevelopment of the rail yard site with medium to high density residential and limited commercial uses.

The land use concept shows primarily residential development adjacent to the NBEX Grounds, with small commercial pockets and one node of comprehensive development district. Smythe Street is designated as an arterial street, with overall direction to reduce the number of private access points onto the street.

## 2.1.4 Zoning Bylaw

The NBEX Grounds are currently zoned I-EX, Institutional Exhibition Zone. The zone allows for larger format exhibition uses and allows for more than one main building on the lot. Permitted uses in the zone include:

- Food service-takeout (15m<sup>2</sup> maximum floor area)
- Market
- Public Exhibition Grounds
- Race Track
- Recreation facility-outdoor
- Restaurant and restaurant-licensed (existing only)
- Special function tent
- Temporary vending facility
- Warehouse-storage

There are no discretionary uses in the zone. Within the current regulations, residential development is not allowed and would require rezoning.

The required building setbacks for the site are 6 metres from a public street, 4.5 metres from other uses, and 10 metres from residential zones. The maximum height for the zone is 24 metres, except when abutting a low-density residential zone, in which case there are contextual setbacks required. MR-4 and MR-5 zones are exempt from the contextual height regulations. The parcel is not currently adjacent to any low-density residential zones. The majority of the uses surrounding the site are institutional, multi-family residential, and some office commercial.

Parking is dependent on each use. Public exhibition grounds require 1 parking space per 10 seats or 5 parking spaces per 100 metres squared (whichever is greater), and restaurants required 1 parking space per 5 seats. Parking is not allowed within 6 metres of a public street, and there are additional regulations for parking lots with more than 60 spaces (5.2(11)). Bicycle parking must be provided at a rate of 7% of the required vehicle parking spaces.







## 2.2 Context Analysis

The context analysis provides information about the conditions surrounding the NBEX Grounds, including building types, urban and property fabric, land use, open space/trails, street networks, transit services, and utilities. Other planned redevelopments and community and social spaces are also identified. This analysis informs the site's current connection with surrounding communities and how these connections and interfaces can be enhanced through redevelopment.

### 2.2.1 Building Types and Urban Fabric

The NBEX Grounds are surrounded by a diverse collection of building types and corresponding areas urban fabric. These areas exhibit different historical periods of development, land uses, infrastructural relationships.

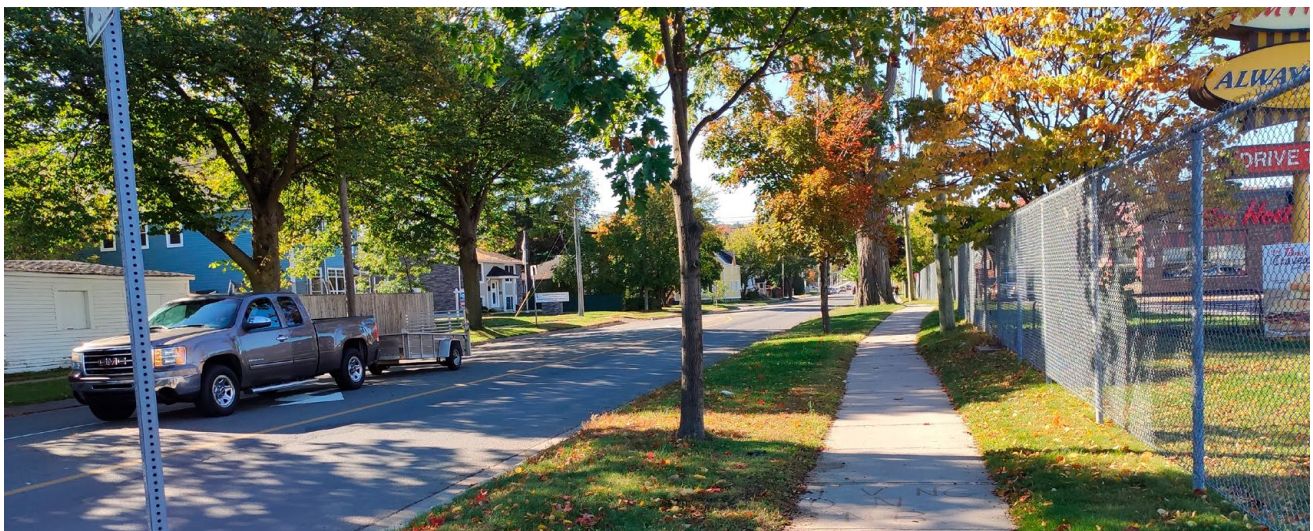
**Figure 3** shows the proportion, size, shape, and distribution of buildings compared to unbuilt space. Building footprints are comprised of low density, single family dwellings to west of the site (Sunshine Gardens), while building footprints to the east and

north exhibit a unique condition that reflects the Town Plat's distinctive typological process.

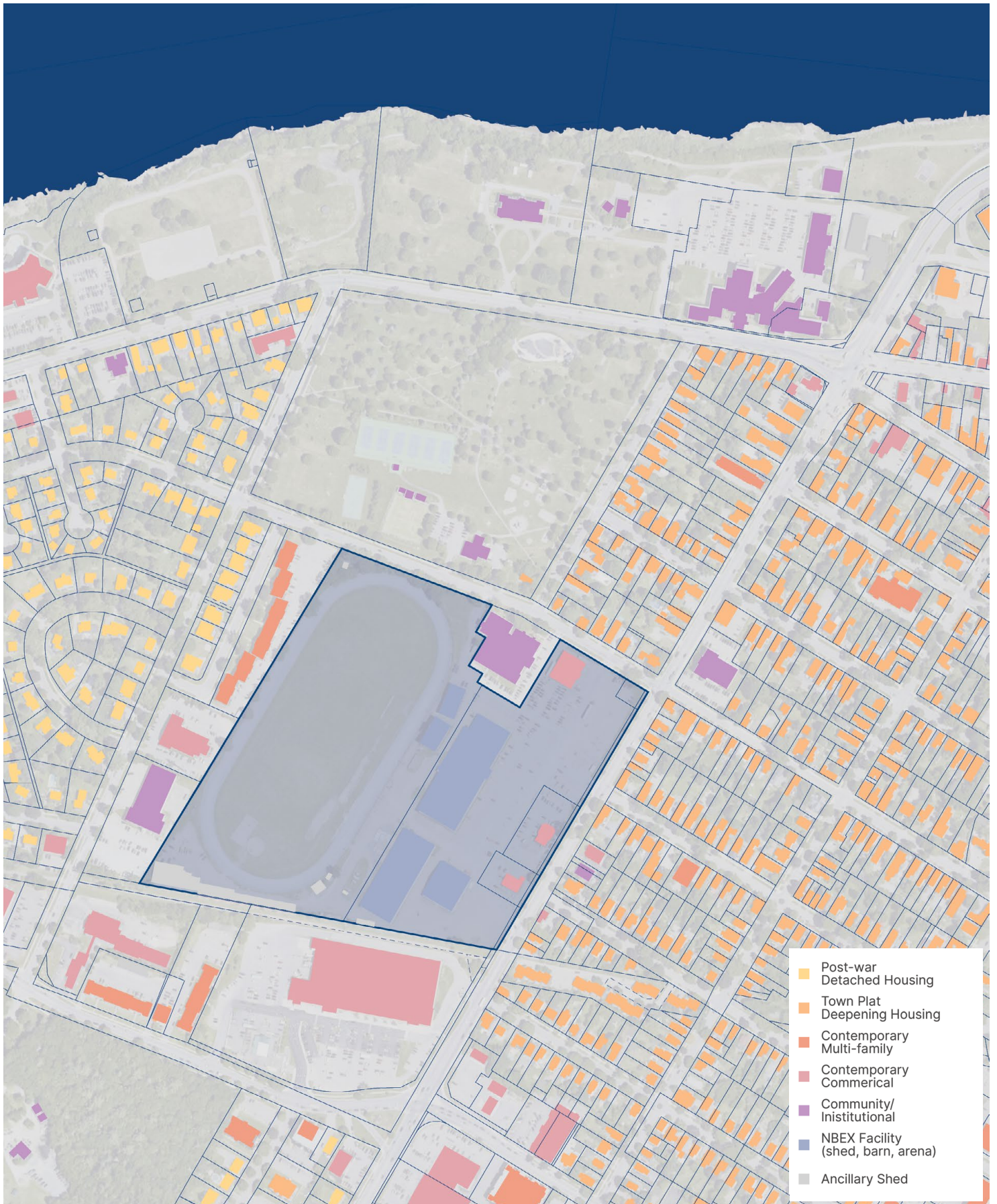
The distinctive process of evolution reflected in the Town Plat generally occurs when the initial small, detached dwellings situated on large narrow and deep lots are, over time, extended to the rear with a progression of additions. This evolutive process often results in additional dwelling units being added to the parcel which, over time, increases the built and unit density of the area. This process of adding built area and unit density in a central urban area is particularly unique because of how the street front character and experience are largely retained due to all additions taking place to the rear of the original buildings. If there is to be a character to protect in this area, it is this process, not the current built condition.

To the northwest, the area contains Wilmot Park, a large open space, which contains a pavilion/ bandstand in a picturesque layout. Within the park, there is a former Park's office and maintenance building that is now used as the Stepping Stone Seniors Centre, and beside this is the Fredericton Lawn Bowling Club Building.

Within the site block, along the northern edge, there is one large complex of fully connected buildings. This complex was initially a YMCA recreation and







**Figure 3: Building Types & Urban Fabric and Property Fabric**



supportive services centre. It exhibits its original form on its east extent, and at least two different expansions to the west. This building is now used as a hub for cultural and supportive services, run by a host of non-profit agencies.

The southern edge of the site contains legacy built form corresponding to a former railway line running east-west. Previously, this railway line crossed the south edge of the city and had industrial and commercial buildings along it. Currently, the building types to the south vary in size, use, and age. While one older industrial/commercial complex of buildings remain, several low-rise housing apartment blocks and a large auto-oriented supermarket now existing in the area. This area continues to undergo significant morphological transformation as property parcels continue to be consolidated and building types are replaced with new ones that reflect new uses, infrastructural relationships, and urban development trends. Approved plans exist to build a street oriented 8-storey mixed-use apartment building at the corner of Rookwood and Wagoneers Lane. This planned development is anticipated to replace the rest of the existing older built forms in the area.

Directly, along the west edge of the site, there is a strip of atypical built forms that do not reflect the urban form of Sunshine Gardens or the NBEX Grounds. This strip contains apartment buildings, eight detached homes, a multi-tenant office building, and a curling rink. This area was most likely originally part of the O'Dell agricultural property, and was, at one point, sold off to be developed as large parcel developments. Effectively, this strip acts as a buffer in the urban fabric between the contrasting urban fabric conditions of the NBEX Grounds and Sunshine Gardens.

## 2.2.2 Property Fabric

**Figure 3** describes the characteristics of the land parcelling fabric in the surrounding areas. Property fabric in Town Plat is characterized by large long and narrow lots, with a clear grid structure. Pie-shaped or square lots are more prevalent in Sunshine Gardens. The remaining developed areas to the south and to the immediate west have larger parcels, which correspond to their large building types and more intense uses.

## 2.2.3 Land Use

**Figure 4** shows existing land use zoning for the NBEX Grounds and surrounding area. The site itself is zoned as Institutional – Exhibition (see Section X for further detail on the zoning bylaw regulations for the site).

Much of the site is bordered by residential of different scales, as well as commercial/mixed residential to the south. The allowable density is significantly higher than the current built density south of the site. This area is part of a targeted strategy to add density in central areas where there is existing servicing and infrastructural capacity, and where the existing conditions and character are less sensitive to change. To the northwest, and further to the south, the land is used for parks.

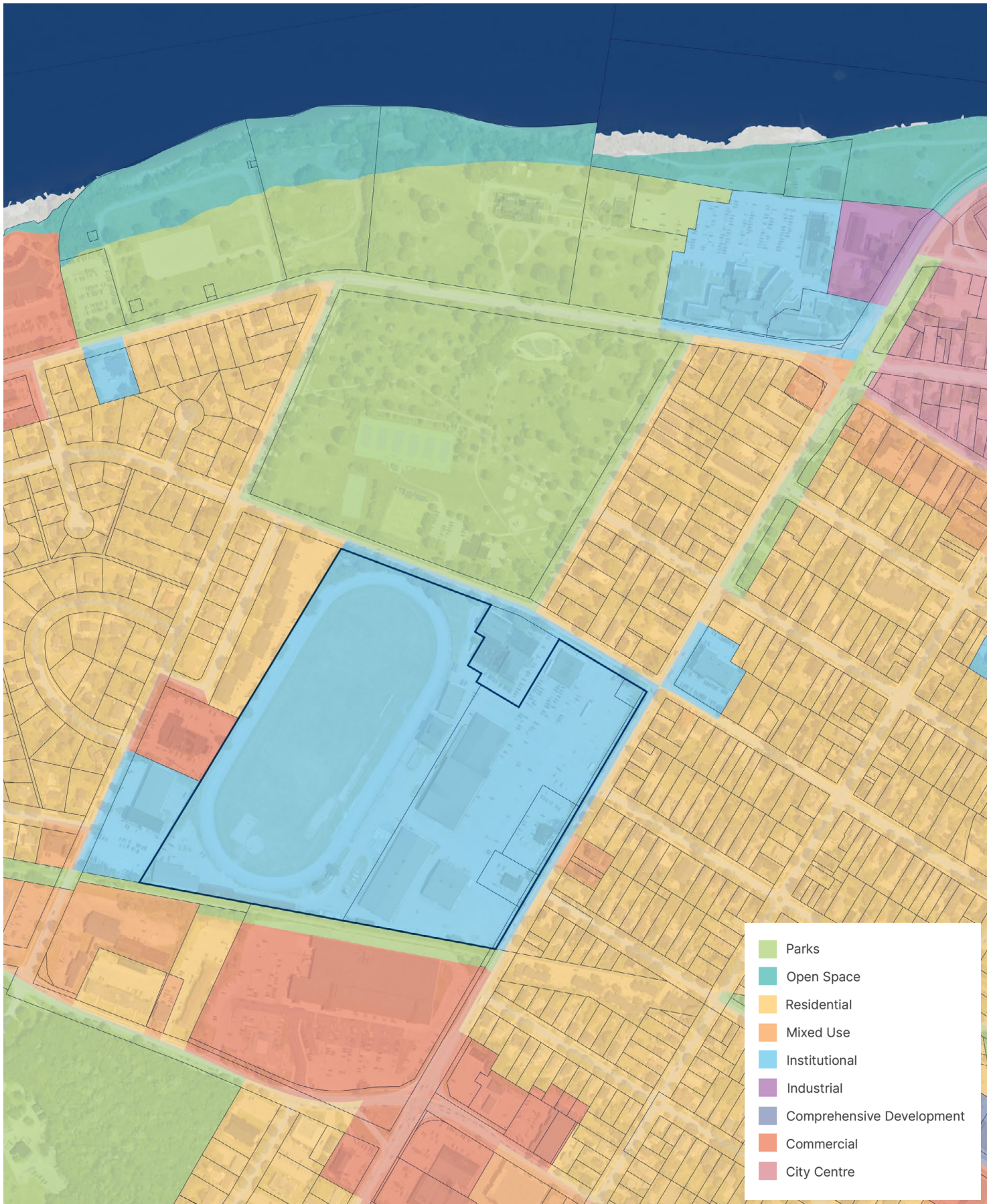


Figure 4: Land Use

## 2.2.4 Open Spaces and Trails

**Figure 5** shows park, open space, and trails in the surrounding area. Wilmot Park borders the north side of the NBEX Grounds. The recreational park has a splash pad, playgrounds, and sports courts. The St. John River's adjacent parks and open spaces are located to the north of Wilmot Park. These open spaces offer pathway connections to the larger city network, which connects downtown and the north side of the river.

Odell Park exists to the south of the site. The park is a large forested green space with an abundance of walking and biking trails as well as other park facilities.

The NBEX Grounds border the old railroad right-of-way, which is now a high-quality multi-use pathway, the Valley Trail, which runs east-west directly south of the site. Using Argyle Street, the City is planning to connect this pathway's gaps to the east with the Crosstown Pathway, creating a high-quality continuous pathway across much of the City and to the University of New Brunswick and St. Thomas University. Once complete, this pathway will significantly improve the relative proximity, access, and frontage conditions of the site, elevating the site's connection to the City's active transportation network.

## Topography

In general the site is primarily flat with a slight slope down toward the river to the north. To the south is a large hill, which is part of the river valley edge. This hill alters the drainage and storm flows throughout the area.

## Tree Cover

The NBEX Grounds have few trees. There are a few along the perimeter, with several mature deciduous trees in the northwest corner, along Saunders St. Adjacent to the site, Odell Park is densely covered in a mixed forest, with several high quality old-growth hemlock groves. Much of Sunshine Gardens and the Town Plat also has a consistent tree cover with a variety of species. Wilmot Park, north of the site, contains many well-spaced trees which are largely located in the north half of the park. Increasing the tree cover on the NBEX Grounds will help provide a greater contextual link to surrounding neighbourhoods and open spaces.





Figure 5: Open Space and Trails



## 2.2.5 Street Network

**Figure 6** shows the street characteristic around the site. Overall, the site is located within the high-order block of major streets: Smythe Street, Woodstock Road, Hanwell Road, and Waggoners Lane.

Smythe Street directly abuts the site to the east. The street is an important north-south cross-town route that connects Westmorland Bridge with Highway 8, as well as other arterial and collector routes between. Smythe Street exhibits a three lane cross-section, with one lane of travel in each direction, with a middle turn lane. There is no on-street parking on the street.

The other directly abutting street is Saunders Street, a collector street that connects the Town Plat and Sunshine Gardens and provides important vehicular access to Wilmot Park. Access to Wilmot Park will be increasingly important for Saunders Street, once the planned improvements to Rookwood Avenue are constructed.

Local streets throughout surrounding the site are generally narrow and slow. Sidewalks are most often positioned behind treed and grassed boulevards. Some gaps exist in the sidewalk network, most notably on Saunders Street, along the north edge of the site.

Similar to the recent improvements to O'Dell Avenue, which include back-in angled parking and a one-way travel configuration, Rookwood Avenue's role will soon change. Unique to Rookwood Avenue will be a high-quality multi-use pathway along its west edge, extending south from Wilmot Park, connecting to O'Dell Park. A traffic circle will soon be constructed at the intersection of Rookwood Avenue and Waggoners Lane to replace the actuated pedestrian crossing lights. This traffic circle will improve the safety of the intersection while also accommodating growth in active mode and vehicle trips anticipated as a result of general city growth, densification in the immediate area, and a cultural shift to higher active modes usage resulting from improved trail connectivity throughout the area.

## 2.2.6 Transit Services

**Figure 6** shows existing public transit options in the area. Currently, the site is a significant distance to direct service in the transit network. There are no bus routes that run directly to the site. The 12N Brookside -13S Prospect busses makes a large loop around the site, using Waggoners Lane, Hanwell Road and Woodstock Road. This means that the site, and adjacent Stepping Stone Seniors Centre and Multi-Cultural Centre are not well-connected to transit. Adding new uses, residents, and activities on the site will need to be coordinated with changes to the transit network that provides improved service to the site.

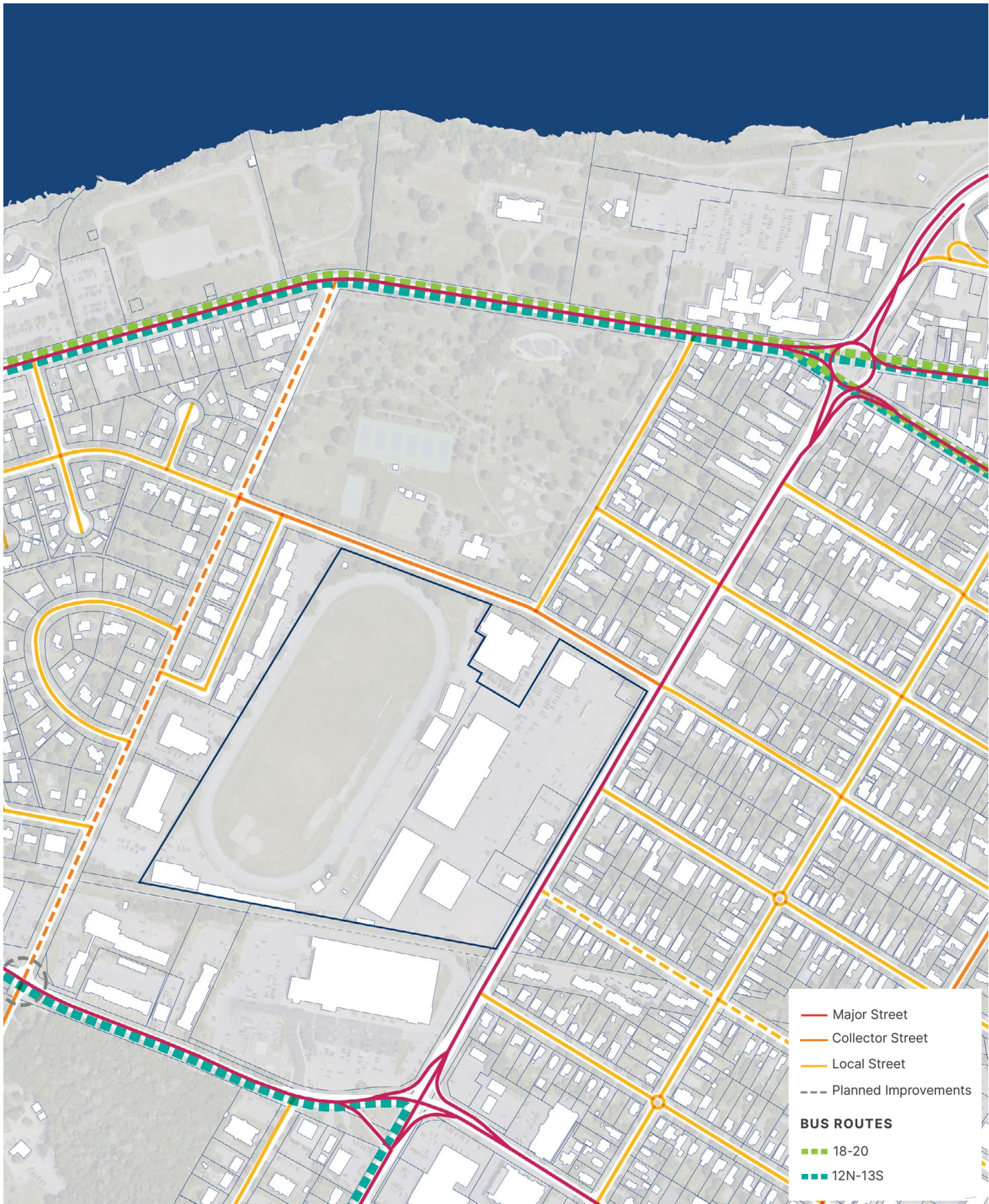


Figure 6: Street Network and Transit



## 2.2.7 Utilities

### Sanitary Sewer

The existing buildings within the NBEX Grounds are currently serviced from multiple locations. On the Smythe Street frontage a single 200 mm diameter sanitary main serves both Williams Seafood and Tim Hortons and a 100 mm diameter pipe serves the Horse Barn. Both pipes connect to the existing 200mm diameter terracotta sanitary main in Smythe Street which was originally installed in 1935. The remainder of the buildings (main exhibition building, cultural center, grandstand, and sports club) all drain to an existing 200 mm diameter PVS sanitary main that travels south to north through the site. This service main connects to the existing 200 mm terracotta sanitary main in Saunders Street which was originally installed in 1935. The main in Saunders Street then connects to the existing main in Smythe Street previously mentioned.

From a future development perspective, there are existing sanitary mains on all 4 sides of the NBEX Grounds land which could potentially service future development as follows:

- **To the east:** Smythe Street contains an existing 200 mm diameter sanitary main (1935).
- **To the north:** Saunders Street contains an existing 200 mm diameter sanitary main (1935).
- **To the west:** an existing 250 mm diameter terracotta sanitary main (1952) which connects to the existing main in Rookwood Avenue via a 300 mm diameter PVC main installed in 1995.
- **To the south:** an existing 300 mm diameter PVC trunk main under an existing walking trail (1995).

Due to the extremely flat topography of the site maintaining the City requirement of 1.8 m cover and a minimum grade of 1.0% on new sanitary mains and services it may be difficult. As the NBEX Grounds are approximately 350 m in length on its long axis, if one new sanitary main were to traverse the entire site it would require 3.5 m of grade change over its length. This would require large volumes of fill material or a

sanitary pumping station which may be cost prohibitive to prospective developers.

It is recommended that a strategic approach be taken to sanitary servicing. Development around the perimeter of the site should be connected to the nearest main to minimize fill requirements. Development near the center of the site may have to be connected to the deepest available existing main or may require a pumping station to minimize fill.

The scope of this study did not include an analysis of the available capacity in the existing sanitary mains. Prior to any development it is recommended that a study be done to ensure that the existing adjacent infrastructure can accommodate any potential increase in flow.

### Water Main

Similar to the sanitary sewer system, the existing buildings within the NBEX Grounds are currently connected to the water main system from multiple spurs off Smythe Street and Saunders Street. On the Smythe Street frontage a single 200 mm diameter cast iron water main (1980) serves Williams Seafood, Tim Hortons and the horse barn and connects to an existing 200 mm cast iron water main (1935) in Smythe Street. The remainder of the buildings (main exhibition building, cultural center, grand stand, and sports club) are all serviced by a 150mm diameter cast iron main (1980) that connects to an existing 150 mm diameter cast iron main (1932) in Saunders Street.

From a future development prospective there are existing sanitary mains on all 4 sides of the NBEX Grounds land which could potentially service future development as follows:

- **To the east:** Smythe Street contains an existing 200 mm diameter cast iron water main (1935) and a 450 mm diameter cast iron water main (1953).



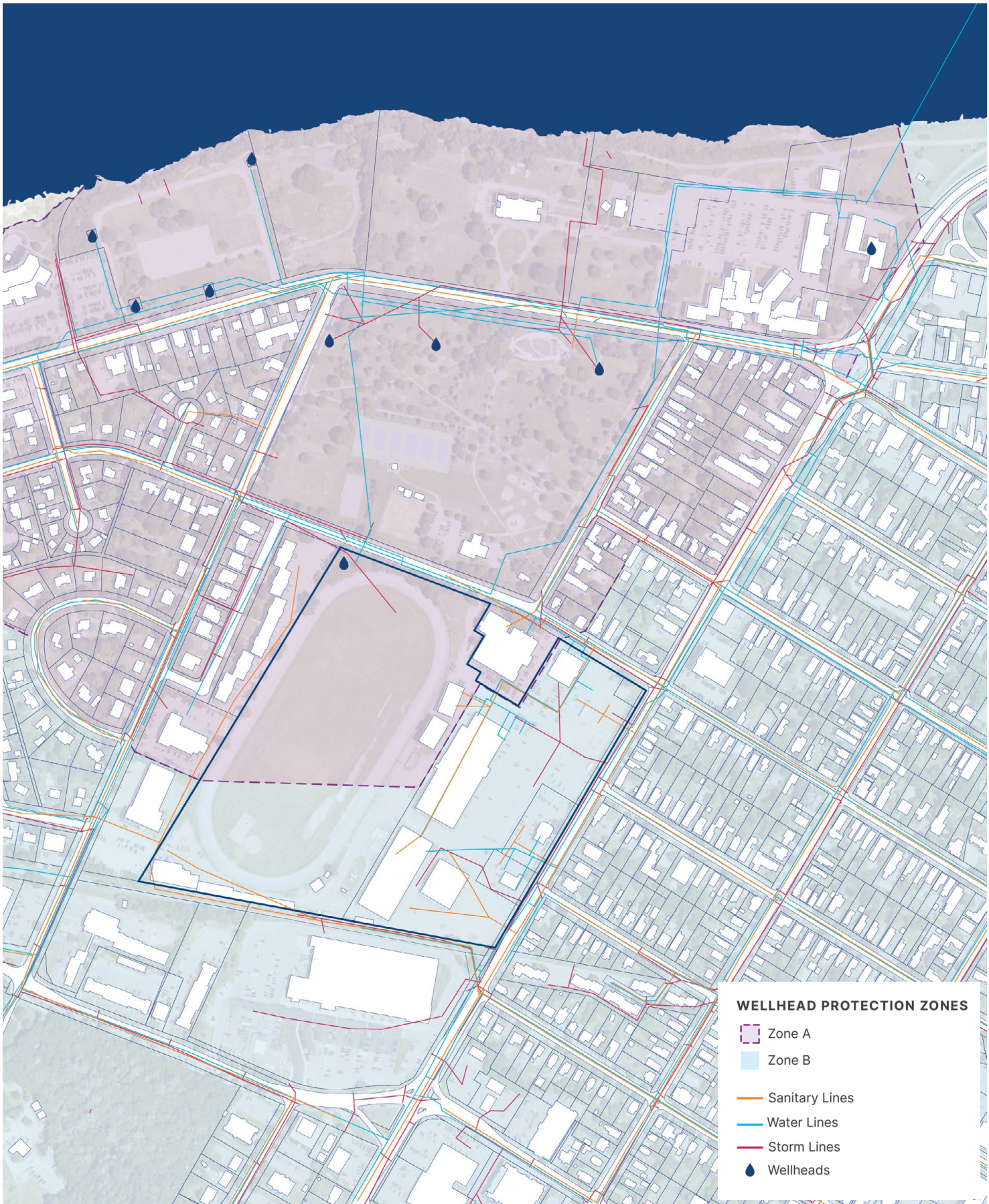


Figure 7: Utilities



- **To the north:** Saunders Street contains an existing 150 mm diameter cast iron water main (1952) and a 450 mm diameter ductile iron water main (2007).
- **To the west:** Rookwood Avenue contains an existing 150 mm diameter cast iron water main (1953) and a 450 mm diameter ductile iron water main (2007). Connection to the Rookwood Avenue water main would require installing new main for a short distance on the walking trail to the south of the site.
- **To the south:** an existing 200 mm diameter ductile iron water main (1995) under the existing walking trail off the south-east corner of the site.

The NBEX Grounds are located in the South Low pressure zone with a TWL of 57.7 m and the existing elevation of the site is approximately 10.5 m. The static water pressure on the grounds could be expected to be approximately 47.2 metres of head, or 67 PSI. This is an appropriate water pressure for low density residential housing. Multi-story buildings or any building requiring a sprinkler system would require further analysis to determine if a fire pump is required.

## Storm Sewer

Currently there is minimal storm sewer infrastructure on the NBEX Grounds. On the south-east quadrant of the site there is a series of catch basins that connect to an existing 900 mm diameter storm main in Smythe Street, and on the north-east quadrant there is a series of catch basins that also connect to the 900 mm diameter storm main in Smythe Street. This infrastructure appears to have been installed in 1980.

From a future development perspective there are existing storm sewer mains on all 4 sides of the NBEX Grounds land which could potentially service future development as follows:

- **To the east:** Smythe Street contains an existing storm main varying in size from 600 mm to 900 mm diameter.

- **To the north:** Saunders Street contains existing storm mains to the east and to the west (sizes to be verified).
- **To the south:** an existing 600 mm storm main under an existing walking trail (1995).

Due to the extremely flat topography of the site designing a stormwater system will be challenging. Imported fill may be required to provide cover over storm mains and provide adequate slopes for surface drainage.

## Stormwater Management

Stormwater management for the site will likely include a combination of underground and above-ground detention storage facilities and will integrate LID controls with site landscaping to meet the requirements of the 2008 Guidelines for Stormwater Infrastructure in the City of Fredericton. Post-development peak runoff will be restricted to that of the pre-development condition and stormwater treatment will be considered as required.

## Wellfield Protected Areas

The City of Fredericton is supplied drinking water via a series of drilled wells that collect from the groundwater source located under the City's downtown. To maintain the quantity and quality of various ground water supplies throughout the Province, the Province of New Brunswick implemented the Wellfield Protected Area Designation Order – Clean Water Act. The designation order classifies the land surrounding the source wells into Zones A, B, or C, and places prohibitions or limitations on chemical storage and land use within the zones. The Exhibition is classified Zone A and Zone B as shown in **Figure 7**.



Zone A is the area located closest to the wellhead and is most at risk to possible contaminants. To protect the drinking water supply Zone A has the most stringent controls on chemical storage and development. From a new development standpoint Zone A permits new multiple or single family housing provided that it is serviced by an existing sanitary sewer system. New commercial, institutional, and industrial development is not a permitted activity in Zone A and would require an exemption prior to being constructed.

Zone B is located outside of Zone A where there is lessened risk of contaminating the ground water table in the vicinity of the wellhead. Because of the reduced risk of contamination Zone B carries less restrictions than Zone A. Permitted development in Zone B includes recreational facilities, multiple or single family housing, commercial buildings, institutional buildings, and industrial buildings.

The future plan will have to respect the Wellfield Protected Area Designation Order – Clean Water Act,

and if deemed necessary, will have to receive exemption status for any elements that could be understood to be non-compliant with the language of the act.

## Community and Social Activities

The Cultural Centre and Stepping Stone Seniors' Centre offer a myriad of community services adjacent to the site. There is opportunity to collaborate with these organizations on programming within Fredericton Exhibition Ltd.'s facilities in order to ensure that these organizations' needs are better met, and to allow these facilities to be used more frequently.



## 2.3 Site Analysis

The site analysis looks at the current conditions of the NBEX site itself, including its history, building inventory, surface/edge conditions, and event needs. This analysis informs how the NBEX facilities and grounds should be incorporated within the redevelopment.

### 2.3.1 Site and Fredericton Exhibition Ltd. History

The New Brunswick Provincial Exhibition (NBEX) has been held on its present site since 1877. It recently underwent a name change in 2014 from the Fredericton Exhibition (FREX) back to its original name, the New Brunswick Provincial Exhibition. Originally a piece of the O'Dell Family Farm, the Exhibition rented the grounds for \$1 a year until the turn of the century. Ella W. O'Dell and Mary K. O'Dell formally gifted the property for the exhibition grounds to Agriculture Society No. 34 in 1924, with the condition the property always be used for agriculture, entertainment, and the Exhibition. In 1948 the rights for the exhibition lands were transferred to the city. It would be leased back to the exhibition organization in 21-year terms in perpetuity, with the subletting revenue supporting the Exhibition for future generations.

Historically, horse racing has always been a large part of the site. In 1887 the Fredericton Raceway was built on exhibition grounds, popularizing harness racing with the greater public. The Trotting Park formally became part of the Exhibition in 1921 and continued to be a part of Exhibition events until 2016.

The site also has a history of responding to emergency and disaster events. During the Wars, exhibition buildings have been used as training barracks and the grounds a mix of training facilities and wartime housing. Even today, the livestock barns are occasionally used to shelter animals as a part of disaster relief programs.

Of the buildings currently on site, the 2,400-capacity coliseum was built in 1960 after the previous buildings burned down in 1882 and 1939, respectively. It was followed by the steel grandstand, built in 1968 with a seating capacity of 1,500. The two livestock barns adjacent to the coliseum were built in 1982, after the previous barns were destroyed by fire. These previously included a 700 head cattle barn (1962), a 65' x 165' horse stable (1969), a saliva testing building at the raceway (1971) and an additional stable for 70 horses and a 32 stall race paddock barn (1974). At the same time a new Welcome Building was built along Saunders Street, currently occupied by ShurGain Feeds n Needs. Tim Horton's and Williams' Seafood's opened on the property during the mid 1980's.

Today, the NBEX Grounds are comprised of more than 40,000 square feet of trade show and event space in the Capital Exhibit Centre and Coliseum buildings. There are an additional 60,000 square feet in the livestock and horse barns for agriculture and storage use. In addition, there is paved parking for over 1,000 vehicles, free for trade shows and conventions, or used to hold outdoor events. The facilities host more than 50 events annually including the NBEX, FREXROD Custom Car Expo, and the Freddy Beach Ribfest. Every year more than 100 local artists perform on stage at the NBEX Grounds giving them the opportunity to showcase our local talent.

## Building Inventory and Conditions Assessment

### Capital Event Centre (25,000 ft<sup>2</sup>)

The Capital Event Centre is the oldest standing structure on the site and is the functional heart of Fredericton Exhibition Ltd.'s operations. Dating from 1960, the Capital Event Centre is Fredericton Exhibition Ltd.'s main insulated year-round space. The building contains a large free-span flexible central event hall, offices for Fredericton Exhibition Ltd., a

commercial kitchen, and supportive back-of-house rooms for performers and programmers. Recent structural audits show that despite the building's age, the structure is in excellent shape. With continued cosmetic and programmatic upgrades, the life of the building could be easily extended.

### **Coliseum (30,000 ft<sup>2</sup>)**

The Coliseum is a large free-span open space with raked seating for 2,400 people. The building originally had an ice rink on a chilled slab, but it was subsequently removed. Currently the floor is concrete and is built to accommodate temporary riding fill for draft horse and cattle shows, but not for other animal sporting such as barrel racing or other rodeo events. The Coliseum is also uninsulated, which severely limits the Fredericton Exhibition Ltd.'s ability to use its flexible interior for much of the year. If the Coliseum were modestly renovated in a manner to become a year-round fully functional flexible space (with insulation, heating, improved floor surfacing, sound attenuation, and ventilation), it could host a far greater variety of tradeshow, sport/recreation activities, and cultural events year round.

### **Shur-Gain (Former Welcome Centre) (8,600 ft<sup>2</sup>)**

The Shur-Gain building is a small single storey structure owned by Fredericton Exhibition Ltd. The building was originally built to operate as the welcome centre for the grounds, but has been rented to Shur-Gain Feeds'n Needs for decades. The current lease on the build expires at the end of 2023. Shur-Gain Feeds'n Needs is one of two feed stores in the City.

### **Livestock Barns**

The livestock barns are approaching the end of their cladding and roofing life expectancy. Updates to add sprinklers have been done, but the buildings are now over 40 years old and as uninsulated structures that bear the full brunt of Canadian winters, will require

either major investment or replacement in the coming years. The livestock barns hold 200+ cattle, 100+ horses, 150+ goats, and 2,000+ poultry during the NBEX. They are also often used as emergency shelter in Spring, during floods. In the winter months, the barns are useful for car, truck and RV storage, with generates revenue for Fredericton Exhibition Ltd.

**Cattle Barn (36,000ft<sup>2</sup>):** The Cattle Barn is an uninsulated low-ceiling livestock facility that functions well for livestock storage and handling during livestock shows and the NBEX. Aside from miscellaneous storage, the building is not able to be useful in any other manner due to the nature of its interior spaces. The building's wood walled vertical structure, which has tightly spaced wood beams below tightly spaced wood trusses, divides the interior spaces in a manner that requires long walls through the length of the building. This structural system effectively splits the interior body of the building into four long and narrow alleys, with flexible livestock stalls on either side. Structural modifications could be done to the barn to insert more and wider passageways between the alleys, but these would only add marginal benefits to the building's flexibility, as it would have frequent interruptions in the floor plan.

**Horse Barn (15,700 ft<sup>2</sup>):** The horse barn is a smaller version of the cattle barn and has the same interior space and retrofit limitations.

### **Tim Hortons and Williams Seafood**

These two small stand-alone buildings are owned by their operators, but are on 'pad leases', which means the operators lease the land from Fredericton Exhibition Ltd. Each building and use have been on the site for close to 40 years. While Williams Seafood's current lease expires at the end of 2023, Tim Horton's current lease expires June, 2027.

### **Winners' Lounge**

The Winners' Lounge is a small two-storey building located to the west of the Capital Event Centre along





**Figure 8: Building Inventory**

- Year-round Buildings
- Seasonal Buildings
- Year-round Rented Building
- Pad-lease Building
- Ancillary (non-revenue)
- Asphalt Surfacing
- Gravel Surfacing
- Grass Cover

the edge of the race track. It was originally used as the lounge and restaurant for the horse racing activities, but it now leased to the Royal Canadian Legion Branch #4 and Winners Restaurant until Spring 2022 or 2023. The Winners Lounge is an older building with an aging heating system that is prohibitively expensive to heat during winter months. Given the building's condition, age, askew positioning and location within the Wellfield Protection area's Zone A, it is unlikely that this building will be a part of any long term development scenarios.

## **Grandstand**

The racetrack's Grandstand was built in 1968. It exhibits open air raked seating with a canopy above, and an enclosed area below, originally used to place and manage race bets, and provide washrooms. The Grandstand is a robust steel structure. In recent years, with the end of races, the Grandstand had become derelict and has attracted unwelcome occupations and vandalism. Recently, the stairs to the raked seating were removed, and all entrances permanently closed. Given the building's condition, age, and location within the Wellfield Protection area's Zone A, it is unlikely that the building will be a part of any long term development scenarios.

## **Racehorse Stables**

The stables at the southwestern edges of the site are in poor condition. They are currently being occupied by a few remaining racehorses and non-racing horses, but their current use, with racing no longer active on the track, does not warrant improvements to the stables. In the future, the stables should be removed to allow the development of other uses on that site.

## **2.3.2 Surface and Edge Conditions Assessment**

There is significant opportunity to improve edge conditions and surfacing of the NBEX site, and their activation. Currently, the surface of the east side of

the grounds is a mixture of dated but well-maintained asphalt. This paved area is largely free of surface compromises and drainage issues. There are peripheral gravel areas, which are located at the north east and southern extents. Much of the asphalt area on the grounds is painted for event and business-related parking, though this space is also essential flex space for the NBEX's midway and food kiosks, seasonal market and food stalls, and for temporary stages. The Cultural Centre leases approximately 160 stalls in the north area of the grounds from Fredericton Exhibition Ltd., as it does not have enough parking on-site to meet its municipally and functionally required amount.

The racetrack and infield on the west portion of the site, along with its supportive structures are largely inactive. The infield in low quality and low maintenance turf, while the track is compacted fines and is still in good shape. The exterior perimeter of the track in a mix of rough landscape and trees, fencing (along the west edge), and gravel circulation areas. There is an informal row mature trees along the north edge of the site, some of which should be maintained in future development plans. There are also some sporadic trees along the west edge, against the long fence. If possible, these trees should be maintained.

Increasing the variety of uses that the public can participate in within flexible hard surface spaces is an easy way to better connect area residents and Frederictonians in general to the NBEX site. Adding sport facilities, such as basketball or partial field soccer, or other fun games in less utilized areas of the site, while still maintaining parking layouts, would be an easy way to make the site more appealing and active.

## **2.3.3 Event Needs Assessment**

There are a variety of events on NBEX Grounds, ranging from large events like the NBEX, Rib Fest and Flex Rod, to small events like Kinsmen Dinners, Pet shows, Yard sales, and Bike sales. Throughout the

Spring to Fall much of the grounds get used at different times in different ways.

Currently the facilities and the grounds have limitations on their ability to adequately host a full spectrum of uses. The cattle barns, the racetrack, and the gravel portions of the site stand out as having the least flexibility and adaptability. Sport and recreation uses have no access to the exterior flex space and the interior spaces are currently not capable of hosting most sport and recreation facilities. Currently the site is most able to host seasonal exhibition, entertainment and livestock shows. Going forward, the facilities and surfaces should be enhanced to allow Fredericton Exhibition Ltd. to be able to make better use of the site in ways that allow more Frederictonians to visit the site, draw experiential value in its flexibility, and create new positive memories in spaces that they currently perceive as mostly inactive and empty.

Overall, the grounds are larger than Fredericton Exhibition Ltd. needs to successfully operate into the future. Generally, the west portion of the site and some of the peripheral areas are already very under utilized, as are some of the smaller buildings on the site. Improving flexibility within the facilities and on the exterior surfaces will allow Fredericton Exhibition Ltd. to better utilize the space it needs.

Currently, given the limitations of this project, and the unclear nature of Fredericton Exhibition Ltd.'s future plans, it is impossible to know precisely how much exterior flex space Fredericton Exhibition Ltd. will need in the future. Knowing that too much space is harmful to the public's perception of Fredericton Exhibition Ltd., being overly generous on future spatial expectations is not advised. As exhibition grounds get busier, operators become increasingly creative on how to best use their space. For example, as the Calgary Stampede has continued to grow its year round offerings, and has welcomed more and more visitors to its site, it has also begun a process in reducing its overall lands, using land divestment as a means to increase the land use diversity and density along its edges, and way to raise capital. Fredericton

Exhibition Ltd. should seek to maintain existing amount of lands that it currently uses for the NBEX and seek to increase the day-to-day use of these spaces. Saving space for an uncertain future will only continue the perception of underutilization and disconnection from the city and surrounding communities.

## 2.4 Market Analysis

The full market analysis is provided in Appendix A. The following is a brief summary of the highlights of this analysis, informing what types of development and land uses could be supported on the redeveloped site.

### 2.4.1 Housing

The NBEX site represents a high value location central to a well-established current residential catchment, as well as proximate to Downtown Fredericton. The uniqueness of the NBEX site further lies in its ability to provide a range of housing options that could not only fill needed gaps in the market, but also to further blend into the local area by potentially providing accessible price points. The area surrounding the NBEX site has an extremely strong mix of neo traditional single-family homes, older smaller lot single family homes, and 3 to 5 storey rental apartments. Downtown environments or locations within a 10 to 15-minute walkshed of downtowns across Canada are becoming more sought after.

The Market Analysis (Appendix A) estimates for the total future demand of multi-family housing units could be quantified. By 2030, there could be support in the total market for an additional 2,345 multi-family residential units. The current patterns of housing starts and new construction validate that Downtown Fredericton is likely to be one of the more sought after locations for multi-family and therefore it is



reasonable to think that the NBEX site could attract a fair share of that future demand, given its favourable location and neighbourhood assets and particularly as part of a cohesive and well thought out master plan vision. Given the NBEX's locational assets, it is reasonable and feasible to believe that the NBEX site could garner 30% of the forecasted unit demand by 2030. Under this scenario, the NBEX site could support an estimated 700 multi-family units within the first 10 years of development, and 1050 within the first 15 years. The NBEX site would be best positioned to have a combination of market and rental product in its offering that would contain a mix of unit types that largely mirror the current ratio of dwelling typologies.

## 2.4.2 Retail / Commercial

The NBEX site represents a high value location central to well-established current residential catchment, as well as proximate to Downtown Fredericton. Because of its location relative to downtown, not to mention the established local commercial retail and services node at the intersection of Smythe Street and Waggoners Lane and the larger commercial retail areas along Prospect Street and Hwy 101 (south of the Fredericton Bypass), the NBEX site retail component is expected to be positioned as a local-serving neighbourhood scale commercial development.

This node at Smythe Street and Waggoners Lane is comprised largely of convenience and day-to-day retail with supporting quick service food establishments, as well as personal services and some professional services. This node, which has such notable tenants as Atlantic Superstore, Dollarama, Fit4Less is estimated at approximately 150,000 square feet. There are some other local retailers of note scattered in the area including a Guardian Pharmacy located along Rookwood Ave behind the NBEX as well as a Home Hardware located in a newer and smaller mixed use project along King Street. The local area is not considered over-retailed and does present an opportunity for another well-positioned retail village concept for which the NBEX

lands would be a very strong candidate given the familiarity of the location with trade area residents as well as the existing familiarity with retailers currently on-site such as Tim Hortons, Williams Seafood and Shur-Gain Feeds'n Needs.

As a primarily local serving, convenience-oriented neighbourhood retail node, the NBEX site is unlikely to attract significant interest from retailers selling 'comparison' goods (i.e. clothing, shoes, jewellery, home furnishings and the like), beyond a few one-off independent boutique and specialty retailers. Overall, the NBEX node should focus on offering day-to-day goods and services, some seasonal uses, and should be positioned as the neighbourhood 'heart' for socializing.

As per the Market Analysis, with a population of 800 residents on the site, the NBEX node could become a vibrant local commercial village with nearly 60,000 square feet of retail and service commercial space. This population would be sufficient to support a small community grocery store (8,000 square feet), which would be the anchor for the NBEX retail village. An idealized tenant mix for such a village would also include a pharmacy, bakery/deli, coffee shop, liquor store/wine shop, a few local specialty boutiques (home furnishings & accessories, toys, hobbies, books, etc.), at least one and maybe multiple casual / sit down restaurants, plus an assortment of personal and professional services. In this scenario, non-retail office space could also add additional benefit and employment. Non-commercial components can be integrated with retail to act as drivers of commercial Demand, such as markets or fitness studios.





## **3 Engagement Summary**

During the first phase of engagement, Frederictonians were asked to help shape the vision for the future of the New Brunswick Exhibition Grounds.



## 3.1 Engagement Approach

Public and stakeholder engagement will consist of two phases over the course of the project:

- **Phase 1 – Vision and Site Context:** The first phase of engagement sought to gather initial insights from stakeholders and the public about existing use, potential partnerships, and their vision for the future of the site.
- **Phase 2 – Site Plan Concept:** The second and final phase of engagement will share the draft concept plan and seek feedback to revise and refine the final plan.

The first phase of engagement occurred from September 21 to October 12, 2020. In addition to reaching a high number of participants, the engagement process also collected in-depth input from those potentially most affected. A combination of in-person and online approaches were used to ensure that people could participate on their own time and in a format that is comfortable to them. The comments and feedback collected were used to develop the draft concept plan.

### Public Engagement

A public online survey was available on the Engage Fredericton project webpage for the duration of the engagement period.

A public open house was hosted on the NBEX grounds. To limit the number of attendees at a single time due to COVID-19 gathering restrictions, attendees were asked to pre-register for the event.

**586**  
SURVEY  
RESPONDENTS

**93**  
OPEN HOUSE  
ATTENDEES

**22**  
STAKEHOLDER  
ATTENDEES

**15**  
STAKEHOLDER  
GUIDES

### Stakeholder Engagement

Representatives from community organizations, local businesses, and developers were asked to attend one of three focused workshops on September 30, 2020 to discuss concerns, ideas, and potential partnership opportunities. Stakeholders were also able to self-identify through the project website to participate in these stakeholder meetings. Stakeholder discussion guides provided an opportunity for people to provide input outside of the workshop format.

### Indigenous Consultation

Please see “3.4 Indigenous Relations” for details.

## 3.2 Public Engagement Summary

The public engagement provided an opportunity for all Frederictonians to participate in the visioning process. The following pages summarize the results for each question collected through both the public survey and open house.

## **Visions for the Future**

What three words would  
you use to describe the  
future of the New Brunswick  
Exhibition Grounds?

When asked what words they would use to describe the future of the New Brunswick Exhibition Grounds, the most significantly recurring idea was that of community, speaking to the desire for the NBEX Grounds to become more integrated in the daily lives of residents and visitors and surrounding communities. Other common ideas included the desire for vibrant and lively spaces, green and sustainable development, affordability, diversity/inclusivity, and cultural space.

The words below highlight the common ideas expressed by participants, beginning with the most frequent at the top.

**COMMUNITY**  
**GREEN & SUSTAINABLE**  
**AFFORDABLE**  
**VIBRANT & LIVELY**  
**DIVERSE & INCLUSIVE**  
**CULTURAL ; INNOVATIVE**  
**RECREATION ; MIXED/MULTI-USE**  
**AGRICULTURE & LOCAL FOOD**  
**ACCESSIBLE & SAFE ;**  
**OPPORTUNITIES**  
**DENSE & URBAN ; PEACEFUL ; EDUCATION**  
**ATTRACTIVE & HERITAGE CHARACTER**  
**PEDESTRIAN-FRIENDLY ; PUBLIC SPACE ; LOCAL**

## Memories of the Past

Share a memory from your time at the New Brunswick Exhibition Grounds.

From family trips to the Exhibition and cultural markets, to everyday uses like recreational sports and walking around the site, the NBEX Grounds have played an integrated role in the lives and memories of many Frederictonians over the years.

Below is a summary of themes with a selection of quotes from participants, highlighting the breadth of experiences.

"I was introduced to farm animals here as a child, and now I walk along the trails to see the horses."

"Being able to walk to the annual Exhibition has been a special memory for our family."

"My best memories include markets and craft shows and small food vendors. Spaces for these things to continue is important."

"Ribfest! Saturday market stalls & fresh veggie pickup."

"The fruit and vegetable and cattle and horse shows are unique to our area and a true reflection on our real heritage."

"Annual trips to the Frex, both as a kid, and now with my own family."

"As a child some of my best memories were made at the FREX each fall. As an adult, I've learned how to roller skate/play roller derby alongside a very welcoming and inclusive group of athletes and trainers."

### The FREX

Memories of the Exhibition include horse racing and other horse shows, midway rides, fair food, fireworks, and time with family.

### Agriculture

Farming displays and interactions with livestock and horses, especially for children and families.

### Other Large Events

Attendance at large events such as RibFest, Home Show, Winterfest, and Oktoberfest.

"Childhood memories are of the standard FREX variety. Adult memories centre around wandering around the space thinking about what a great community and cultural hub it could be."

"Having a facility like this in the heart of our city is and has been a great compliment to our city – let's hope it continues"

"Aucun bon souvenir. C'est le royaume de la voiture et de l'asphalte."

"As a young child attending the annual exhibition which featured livestock, harness racing, amusement rides and greasy fare. I have great memories of experiences with friends and family."

"Having been raised on a farm, an agricultural expo is sometimes the only experience city-dwellers have with where their food comes from, and the agricultural history of our province."

"I have always found it to be a noisy, dirty, unkept place in our city."

### Recreation

A variety of recreation and sports, such as roller skating, roller derby, ice skating, hockey, and soccer.

### Cultural Events

Cultural gatherings such as the intercultural market, craft fair, Christmas market, bike swap, and weekly local food market/vendors.

### Disruptions

The space is underutilized year-round. Some neighbouring residents find the exhibition events to be noisy, dirty, and dilapidated.

"Our family has been exhibiting livestock at the grounds for three generations."

"Taking my kids skating for the first time."

"Growing up across the street, I have 20 years of memories of dirty noisy congested midway every September. Leaving tons of garbage every time they pulled out."

"I voted there for the first time as a citizen, I participated in public engagement events so my voice was heard on local matters, I've been to the petting zoo, I've spoken to New Canadians at the Cultural Centre on LGBTQ+ issues. Plus Tim's."

"No particularly good memories - looks like a messy parking lot."

"Oh wow – my fondest memories of my time at the NBEX was when the FREX came to town! The lights, the rides, the frozen-chocolate-covered-bananas... it was almost as anticipated as Christmas!"



## Ideas from Around the World

What places have you visited that have the qualities and amenities you would like to see on the grounds?

Participants were asked to share other places that they have visited that have similar qualities and amenities that would be appropriate to consider in the redevelopment of the site. The most cited examples were from Halifax and cities in other maritime provinces. Other Canadian examples included places in larger cities including Montreal, Vancouver, Toronto, and Ottawa. The majority of international responses were from cities in Central and Northern Europe, followed by places in the Eastern and Northwest United States.

The amenities that people cited most in their examples were vibrant public spaces. This included waterfronts, markets, plazas, and parks. Pedestrian focused environments and safe cycling infrastructure were also frequently mentioned. In addition to public spaces, or connected to them, respondents also talked about housing, including affordable housing, walkable communities, and mixed-use destinations. Many suggested ground floor retail or commercial uses fronting onto and activating open spaces.

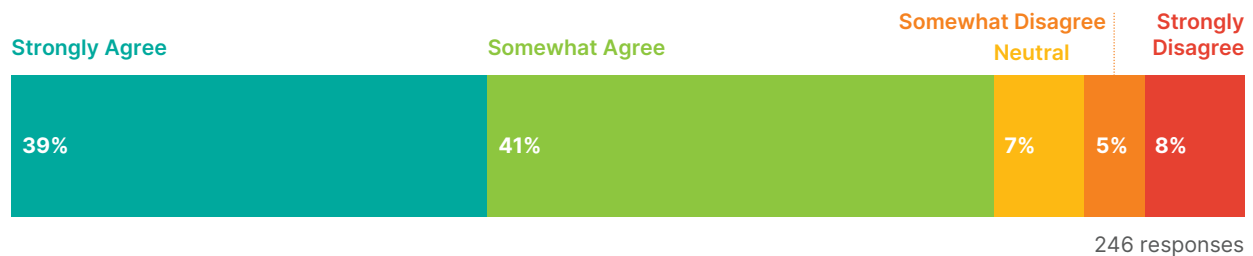


## Connectivity

What can be done to improve mobility for people walking, cycling, rolling, or driving?

When asked about how to improve mobility on the site, the most commonly selected answer was pedestrian-only spaces with entertainment uses. This was closely followed by both safe public spaces and connections for all ages, and pathway activities. Some respondents also selected 'other', with the majority of these responses speaking to the need to create connections between Wilmot Park and Odell Park, and the surrounding network and city center more generally.

### Do you agree with the direction provided by the vision and principles?



#### "Other" Comment Summary

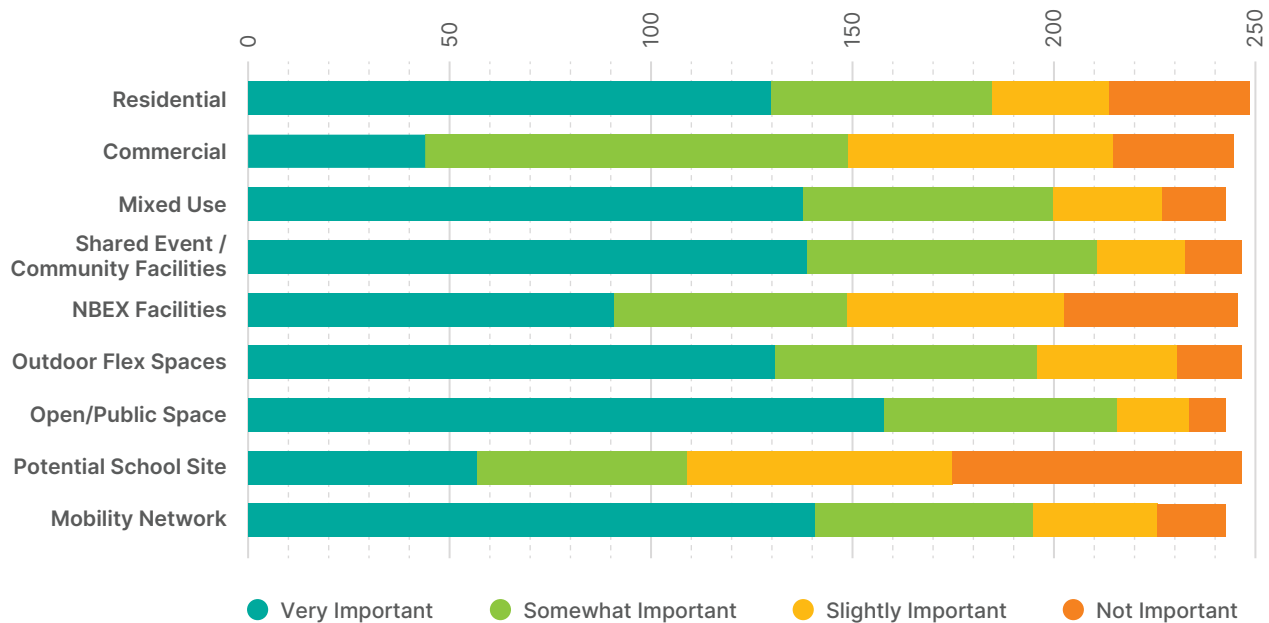
- Create formal pathway connection to surrounding trails and parks
- Create safe biking network to downtown
- Support public transit to the site
- Limit vehicle traffic within the site
- Accessible for people of all ages and abilities
- Inclusive for all income levels
- Support with green spaces, gardens, trees

## Open Space

What are the opportunities to make the grounds' public areas more accessible, inviting, and fun year-round?

To improve public areas on the grounds, most respondents prioritized 'grassed natural areas', along with 'well-shaded/green urban areas' and 'areas for social interaction'. Gathering spaces of various kinds and the need for winter activities were also selected. Respondents that selected 'other' most commonly noted a desire for indoor multi-use recreation space, community gardens, and other food related uses, such as kiosks or a market.

### How important is each component to the redevelopment of the site?



#### "Other" Comment Summary

- Indoor multi-use recreation facility
  - Field sports (e.g. soccer, lacrosse)
  - Hard-surface sports (e.g. roller derby, basketball)
  - Swimming pool
  - Ice rink
- Community gardens and food kiosks/market
- Green spaces integrated into urban environment
- Social spaces for cultural events
- Year-round outdoor living (e.g. covered/heated walkways)

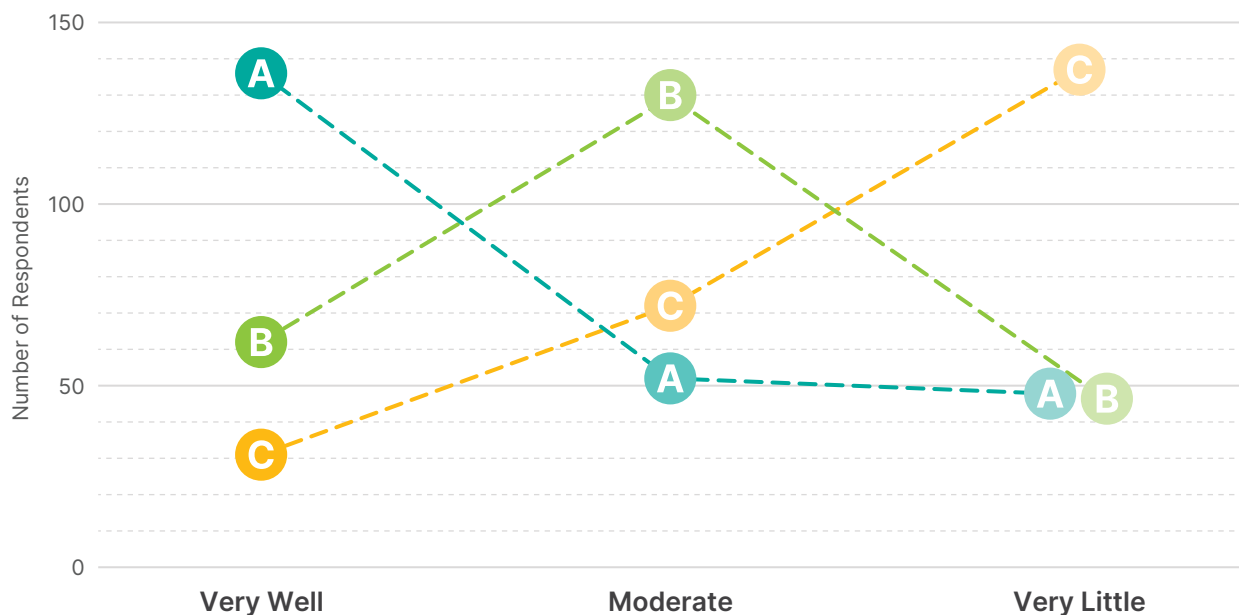


## Land Use

What types of uses would you like to see on the grounds?

A clear priority for uses on the site is a public market and/or food and beverage services, with 434 responses. Following this was a desire to see more mixed use development, followed by cultural and performance uses and education/community uses. The 'other' category for this question received the next highest responses, highlighting the high public desire to ensure affordable housing is included on the site. Participants also want to see uses that benefit the community, including recreation/sports opportunities and opportunities that create an inclusive place for everyone.

### How well does each scenario achieve the vision and principles of the project?



#### "Other" Comment Summary

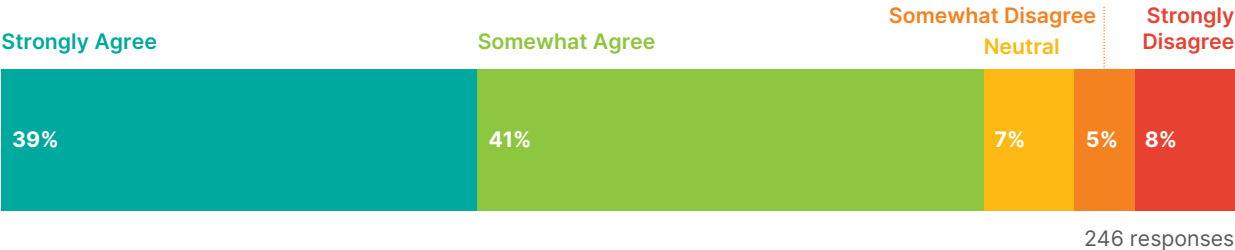
- **Affordable housing**
  - Mixed-income housing accessible to low income residents – not just luxury suites
  - Housing options appropriate for singles, families, and seniors
  - Variety of building types (e.g. high-rise, mid-rise, town homes)
- **Recreation and sports**
  - Indoor multi-use field house / sports facility
  - Recreational activities include soccer, track, roller rink, pool, ice skating, skate park, cycling
- **Community benefit**
  - Honour the "original land grant agreement"
  - Integration with community institutions
  - Inclusive community for all ages, abilities, and backgrounds (e.g. seniors, newcomers, accessibility)
  - Social services for marginalized populations (e.g. low income, homelessness, mental health)
- **Events and entertainment**
  - Space to host public events, festivals, and concerts
- **Mixed-use developments and multi-use facilities**
  - Mixed housing options
  - Multi-sport recreation facilities
- **Agriculture and gardens**
  - Urban community gardens
  - Agricultural education and exhibition
  - Green spaces, gardens, and greenery
- **Institutions**
  - Public institutional uses such as a school or library

# Public Amenities

What other public amenities should be included to maximize the potential of the grounds?

As expressed by participants in the previous Land Use question, the significant desire for affordable housing was made clear with 448 people indicating it as a priority. Outdoor uses and open space, including urban agriculture, leisure/ recreation, and overall sustainable features were the next most requested public amenities. Some respondents who provided additional ideas also suggested public and gathering spaces, recreation facilities, and more green space. The importance of Indigenous recognition on the site, and respect for treaty rights was also expressed by some.

## Do you agree with the direction provided by the vision and principles?



### “Other” Comment Summary

- Affordable, accessible housing
- Public spaces to support a diverse community
- Multi-sport recreation facilities
- Green space to enjoy nature
- Gathering spaces for events
- Recognition of Indigenous peoples and treaties

### 3.3 Stakeholder Engagement Summary

The focus of the meetings with stakeholders was to learn about the existing conditions and uses, discuss future development opportunities, and identify potential synergies between various uses, needs, facilities, and organizations. Representatives ranged from community services, arts and culture, recreation, business owners, and local developers.

Participants shared insights on the long-term planning of the site for the future of the City, while also touching on current short-term needs (e.g. affordable housing, community program demand, sports facility needs). Through these discussions, it was made clear that there is an opportunity to support the Fredericton community at-large, through partnerships building off existing social programs in the city and the services/facilities that can be provided by Fredericton Exhibition Ltd. As one stakeholder summarized, “the area is ideally situated for an extraordinary modern change to an area of pride, comfort, and activities for all Fredericton citizens.”

While the conversations across the three meetings were extensive, below is a high-level summary of the topics discussed and insights shared.

#### **Development potential:**

- Single-family units are not appropriate, due to need for affordable housing
- Housing mix in walkable neighbourhood
- Potential for small shops and restaurants to bring life to the area and provide everyday services
- Need to be cautious of over-supplying office/retail space that the area cannot support
- There is so much potential in this place, many uses could be accommodated on this site – need to consider overlap of uses

- Concern about pressure on existing neighbourhood infrastructure (e.g. parking, schools)
- Dividing land into parcels will be more manageable for local developers – needs to be a profitable opportunity for developers
- Limitations need to be made clear (e.g. ownership, constraints)
- Need to create a plan that is sustainable, not just short-term gain

#### **Large event space:**

- The Capital Exhibit Centre is currently the only location in Fredericton suitable for large indoor shows, such as the Home Show or Boat Show, due to ground floor access, parking availability, and walkability from downtown
- Opportunity for the site to continue to operate as a hub for large events to attract visitors and generate revenue
- Ideal scenario to replace the existing buildings
- Existing on-site parking is needed for large events – however, some outdoor hard-surface space may be able to be flex space for community/recreation uses for activation at times without events
- Potential conflict between noise/impact of large events with residential uses

#### **Affordable housing and social services:**

- Fredericton has an acute need for housing that is affordable to a diverse range of people, including singles, seniors, students, newcomers, large families, and other low income and vulnerable populations
- Appropriate housing types need to provide dignity, security, and safety for residents
- Vacancy rate is low (around 1%) and homelessness is high (approx. 100 sleeping rough), exacerbated by recent job losses and insecurity



- There are multiple models to supply housing that is affordable, including rent geared income, supportive housing, single room occupancy (with washrooms), or co-op housing
- Affordable housing located in walkable access to essential services (e.g. groceries, school, healthcare, recreation, parks) is essential to improve quality of life and foster social inclusion
- Need to create conditions (housing, jobs, etc.) for people to be able to stay in Fredericton (newcomers and long-time residents)
- From past experience, some developers have been limited in their ability to provide affordable housing units without Provincial funding support
- The size of the NBEX Grounds provides a unique opportunity to provide a mixed-income housing development with a significant number of affordable units (20-25%)
- A network of non-profit organizations in the city centre are currently working with many people in need of services and support, including shelters, addictions and mental health, community kitchen, multicultural association, etc. – but many require more/better space

#### **Food security and urban agriculture:**

- NBEX could play a key role in the promotion and fostering of agricultural education and local food production, such as community gardens and urban farming
- Idea to relocate the City's farmers' market to the NBEX Grounds
- Potential to develop agriculture connection with Multicultural Association through newcomers with farming backgrounds, and with The Ville through community green/garden spaces
- Commercial kitchen could be used by local organizations (such as the Multicultural Centre, Community Kitchen, and other non-profits or social enterprises) to host community meals, facilitate training, demonstrations, and food prep for on-site events

#### **Flexible recreation and community use:**

- A field house for indoor sports close to the city centre could serve City programming, league sports, and free community use
- Large, hard-surfaced spaces could serve multiple functions as recreation facilities, community spaces, and exhibition halls for events
- Adjacent community hubs (Cultural Centre, Stepping Stone) are vibrant centres providing constant programming in the area for people of all backgrounds – both are in high demand and need more space
- Potential schedule conflicts between groups, such as sports tournaments, community use, and booked exhibitions/shows

#### **Other ideas:**

- Year-round artisan market and studio space to support local makers to stay in Fredericton
- Small-scale outdoor community spaces for all ages (e.g. play, sports, gathering, dog park, greenspace)
- Supportive community services (e.g. shops, daycare)
- Mixture working spaces (e.g. office space, co-working) with housing (e.g. mixed, intergenerational)
- Sustainable/green development
- Complement to heritage area

#### **Active transportation:**

- Green path connection between Wilmot Park and Odell Park
- Consider access points to future development
- Improved accessibility (e.g. path maintenance, ramps)
- Direct bus connection needed to NBEX Grounds, especially for newcomers without a car
- Walkability and transit to large event space is important

## 3.4 Indigenous Relations

On September 30, 2020, the Wolastoqewi Grandmothers of Wolastoqey Grand Council issued a statement calling on the City of Fredericton to “immediately engage with us in negotiations regarding the NBEX re-development” in accordance with the provincial Duty to Consult.

The partners are committed to engaging with First Nations with respect to the future uses of the site. Representatives from the Wolastoqey Nation in New Brunswick, St. Mary’s First Nation and the hereditary Chief were all invited to participate in the first week long round of consultations held in September. The hereditary Chief attended one of the stakeholder sessions briefly and expressed interest in dedicated discussions through a formal statement. No feedback was received from the other invitees.

In the weeks since the feedback from the hereditary Chief was received, the Wolastoqey Nation in New Brunswick was again consulted and invited to provide input. There is an election planned for two of the Wolastoqey Communities (of a total of six) in November and the intention is to request an opportunity to discuss input from all Wolastoqey Communities immediately following the last election, which would fall on November 16, 2020. Invitations will be extended once again to Wolastoqey Nation in New Brunswick and its six Chiefs along with the hereditary Chief to provide input.

## 3.5 Engagement Findings Overview

Through public and stakeholder engagement, a wide range of ideas and opportunities were shared. When taken together, it may seem like a collection of disparate or competing interests at first. However, through this engagement process, clear synergies have unfolded between these different needs and desires. The diagram below highlights these key themes and potential uses and the unique relationships and opportunities between them.

Participants have made it clear that this site holds a unique opportunity for Fredericton, to increase public use and provide community benefit while remaining grounded in the site's agricultural roots.







## 4 Opportunities and Challenges

From the various analyses of the site, context, and the feedback received through public and stakeholder engagement, several opportunities and challenges were identified.

These are summarized in Figure 9.

## Opportunities

### 1) Exceptional Location

The site is situated in an exceptional location relative to the City's major parks and trails. Moreover, the site is also connected to the St. John River, and the South Riverfront Trail network which, together with the connected Valley and Crosstown trails connects most of the city's major destinations and central communities. There is opportunity for spaces within the NBEX site to better link to these surrounding open spaces, and for events to utilize existing municipal open space for events.

### 2) Existing community/service organizations

There are existing community/service organizations in the area, with whom partnerships could serve to strengthen the site's integration in the daily lives of Frederictonians. The Stepping Stone Seniors' Centre and the Cultural Centre are the most proximate neighbours.

### 3) Expanding NBEX's Role

There is an opportunity to expand the NBEX's current role and embrace urban agriculture and education through partnerships and finding synergies with other agricultural and community-based organizations.

### 4) Financial Sustainability

There is opportunity to earn revenue for both Fredericton Exhibition Ltd. and for the City through the sale and redevelopment of underutilized lands on the site. Fredericton Exhibition Ltd. could use this revenue from land sales for improvements to existing or the provision of new facilities and programming. The City, through tax revenue, could support additional public amenities within the community.

### 5) Urban Intensification & Sustainability

The site has significant growth potential as part of the South Core, as established by Imagine Fredericton and Fredericton's Growth Plan. The site has the ability to accommodate much needed market and affordable housing within the Urban Core.

### 6) Blurring edges & Programming Space

Utilizing surrounding existing or future open spaces for events could help lower their need for exterior flexspace, and make their events feel more open, welcoming and integrated with the community.

## Challenges

### 7) Protecting Drinking Water

The Wellhead Protection Areas on the site present a development challenge, as they limit the uses that are permitted on the site.

### 8) Transit Access

There is currently limited transit access to the site. This is a challenge not only for new development on the site, but also for surrounding community facilities (the Stepping Stone Senior's Centre and the Cultural Centre). The City should consider future transit service to support redevelopment.

### 9) Market Position and Timing

There are two other redevelopment areas that could potentially slow absorption rates for development on the NBEX site if conducted at the same time: Rail Yards and Wagoneers Lane.

### 10) External Partnerships

Some of the desired initiatives, identified by Fredericton Exhibition Ltd., the City, and the public, would require significant external funding. This may be challenging to obtain or could delay overall redevelopment timelines. Examples of such initiatives include: large new Fredericton Exhibition Ltd. facilities, recreation complexes, and affordable housing.

### 11) Facility Age

Many of the Fredericton Exhibition Ltd.'s facilities are nearing the end of their lifespan, requiring replacement or upgrading. Some of the facilities are also inflexible, presenting challenges for their future use and adaptation.

### 12) Perception

Overcoming the current perceptions of the site will be a challenge. Partly, due to the existing edge conditions, there is a perceived underutilization of the site's open spaces and overall lack of activation when there are not NBEX events occurring.

### 13) Road Access

Access to site west of Fredericton Exhibition Ltd.'s current facility is limited. Only Saunders fronts this areas. Creating better on-site connectivity will be important.











# NEW BRUNSWICK EXHIBITION GROUNDS

## APPENDIX B: PHASE 1 ENGAGEMENT SUMMARY

November 2020



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<b>Public Engagement Summary</b>	<b>2</b>
<b>Stakeholder Engagement Summary</b>	<b>10</b>
<b>Engagement Findings Overview</b>	<b>12</b>

# Engagement Approach

Public and stakeholder engagement will consist of two phases over the course of the project:

- **Phase 1 – Vision and Site Context:** The first phase of engagement sought to gather initial insights from stakeholders and the public about existing use, potential partnerships, and their vision for the future of the site.
- **Phase 2 – Site Plan Concept:** The second and final phase of engagement will share the draft concept plan and seek feedback to revise and refine the final plan.

The first phase of engagement occurred from September 21 to October 12, 2020. In addition to reaching a high number of participants, the engagement process also collected in-depth input from those potentially most affected. A combination of in-person and online approaches were used to ensure that people could participate on their own time and in a format that is comfortable to them. The comments and feedback collected were used to develop the draft concept plan.

## Public Engagement

A public online survey was available on the Engage Fredericton project webpage for the duration of the engagement period.

A public open house was hosted on the NBEX grounds. To limit the number of attendees at a single time due to COVID-19 gathering restrictions, attendees were asked to pre-register for the event.

## Stakeholder Engagement

Representatives from community organizations, local businesses, and developers were asked to attend one of three focused workshops on September 30, 2020 to discuss concerns, ideas, and potential partnership opportunities. Stakeholders were also able to self-identify through the project website to participate in these stakeholder meetings. Stakeholder discussion guides provided an opportunity for people to provide input outside of the workshop format.

## Indigenous Relations

On September 30, 2020, the Wolastoqewi Grandmothers of Wolastoqey Grand Council issued a statement calling on the City of Fredericton to “immediately engage with us in negotiations regarding the NBEX re-development” in accordance with the provincial Duty to Consult.

The partners are committed to engaging with First Nations with respect to the future uses of the site. Representatives from the Wolastoqey Nation in New Brunswick, St. Mary’s First Nation and the hereditary Chief were all invited to participate in the first week long round of consultations held in September. The

**586**  
SURVEY  
RESPONDENTS

**93**  
OPEN HOUSE  
ATTENDEES

**22**  
STAKEHOLDER  
ATTENDEES

**15**  
STAKEHOLDER  
GUIDES

hereditary Chief attended one of the stakeholder sessions briefly and expressed interest in dedicated discussions through a formal statement. No feedback was received from the other invitees.

In the weeks since the feedback from the hereditary Chief was received, the Wolastoqey Nation in New Brunswick was again consulted and invited to provide input. There is an election planned for two of the Wolastoqey Communities (of a total of six) in November and the intention is to request an opportunity to discuss input from all Wolastoqey Communities immediately following the last election, which would fall on November 16, 2020. Invitations will be extended once again to Wolastoqey Nation in New Brunswick and its six Chiefs along with the hereditary Chief to provide input.

## Public Engagement Summary

During the first phase of engagement, Frederictonians were asked to help shape the vision for the future of the New Brunswick Exhibition Grounds. The public engagement provided an opportunity for all Frederictonians to participate in the visioning process. The following pages summarize the results for each question collected through both the public survey and open house.





## **Visions for the Future**

What three words would  
you use to describe the  
future of the New Brunswick  
Exhibition Grounds?

When asked what words they would use to describe the future of the New Brunswick Exhibition Grounds, the most significantly recurring idea was that of community, speaking to the desire for the NBEX site to become more integrated in the daily lives of residents and visitors and surrounding communities. Other common ideas included the desire for vibrant and lively spaces, green and sustainable development, affordability, diversity/inclusivity, and cultural space.

The words below highlight the common ideas expressed by participants, beginning with the most frequent at the top.

**COMMUNITY**  
**GREEN & SUSTAINABLE**  
**AFFORDABLE**  
**VIBRANT & LIVELY**  
**DIVERSE & INCLUSIVE**  
**CULTURAL : INNOVATIVE**  
**RECREATION : MIXED/MULTI-USE**  
**AGRICULTURE & LOCAL FOOD**  
**ACCESSIBLE & SAFE :**  
**OPPORTUNITIES**  
**DENSE & URBAN : PEACEFUL : EDUCATION**  
**ATTRACTIVE & HERITAGE CHARACTER**  
**PEDESTRIAN-FRIENDLY : PUBLIC SPACE : LOCAL**

## Memories of the Past

Share a memory from your time at the New Brunswick Exhibition Grounds.

From family trips to the Exhibition and cultural markets, to everyday uses like recreational sports and walking around the site, the NBEX grounds has played an integrated role in the lives and memories of many Frederictonians over the years.

Below is a summary of themes with a selection of quotes from participants, highlighting the breadth of experiences.

"I was introduced to farm animals here as a child, and now I walk along the trails to see the horses."

"Being able to walk to the annual Exhibition has been a special memory for our family."

"My best memories include markets and craft shows and small food vendors. Spaces for these things to continue is important."

"Ribfest! Saturday market stalls & fresh veggie pickup."

"The fruit and vegetable and cattle and horse shows are unique to our area and a true reflection on our real heritage."

"Annual trips to the Frex, both as a kid, and now with my own family."

"As a child some of my best memories were made at the FREX each fall. As an adult, I've learned how to roller skate/play roller derby alongside a very welcoming and inclusive group of athletes and trainers."

### The FREX

Memories of the Exhibition include horse racing and other horse shows, midway rides, fair food, fireworks, and time with family.

### Agriculture

Farming displays and interactions with livestock and horses, especially for children and families.

### Other Large Events

Attendance at large events such as RibFest, Home Show, Winterfest, and Oktoberfest.

"Childhood memories are of the standard FREX variety. Adult memories centre around wandering around the space thinking about what a great community and cultural hub it could be."

"Having a facility like this in the heart of our city is and has been a great compliment to our city – let's hope it continues"

"Aucun bon souvenir. C'est le royaume de la voiture et de l'asphalte."

"As a young child attending the annual exhibition which featured livestock, harness racing, amusement rides and greasy fare. I have great memories of experiences with friends and family."

"Having been raised on a farm, an agricultural expo is sometimes the only experience city-dwellers have with where their food comes from, and the agricultural history of our province."

"I have always found it to be a noisy, dirty, unkept place in our city."

### Recreation

A variety of recreation and sports, such as roller skating, roller derby, ice skating, hockey, and soccer.

### Cultural Events

Cultural gatherings such as the intercultural market, craft fair, Christmas market, bike swap, and weekly local food market/vendors.

### Disruptions

The space is underutilized year-round. Some neighbouring residents find the exhibition events to be noisy, dirty, and dilapidated.

"Our family has been exhibiting livestock at the grounds for three generations."

"Taking my kids skating for the first time."

"Growing up across the street, I have 20 years of memories of dirty noisy congested midway every September. Leaving tons of garbage every time they pulled out."

"I voted there for the first time as a citizen, I participated in public engagement events so my voice was heard on local matters, I've been to the petting zoo, I've spoken to New Canadians at the Cultural Centre on LGBTQ+ issues. Plus Tim's."

"No particularly good memories - looks like a messy parking lot."

"Oh wow – my fondest memories of my time at the NBEX was when the FREX came to town! The lights, the rides, the frozen-chocolate-covered-bananas... it was almost as anticipated as Christmas!"

## Ideas from Around the World

What places have you visited that have the qualities and amenities you would like to see on the grounds?

Participants were asked to share other places that they have visited that have similar qualities and amenities that would be appropriate to consider in the redevelopment of the site. The most cited examples were from Halifax and cities in other maritime provinces. Other Canadian examples included places in larger cities including Montreal, Vancouver, Toronto, and Ottawa. The majority of international responses were from cities in Central and Northern Europe, followed by places in the Eastern and Northwest United States.

The amenities that people cited most in their examples were vibrant public spaces. This included waterfronts, markets, plazas, and parks. Pedestrian focused environments and safe cycling infrastructure were also frequently mentioned. In addition to public spaces, or connected to them, respondents also talked about housing, including affordable housing, walkable communities, and mixed-use destinations. Many suggested ground floor retail or commercial uses fronting onto and activating open spaces.



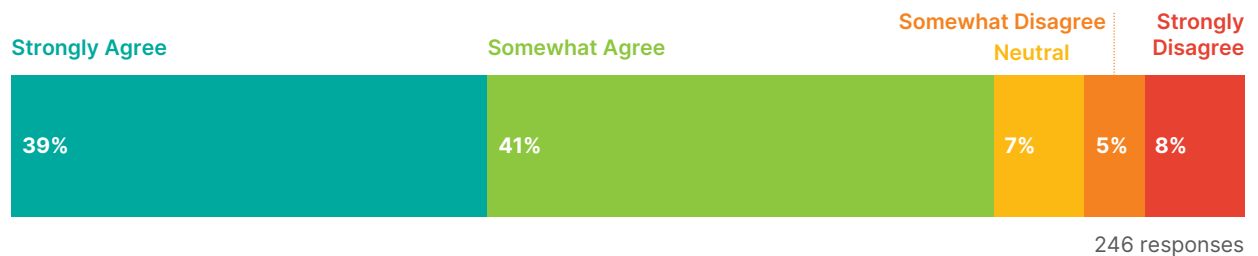


## Connectivity

What can be done to improve mobility for people walking, cycling, rolling, or driving?

When asked about how to improve mobility on the site, the most commonly selected answer was pedestrian-only spaces with entertainment uses. This was closely followed by both safe public spaces and connections for all ages, and pathway activities. Some respondents also selected 'other', with the majority of these responses speaking to the need to create connections between Wilmot Park and Odell Park, and the surrounding network and city center more generally.

### Do you agree with the direction provided by the vision and principles?



#### "Other" Comment Summary

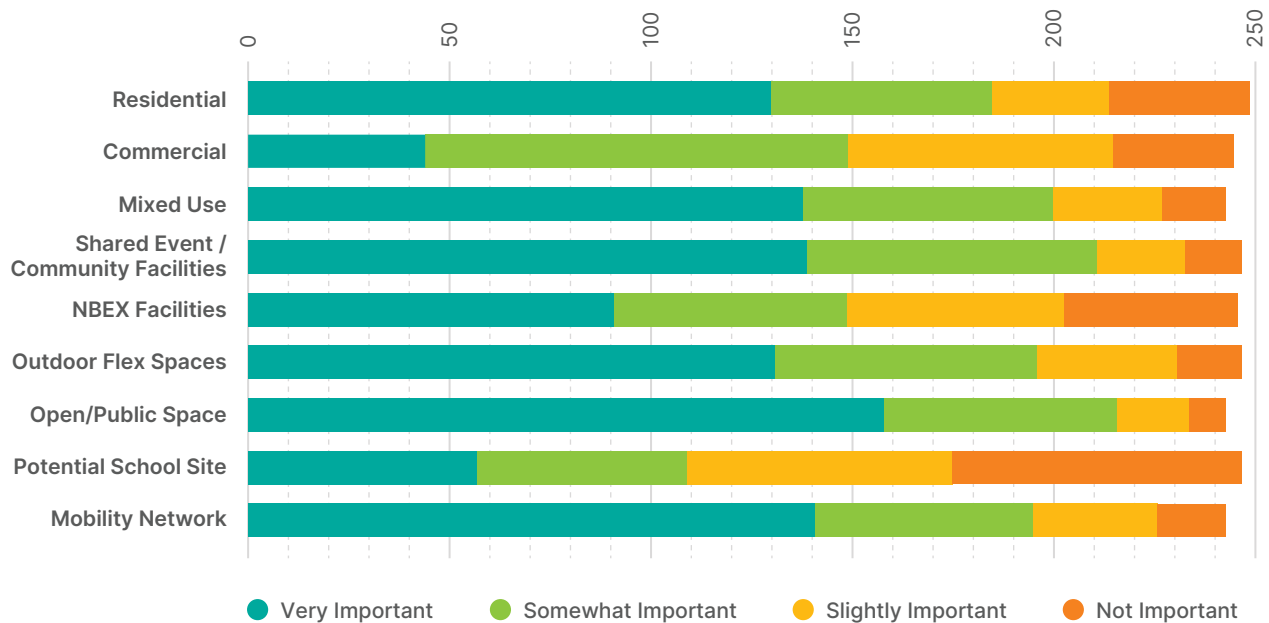
- Create formal pathway connection to surrounding trails and parks
- Create safe biking network to downtown
- Support public transit to the site
- Limit vehicle traffic within the site
- Accessible for people of all ages and abilities
- Inclusive for all income levels
- Support with green spaces, gardens, trees

## Open Space

What are the opportunities to make the grounds' public areas more accessible, inviting, and fun year-round?

To improve public areas on the grounds, most respondents prioritized 'grassed natural areas', along with 'well-shaded/green urban areas' and 'areas for social interaction'. Gathering spaces of various kinds and the need for winter activities were also selected. Respondents that selected 'other' most commonly noted a desire for indoor multi-use recreation space, community gardens, and other food related uses, such as kiosks or a market.

### How important is each component to the redevelopment of the site?



#### "Other" Comment Summary

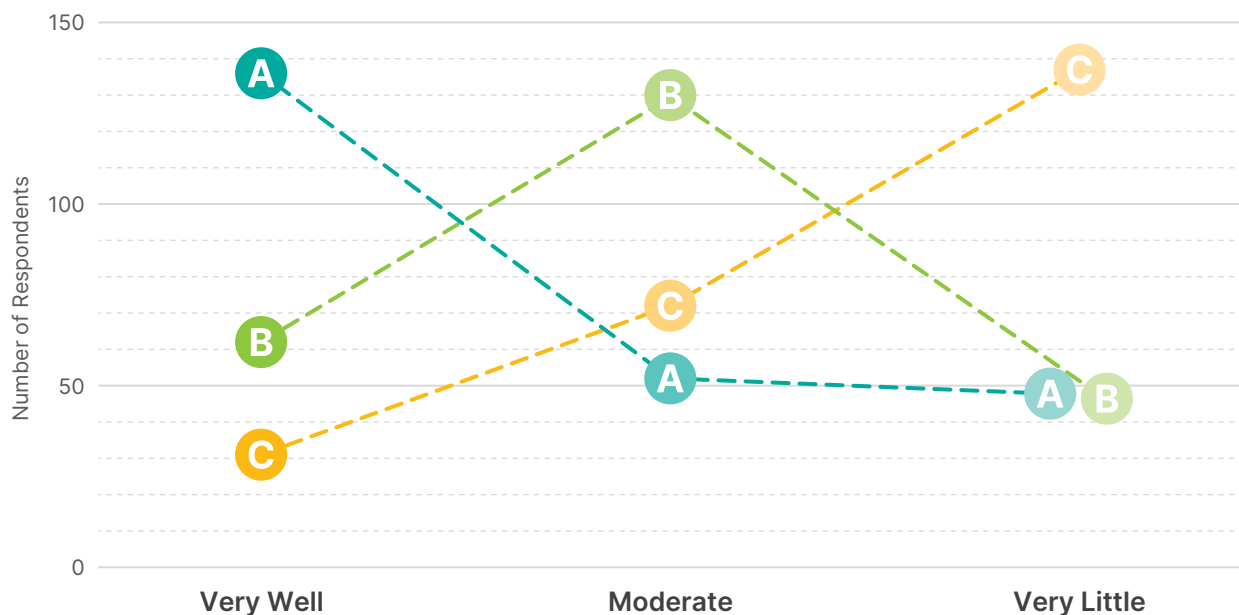
- Indoor multi-use recreation facility
  - Field sports (e.g. soccer, lacrosse)
  - Hard-surface sports (e.g. roller derby, basketball)
  - Swimming pool
  - Ice rink
- Community gardens and food kiosks/market
- Green spaces integrated into urban environment
- Social spaces for cultural events
- Year-round outdoor living (e.g. covered/heated walkways)

## Land Use

What types of uses would you like to see on the grounds?

A clear priority for uses on the site is a public market and/or food and beverage services, with 434 responses. Following this was a desire to see more mixed use development, followed by cultural and performance uses and education/community uses. The 'other' category for this question received the next highest responses, highlighting the high public desire to ensure affordable housing is included on the site. Participants also want to see uses that benefit the community, including recreation/sports opportunities and opportunities that create an inclusive place for everyone.

### How well does each scenario achieve the vision and principles of the project?



#### "Other" Comment Summary

- **Affordable housing**
  - Mixed-income housing accessible to low income residents – not just luxury suites
  - Housing options appropriate for singles, families, and seniors
  - Variety of building types (e.g. high-rise, mid-rise, town homes)
- **Recreation and sports**
  - Indoor multi-use field house / sports facility
  - Recreational activities include soccer, track, roller rink, pool, ice skating, skate park, cycling
- **Community benefit**
  - Honour the "original land grant agreement"
  - Integration with community institutions
  - Inclusive community for all ages, abilities, and backgrounds (e.g. seniors, newcomers, accessibility)
  - Social services for marginalized populations (e.g. low income, homelessness, mental health)
- **Events and entertainment**
  - Space to host public events, festivals, and concerts
- **Mixed-use developments and multi-use facilities**
  - Mixed housing options
  - Multi-sport recreation facilities
- **Agriculture and gardens**
  - Urban community gardens
  - Agricultural education and exhibition
  - Green spaces, gardens, and greenery
- **Institutions**
  - Public institutional uses such as a school or library

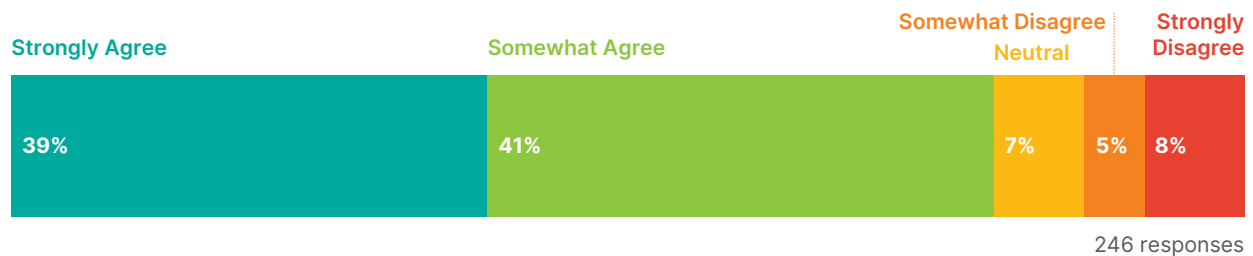


## Public Amenities

What other public amenities should be included to maximize the potential of the grounds?

As expressed by participants in the previous Land Use question, the significant desire for affordable housing was made clear with 448 people indicating it as a priority. Outdoor uses and open space, including urban agriculture, leisure/recreation, and overall sustainable features were the next most requested public amenities. Some respondents who provided additional ideas also suggested public and gathering spaces, recreation facilities, and more green space. The importance of Indigenous recognition on the site, and respect for treaty rights was also expressed by some.

### Do you agree with the direction provided by the vision and principles?



#### "Other" Comment Summary

- Affordable, accessible housing
- Public spaces to support a diverse community
- Multi-sport recreation facilities
- Green space to enjoy nature
- Gathering spaces for events
- Recognition of Indigenous peoples and treaties

# Stakeholder Engagement Summary

The focus of the meetings with stakeholders was to learn about the existing conditions and uses, discuss future development opportunities, and identify potential synergies between various uses, needs, facilities, and organizations. Representatives ranged from community services, arts and culture, recreation, business owners, and local developers.

Participants shared insights on the long-term planning of the site for the future of the City, while also touching on current short-term needs (e.g. affordable housing, community program demand, sports facility needs). Through these discussions, it was made clear that there is an opportunity to support the Fredericton community at-large, through partnerships building off existing social programs in the city and the services/facilities that can be provided by NBEX. As one stakeholder summarized, “the area is ideally situated for an extraordinary modern change to an area of pride, comfort, and activities for all Fredericton citizens.”

While the conversations across the three meetings were extensive, below is a high-level summary of the topics discussed and insights shared.

## Development potential:

- Single-family units are not appropriate, due to need for affordable housing
- Housing mix in walkable neighbourhood
- Potential for small shops and restaurants to bring life to the area and provide everyday services
- Need to be cautious of over-supplying office/retail space that the area cannot support
- There is so potential in this place, many uses could be accommodated on this site – need to consider overlap of uses

- Concern about pressure on existing neighbourhood infrastructure (e.g. parking, schools)
- Dividing land into parcels will be more manageable for local developers – needs to be a profitable opportunity for developers
- Limitations need to be made clear (e.g. ownership, constraints)
- Need to create a plan that is sustainable, not just short-term gain

## Large event space:

- The Capital Exhibit Centre is currently the only location in Fredericton suitable for large indoor shows, such as the Home Show or Boat Show, due to ground floor access, parking availability, and walkability from downtown
- Opportunity for the site to continue to operate as a hub for large events to attract visitors and generate revenue
- Ideal scenario to replace the existing buildings
- Existing on-site parking is needed for large events – however, some outdoor hard-surface space may be able to be flex space for community/recreation uses for activation at times without events
- Potential conflict between noise/impact of large events with residential uses

## Affordable housing and social services:

- Fredericton has an acute need for housing that is affordable to a diverse range of people, including singles, seniors, students, newcomers, large families, and other low income and vulnerable populations
- Appropriate housing types need to provide dignity, security, and safety for residents
- Vacancy rate is low (around 1%) and homelessness is high (approx. 100 sleeping rough), exacerbated by recent job losses and insecurity

- There are multiple models to supply housing that is affordable, including rent geared income, supportive housing, single room occupancy (with washrooms), or co-op housing
- Affordable housing located in walkable access to essential services (e.g. groceries, school, healthcare, recreation, parks) is essential to improve quality of life and foster social inclusion
- Need to create conditions (housing, jobs, etc.) for people to be able to stay in Fredericton (newcomers and long-time residents)
- From past experience, some developers have been limited in their ability to provide affordable housing units without Provincial funding support
- The size of the NBEX site provides a unique opportunity to provide a mixed-income housing development with a significant number of affordable units (20-25%)
- A network of non-profit organizations in the city centre are currently working with many people in need of services and support, including shelters, addictions and mental health, community kitchen, multicultural association, etc. – but many require more/better space

#### **Food security and urban agriculture:**

- NBEX could play a key role in the promotion and fostering of agricultural education and local food production, such as community gardens and urban farming
- Idea to relocate the City's farmers' market to the NBEX site
- Potential to develop agriculture connection with Multicultural Association through newcomers with farming backgrounds, and with The Ville through community green/garden spaces
- Commercial kitchen could be used by local organizations (such as the Multicultural Centre, Community Kitchen, and other non-profits or social enterprises) to host community meals, facilitate training, demonstrations, and food prep for on-site events

#### **Flexible recreation and community use:**

- A field house for indoor sports close to the city centre could serve City programming, league sports, and free community use
- Large, hard-surfaced spaces could serve multiple functions as recreation facilities, community spaces, and exhibition halls for events
- Adjacent community hubs (Cultural Centre, Stepping Stone) are vibrant centres providing constant programming in the area for people of all backgrounds – both are in high demand and need more space
- Potential schedule conflicts between groups, such as sports tournaments, community use, and booked exhibitions/shows

#### **Other ideas:**

- Year-round artisan market and studio space to support local makers to stay in Fredericton
- Small-scale outdoor community spaces for all ages (e.g. play, sports, gathering, dog park, greenspace)
- Supportive community services (e.g. shops, daycare)
- Mixture working spaces (e.g. office space, co-working) with housing (e.g. mixed, intergenerational)
- Sustainable/green development
- Complement to heritage area

#### **Active transportation:**

- Green path connection between Wilmot Park and Odell Park
- Consider access points to future development
- Improved accessibility (e.g. path maintenance, ramps)
- Direct bus connection needed to NBEX site, especially for newcomers without a car
- Walkability and transit to large event space is important



## Engagement Findings Overview

Through public and stakeholder engagement, a wide range of ideas and opportunities were shared. When taken together, it may seem like a collection of disparate or competing interests at first. However, through this engagement process, clear synergies have unfolded between these different needs and desires. The diagram below highlights these key themes and potential uses and the unique relationships and opportunities between them.

Participants have made it clear that this site holds a unique opportunity for Fredericton, to increase public use and provide community benefit while remaining grounded in the site's agricultural roots.





# NEW BRUNSWICK EXHIBITION GROUNDS

## PHASE 1 ENGAGEMENT SUMMARY – APPENDIX

Verbatim Public Comments | November 2020



## Visions for the Future

Pool, Green Space, Housing

New Centrality for Fredericton, Compact, Pedestrian Friendly

Not Housing!

Exciting, Green (both eco-friendly and trees), A Shared Space (accommodation and leisure)

Uncertainty, please not the generic Condo mall

A middle school with good access to green space!

Creative, Innovative, Inclusive, Community, Sustainable, Livable, Walkable, Beautiful. Green, Urban Farm, Local Economy, Vibrant, Thriving, Low Cost of Living, High Quality of Life, The Heart of Fredericton

Caring; We should not set an example for how we treat and house low income peoples in our city. Give all a nice home and the opportunities to get ahead.

Affordable housing mixed with community uses and green spaces.

Remember where the land comes from and the intention. Times change but keep with the original ideas.

Engage local companies in the project.

This is a perfect place for recreational facilities; i.e. use the centre field for various sports

Centre City Grid, Smaller Frontage, Deep Lots, Smaller Developers, Walkable, No Parking Minimum, Loose Zoning

Public space with affordable housing but limited

Doomed like the office square

Diverse, Affordable, Community use Community Centre

Maybe Not Local Developers They Are Horrid! Ensure Architect Involvement.

Exciting

Multi Use Public Space

A place to be developed for the benefit of all Frederictonians. Not just the developer/business community.

Move the EX out of town, Convert land to housing and Light Businesses and Shops

Work with LOCAL Developers!

Huge opportunity! Increasing urbanization means that this property will help meet the demand for more urban lifestyles and offer modern amenities combined with downtown living

Affordable, Integrative, Innovative, Sustainable, Green

Open space absolutely necessary. Minimal development only

Vibrant, Multi-Use, Green, Connected

Unceded Territory

Mixed use inclusive, accessible community flexible in housing residential, commercial, and recreational spaces

In the hands of the Agricultural Society 34

Safe community Space. Draw for Tourism. Gives Back by supporting local communities.

The city should respect the intent of the land grant

Diverse, affordable housing, and green space

Affordable housing must be a requirement

Move the exhibition and especially events like Ribfest elsewhere ASAP

Culture and Fun

Agricultural

Get design principles in conjunction with the public and stick to them

Decolonized

End to homelessness

Residential, Quiet, Neighbourhood

Affordable, Open, Green, Connected

Community, Urban, Integrated

Excellent Possibility for needs of Fredericton

Mixed Living, Duplex, Apartment Buildings, Greenspace, Already a lot of businesses downtown so keep residential

South Side Mid-Town Anchor

Inclusive, Community, Environmentally Friendly

Place for people, not cows, Places for people of all ages to engage

Endless Potential, Recreational Hub

The land was left to Fredericton by the Odell family for agricultural use. Should continue.

Active, Vibrant, Alive, Nature. Earth water, Grounding, Hub, Social

Vibrant, Innovative, Inclusive, Socially Responsible, Green, and Educational

Safe inviting space to hold local and charity events and fundraisers. Having a safe environment is very important for the community.

For the people, Affordable Housing, Free Services and Activities

Residential, Green, Pedestrian Friendly, Mixed use spaces for food /drink and quiet gatherings

Once in a lifetime opportunity

Quaint, pretty, friendly place for people to gather and live. Safe and healthy.

Affordable housing, Mixed Use: Green Space, Public use, Entertainment

Community Space, Active/Animated Space

Community with affordable housing, childcare, people focused

Affordable housing, Walkable, Cycleable

Affordable Housing. Community centre/ playgrounds. Green. Inclusive. Diverse.

Affordable housing must be provided either directly or requiring developers to pay for it in other locations - for low income and immigrants

Community, Public

Vibrant, Safe, Well Used

Alive, Animals, Farms, Children, Adults

Affordable Housing needs to be mandated. YES!!

Quiet, Residential, Community

Part residential, Part entertainment, restaurants, open space for concerts

Have formula of open space in city per 1000 population. Improving life for city dwellers with aging population moving into condo/apartments

The city is known for its character and warmth. It is very important that this new development continues to capture those elements (as opposed to sleek or ultra modern).

Don't let this council decide. Traffic Nightmare.

Diverse Community, Vibrant, Mixed Use, Active Lifestyle, Pedestrian Friendly, Multi-generational

People + Planet over project... Money should not drive this bus

Affordable, Green, Aesthetically Pleasing

Should be Community Space, Sustainable, Green, Integrated Housing NOT Luxury Apartments

Open space

Don't let Capital ruin this opportunity. Make Fredericton as beautiful and innovative as these pictures

More Green Space. Minimal Development.

Minimal Development! We need to value the wide open space. Community gardens so everyone too can use the area.

Green, Community, Useable, Accessible

Important Space - MOVE SLOW "Measure Twice Cut Once" Important Public Space

Linking bike/walk trails, Community, Area for gathering, Multi-Purpose, Sustainable, Recreation

Diverse, inclusive community with mixed developments

Affordable housing to be mandated

Recreation and physical literacy is a huge part of developing a healthy community

Should be retained for commercial purpose, Will only happen if citizens take on city hall and rein in development

Sustainable, Mixed use, Forward Thinking, Community, Intergenerational, Beautiful

Education, Links Odell Park to Downtown, Public and community gathering, Schools as city grows and more people move downtown

Urban, Pedestrian Friendly, Open-ish

(google ces mots) gezelling Hygge (Dining and Coziness)

Inclusif, Convivial, Les quatre saisons (Inclusive, Lively atmosphere, the four seasons (enough green city crap!))

Espace Convivial (Lively space)

Residential mixed use: Please see Ross Chapin's book "Pocket Neighbourhoods" We will thank you for thoughtful design.

Affordable housing for a spectrum of groups from single people to families to seniors. Good planning principles to be reflected so as to encourage community connections, including good architecture and materials.

In danger of over development in the chase for tax revenue

Vibrant Regenerative Community

Not Prospect Street

If it is allowed to go as it has in the last few years its doomed. Very sad indeed. Greed has entered council.

Opportunity, Central, Community

the city's best opportunity to have a sports facility that is unparalleled.

Affordable housing community

Community space, legacy

sustainable, inclusive, responsible

collaborative, adaptable, liveable.

Way less ugly

public sport art

Housing; leisure; activities

Open, recreational, green

Beautiful, inclusive, quality (meaning built using lasting materials which will age gracefully over many generations)

Exciting

Educational, Sustainable, Technological

Community, residential, affordable

Affordable, Green, Young

I would love to see a City owned downtown arena like Harbor Station or Avenir Centre, a place where we might be able to have a local pro sports team.

live work play

Innovative, community, all welcome

Public space please

Exciting, new, fun

Multi-Use, practical, year round attraction.

Sustainable, Affordable, Trendy

integrative, attention to our past, commerce , agriculture, meeting place

Make it Greener

Pedestrian-friendly, accessible, and multi-use.

Family, four season leisure space, multicultural

I hope they will be quieter--music and other activities with high volumes need to be discouraged, or low enough they cannot leak into the rest of the neighbourhood. We should not be afraid of quiet!

needed, worrisome, intriguing

Uniting, community, culture

limited housing, cultural amenities (food, sport and leisure activities), natural green areas

Clean. Quiet. Residential

History, Green, Welcoming

It's about time.

Greener, warmer, innovative

family-friendly, welcoming, sustainable,

Green, beautiful, quiet

Kid and bicycle friendly

Fredericton Rec Center

well planned community

No race track

Sustainable multiple use

Hockey arena for qmjhl

Safe, Seating, Green architecture.

Active, inclusive, accessible.

socially complete, sustainable

Neighbourhood: European-style

Contemporary, Active, community

updated, stores, accessible

Densification. Urban. Entertainment/ Arts.

Exciting, opportunity, sustainable

Housing, business, greenspace

Forward. Sustainable. Innovative.

Opportunity, attractive, engaging.

Creating a neighbourhood

Accessible. Community. Sustainable.

Something for everybody

Historic, fun, agriculture

Green, community, creative

New meets Old.

Innovative, Accessible and Attractive

Better Use of Space

Agriculture/ community/ charity

Inviting, Charitable, community

Natural, open to everyone, a fun destination in the city for families.

Endangered

exciting, opportunity, vision

Inclusive, gathering spot, well-utilized

Grass. Pedestrians. Year-round use.

Adult living Options.

clean, modern, non-farm

Vibrant, green space,

Mixed use, interconnected, livable.

leave it alone

Active, Nightlife, Nature

agriculture community

Residential, quiet, clean

affordable, connecting, multipurpose

recreational gatherings entertainment

Community-oriented, support-local, gathering-place

please don't ruin another unique facet of our wonderful city. Land developers are for profit and not for the betterment of the average citizen

Walkable, human-scale, incremental

high-density mixed-use

Hopefully dog park

Community, a space for all to enjoy events and also socialize. Heart, to be the centre of the city's entertainment wheather it's during large events or social interaction on patios. Living, a space that is alive with both nature and citizens.

Innovative, engaging, enlightening

Integrated inclusive affordable

Culture-Centric, Relaxed, Green

Community, inclusive, diverse

Modern, inclusive, vibrant

Sport, recreation, culture

Community, Green, Accessible

Sustainable, human centred, progressive, "not a giant parking lot"

Westend social hub

Classic, historic, relaxing  
 Open, Play, Leisure  
 Modern, mixed use, useful  
 Outdoor space, winter activities, family friendly  
 vibrant. clean. community.  
 Green Social Open  
 Community, youth, green  
 Public, nature, community  
 Leave it alone  
 Housing. Seniors. Affordable.  
 Opportunity, Innovation, Exciting  
 Sustainable Smart innovative  
 This is a waste of money  
 Organized, inspirationally memorable,  
 Vibrant, family friendly and safe.  
 Opposite of what's there now.  
 Multi-Use. Active. Green.  
 Modern and inviting  
 Green  
 Heritage, public, community  
 Exciting, modernizing, overdue  
 Agriculture. Recreation . Park  
 Flexible, clean, safe  
 Affordable, multicultural and functional  
 good social housing  
 A tired waste of space.  
 New Middle School  
 Green, multi-use and forward-thinking  
 modern community space  
 peaceful, uncrowded, same  
 Modern, Young, Engaging  
 Mixed-use residential/commercial  
 innovative green mixed-use  
 inclusive sustainable community  
 Community, Connected, Freddy-NB  
 Inclusive, Innovative, Inviting  
 Fresh, fun, versatile  
 petfriendly colorful active  
 Community. Entertainment.  
 Sustainability.  
 Inclusive, active, community  
 Full of potential  
 Residential, quiet, peaceful  
 For Public Good  
 culture, community, recreation  
 Nature, entertainment, change  
 I HOPE THE FUTURE WILL CONTINUE  
 TO BE A LIVING SHOWCASE OF THE  
 PROVINCE'S CULTURE, HERITAGE, AND  
 AGRICULTURE

Open, green, sociable  
 build high density !  
 The new focal point of the city.  
 Somewhere to live, work, and play. All in  
 the same community. Pedestrian friendly  
 plaza, with residential access to  
 underground parking. Density is the key  
 word I'd use here.  
 Sustainable, community-focused,  
 promising  
 Leave it be  
 build for future  
 Affordable ( not necessarily low rent),  
 intergenerational, mixed use  
 Enhance Economic Development,  
 Multi-purpose: residential, recreational,  
 events  
 Child and adult focused activities while  
 keeping the horticultural aspect.  
 Tourist attraction/Boutiques/housing  
 Vibrant, centrepiece, entertainment  
 Beautiful, safe, profitable  
 very affordable housing  
 Inclusive, innovative, environmentally  
 conscious  
 Community, sustainable, inclusive  
 Low income housing.  
 out of town  
 Walking, gathering, interesting  
 Affordable housing arrangements  
 Affordable housing, sustainable living,  
 people centered  
 boundless positive opportunity  
 Potential  
 A new neighbourhood.  
 Green, affordable housing. (Fredericton  
 has enough luxury apartments and  
 dives. We need decent-quality  
 apartments that working/middle class  
 single adults can afford to live in and we  
 need green/gardening space around it.)  
 affordable housing - perhaps more  
 stories than are presently being built in  
 the city.  
 Green community multiuser  
 My boyfriend and I are moving back to  
 Montreal. We are frustrated with  
 Fredericton's conservatism, lack of  
 progressive vision and car reliance. You  
 will continue to lose young professionals  
 as long as your city clings to a car  
 centric, backwards model.  
 Ground level commercial/ upper level  
 condo or duplex with Multi use public  
 spaces  
 Needed City development  
 help more people

Natural, welcoming, vibrant  
 Inclusion for all sports.  
 Venue, gathering, connection  
 Updated, modern, traditional  
 inclusive, sustainable, green  
 Free/Affordable Community usage  
 Public use, open, accessible  
 Green, socially integrated  
 Hopeful, collaborative, affordable!  
 Culture, market, food  
 Potential, Densification, Urban  
 Agriculture, Equestrian, Farming Housing  
 development  
 open, natural, functional  
 For everyone, gathering, environmentally  
 conscious  
 green green green  
 Human-scale urban life  
 inclusive, forward-thinking  
 New Centrality, Mixed activities,  
 Integration with the surroundings  
 Affordable, green, accessible (disability)  
 Exciting, community, environmentally  
 conscious.  
 Sustainable, innovative and inclusive.  
 affordable housing  
 Agriculture horse racing and recreation  
 Multi sport arena  
 Wonderful affordable housing  
 Affordable Housing Now  
 quiet, attractive, community  
 inclusive, innovative, green  
 Green, affordable and community  
 minded  
 Innovative community Centered  
 Community, green, exciting  
 Neighbourhood, community, heart. If  
 would love to see this area developed to  
 become the heart of the adjacent  
 residential areas. With the habit of  
 building strip malls, big box stores and  
 suburb-style housing, Fredericton lacks  
 community feeling.  
 Low population. Market. Solar farm.  
 Connector trail.  
 Bold, unique, central  
 Hopeful that the province or city will  
 respect heritage and natural  
 environment as well as Communities of  
 different ages and economic background  
 Educational , recreational , and  
 sustainable  
 Dog park  
 gentle sustainable affordable



Fredericton ends homelessness	High density housing	Residential, sustainable, intergenerational
I would like to see a mix of affordable housing, arts and green space. There are plenty of office buildings downtown. A recreation facility would be beneficial as it would compliment the affordable senior population	sustainable, active, inviting	Meet community needs
Fun, Active, entertainment	Exciting. Grand. Ambitious.	Uncertain, renovated, potential
Promising!	community, cultural and nature	Mixed use housing , amenities, green spaces
Inclusive - across all income levels	Affordable, green, safe.	Residential, mixed-use, gardens
Sports, Sauna, Water Park (also for adults)	Exciting but uncertain	Education, Agriculture, innovation
Affordable housing , urban gardening, co-operatives that are geared with low barrier accessibility for vulnerable populations.	Maritime's must visit!	Public, green, cultural
City will allow more ugly apartments because they do not care about maintaining what makes downtown freddy special nor do they care about the most popular sport in the city)	Sustainable, diverse, and inclusive.	Agricultural, entertainment, educational
Community progressive quality	fresh, traditional, pretty	Not more condos. The city is developing so many condos & upscale apartments but no supporting infrastructure, especially in the downtown. Indirect tax base growth would occur when overall quality of life is increased.
Green, gathering, urban	community oriented, accessible	Future of Fredericton
Community, Gathering, Celebration	Nature; innovative; sustainable	Open, inviting, modern
Green, multipurpose, functional	Ergonomic, cultural, educational	Inviting, Attractive, Bustling
Community, sustainability, recreation	Inclusive, welcoming, community	Build it and they will come.
housing, neighbours, communal	Affordable, mixed-density, green	don't waste it on condos
Sustainable community resilience	The future of the area is already decided.	Keep what's working
History, bars, walk	Quiet, residential-focused, neighbourly	Modern, walkable, green
Opportunity, change, sustainable, environmental, community, livable, inclusive	Almost unlimited potential.	Community, History, Together
Public, Healthy, Social spaces.	Agriculture, Traditional, Fairground	Sustainable, accessible and inclusive
Green, appealing to a variety of people, no more housing	History meets future	Sport, multi-usage, cultural
Community, green, social.	accessibility, innovation, community	Urban/Art/Local and artisan products
innovative, sustainable, green	Development is shortsighted	hopeful, ecological, active
Green, Open, Recreational	agricultural, peaceful and serene	Humane, communal, green
Welcoming, vibrant, inclusive	uncertain, unnerving, anxious	community inclusive family oriented
Inclusive; Affordable; Welcoming	eclectic, green, historical	Inclusive, affordable, innovative
Culture, sustainability, inclusive.	greener, mixed-use, vibrant	Engaging, explorative, innovative
Sustainable, affordable, housing	same but better	Public Daily Use ( a space for daily use, brimming with life and interactions, not one-off large events, or private house/ businesses))
Modern, active, multi-use	I'd use one word ... 'ONE' - it's the one place in Fredericton that offers me multiple activity, shopping, leisure choices, all under one roof (so to speak).	Residential, Green, Community
community, sustainability, art	traffic nightmare	restful, treed, variety
Community, Sustainable, Housing	Community	No housing. Farmers' market, solar farm, swimming pool, path connecting river trail to old railbed trail. The connection should go through the Ex grounds rather than along Rookwood where it will annoy people and decrease property values.
affordable housing community	Ecological, Practical, Eye-catching	History, Community, Affordable
Large multi-sports facilities.	inclusive & grounded in community	Hopeful for rollerskating
Inclusive. Affordable. Innovative.	supportive, peaceful, impactful	Urban sports
We must maintain green space and used for sustainable growth of local foods and education around same	Sustainable, green, inclusive	Hopefully a place for the community to gather and enjoy!
Nature, community, leisure	Mixed-use, sustainable, community	Multipurpose, healthy and innovative
Affordable accessible housing.	community, AFFORDABLE HOUSING	Mixed-use, no-vehicles, multi-use
Affordable Mixed-Use Living	inclusivity, community, green	a public space
Dynamic Dense Environment	inclusive affordable agricultural	Roller sports complex
	Community, creative, eco friendly.	Agriculture, environmental, heritage
	Sustainable Housing First	
	purposeful, affordable, lively	
	Social, sustainable, fun	
	Vibrant mixed use	
	Don't move Exhibition	
	lower income affordability	
	Active, Urban, Entertaining	
	Affordable housing	

Accessible, affordable, sustainable  
 Inclusive, sustainable, green  
 community, agriculture, reflective  
 Hope it's worth it!  
 Valuable, renewable and safe  
 socially diverse living  
 Buzzkill, missed opportunity, less  
 engagement for the public.  
 Cleaner, family-friendly, joyful  
 Potential, families, entertainment  
 No more condos  
 Homeless shelter, affordable, community  
 Accessible. Nature. Activities.  
 Integrated, mixed income, homes  
 urban, medium/highrise residential or  
 multi-use buildings.  
 Fredericton Downtown Arena  
 big open space  
 Anchor, connectors, useable  
 Affordable housing, community, growth  
 Affordable, complete, diverse  
 Housing and Community  
 potential  
 community recreation  
 Fun for everyone  
 Hopefully not wasted  
 Active, innovative, natural  
 Recreational space, Rental Housing and  
 Farmers Market  
 Affordable housing (wheelchair  
 accessible), hub for winter sports  
 (racetrack turned into a fieldhouse),  
 innovative use of space  
 please use for affordable housing!  
 Community gathering facility  
 Opportunity Enliven Refresh  
 Recreation, Festivals, Attractions  
 Cozy, Fun, Sunny  
 Competition Sports Complex  
 Multi- sport complex  
 Multi-use. Events. Housing.  
 inclusion, mixing, sustainability  
 Outside activities, food  
 Updated sports fields  
 Public school site  
 Nature, affordable, garden  
 Affordable housing.  
 Community , Education , Recreation  
 Community, Environment, Growth  
 Affordable housing with some space to  
 continue to have, what is now, a very  
 small Exhibition

Not cheap apartments  
 Community engagement, creative  
 innovation, and cultural development  
 Green space available  
 Residential, green, active  
 Leave it as is  
 Quaint, safe, squatter free  
 Community, Accessible, Affordable  
 Exhibition - Entertainment - The  
 destination on Weekend  
 Low income housing  
 Sustainable, inclusive, innovative  
 Sustainable, affordable, community  
 failed in your hands. You don't know  
 what the people want nor listen to them  
 Affordable housing now  
 Inclusive, nature, affordable housing  
 community culture entertainment  
 affordable, sustainable, community  
 inclusion, social, innovation  
 Sustainable, active-transport, low-rise (3  
 stories or less)  
 for the people  
 Connects with Wilmot-Odell. Multi-unit  
 Housing. Flexible.  
 green, social, cozy  
 Vibrant, Lively, Nature  
 Green, sustainable, gardens  
 Potential heritage history  
 Sustainable, Communal, Calming  
 Recreation culture entertainment  
 Potential, Community Gatherings,  
 Relaxation  
 unlimited potential  
 Opportunity, bringing the country to the  
 city, gathering place  
 Heritage, knowing, Lots of fun  
 green, affordable neighborhood  
 Opportunity, Peaceful, Community  
 Historic, respectful, innovative  
 Local, grown, community  
 Peaceful, Relaxing, Entertaining  
 Friends culture relaxation  
 Space Location Opportunity  
 Potential, Attraction, sustainable  
 Enjoyable, Green, mixed  
 Walking Trails Connected!  
 affordable housing.public  
 Barren, Run Down

affordable, community minded,  
 increasing affordable housing /  
 accommodations for low income /  
 seniors  
 at-risk mismanaged frustrating  
 Social, community, entertaining  
 natural affordable housing  
 Recreational, Gardening, Trail.  
 Maintain the agricultural fair grounds so  
 that the youth can be educated about  
 our present and past agricultural  
 heritage. Maintain open spaces for the  
 benefit of all ages of our city.  
 Time to go  
 cultural, social, lively  
 Exciting and purposeful  
 Green, accessible, community  
 Nature, community, green  
 Quiet nature affordable  
 Opportunity, urban, community  
 open inviting showcase  
 LOW INCOME HOUSING  
 Mixed use  
 Potential. Inclusive. Community.  
 Low Income Housing  
 affordable housing now  
 Entertaining, cultural, variety  
 Confusing, opaque, Legacy building  
 Green, innovative and creative.  
 Multi sport complex  
 Opportunity Development Pathways  
 Affordable. Housing. Now.  
 Sustainable green mixed-use.  
 Fun, Safe, Integrated  
 Open, artistic, entertainment  
 Accessible, affordable, inclusive  
 Green space, community inclusion  
 Communal, agriculture, history  
 Cycling Green Energy.  
 housing, community, shops  
 exciting curious happy  
 Open, free, green  
 A space for all Frederictonians with  
 mixed affordable housing options. SROs,  
 housing first and non governed but lower  
 rent units.  
 Active, bright, sustainable  
 Opportunity, sports, growth  
 Innovative...Exciting...Community  
 Welcoming, vital, visually stimulating  
 Exhibition Park  
 Opportunity, environment, recreation

Hopeful green environmental  
Intergenerational, Innovative,  
Sustainable

It should be an open space that can be  
utilized for the remainder of the year  
while keeping the cattle barn and the  
draft horse barn. Remove the race horse  
stables and turn the entire back of the  
property into a recreational area (soccer  
fields, etc.).

green, diverse, innovative

Innovation - Community - Opportunity

Green, community, proud

Rags to Riches

community gathering space

Endangered, underused, do not destroy  
our spaces

Useful, Appealing, Creative

Urban. Community. Village

Low income housing

Community, Open, Peaceful

Accessible, sustainable educational

Fun, food and local

low income housing (please!)

Roller derby home. Fun disco roller  
space.

greed destruction selfish .... if the city  
council has their way

Densité, mixité, actif

Verdure, calme, silence

## Memories of the Past

Dances

Hosting amazing ROLLER DERBY games  
and tournaments. The CEC has been our  
home for almost ten years. Capital City  
Rollers

Petting Chrome is a highlight and  
granting wishes to local children through  
funds raised for Make-a-wish/Children's  
Wish at the Freddy Beach Ribfest!

Going on the rides with some friends for  
the first time.

Frex with my dad. Horse races with  
grandmother. Barns.

Noisy midway, Dirty Midway, Wasted  
space 51 other weeks of the year

the FREX Ribfest

Sitting in the doctors office and looking  
out the window. Horseracing.

RCMP Musical Ride, Rugby

Ribfest

FREX with kids and Drippy Dog

Played sport at Buckfield. Cultural  
Festivals

Animal Abuse. Wasted space. Too much  
pavement.

Family going to FREX

Noise

Agricultural Display, Horse races (no  
longer needed to be viable), dirty  
and smelly FREX (not a good use of  
space), Concerts and Craft Fair

Home of Intercultural Marketplace

Freddy Beach Ribfest! And granting  
wishes for Make-A-Wish

Evacuation site for livestock during floods  
and a gathering place for impacted  
families

family visits to Exhibition

Disruption Bring back the horse racing

Bring back the horse racing

FreX with children, animals, and exhibit.  
Ribfest. Events at coliseum (dances).  
FREX!

Roller skating in the 80s, Watching horse  
races, Visiting the FREX

Stuck on the fence ripped my pants!  
checking out the farm animals 80s

FREX as a kid

Horse Races FREX

FREX Horse Race

Farming Displays, We always loved  
taking our boys to the FREX. We live on  
Smythe. Rides and Animals

Move FREX out of downtown! Some  
place with better parking and no noise  
concerns

Having a facility like this in the heart of  
our city is and has been a great  
compliment to our city - let's hope it  
continues

Horse Shows/Horse Racing, FREX,  
Soccer in the middle of the racetrack,  
Skating and Hockey at Coliseum

Horse racing with my dad!

rediculous 100 yr exhibition lease, times  
change, people want something  
different. NEED something different. Frex  
Cultural Market

Frex Cultural Market

RCMP Musical Ride! Horse Shows!  
Glorious wide open space in a  
city! Please do not reer in those  
memories for so many people. Horse  
Races!

Please do not reer in those memories for  
so many people. Horse Races!

Yearly Circles for family and school etc.  
Yearly exhibition. Many years of  
memories.

Horse Races

Outdoors Activities, Biking Around,  
Ribfest!

Octoberfest 2014

Standing with my kids in Winners Circle  
when our horse won a race

"Absolument rien. Ce n'est qu'une zone  
grise morte depuis mon arrivée a  
Fredericton  
(Absolutely nothing. It's been a dead  
grey zone since my arrival at  
Fredericton.)"

What comes to mind is going to RibFest  
to get a good meal followed by rides  
with my young daughter. Also driving by  
the property and thinking could this look  
more abandoned and dead.

1990 Labatt 24-hour relay. A great time  
with wide community buy-in, all together  
in a large green space downtown.

I lived across the street from the  
grounds and at the Ex it would be so  
busy with all the rides and people it was  
just amazing, but for the past few years  
it seems to have lost its vigor and needs  
to be reborn with horse racing, Bill Lynch  
style rides....

Going to the Frex as a child, RCMP  
musical ride

great sports events. rugby matches.  
soccer games.

Rugby, charity events at the track,  
shows in the arena

Taking my kids skating for the first time.

playing Ultimate frisbee in the field

Horse racing

Played soccer on the fields on the  
exhibition grounds

Watching my partner play ultimate  
frisbee with my toddler.

I remember empty parking lots and long  
term boat and car storage sheds.

Bringing my children to watch the horse  
races.

Watching harness racing at the track my  
family used to race at, and losing  
reasonable amounts of money gambling.

Ribfest and NBEx gatherings.

food trucks

It is a tradition in my house to attend the  
FREX every year and enjoy the rides and  
the games. It is my husbands and I's  
anniversary of when we first met and it  
is a tradition I hope to pass on to my  
kids. I really hope that I can.

Annual trips to the Frex, both as a kid,  
and now with my own family.



I have enjoyed going to Rib Fest and walking around the grounds taking in everything and being able to see vendors. Christmas markets especially.

I have many fond memories of the provincial exhibition, concerts, home shows and other special events of course, but mostly I am fond of the many years my company has made use of the facilities to host our annual RV Show and Sale.

I love the Christmas market and temporary markets.

Childhood memories are of agricultural only. I love the photos of the buildings before the fire. I get lost in imagining what that could look like today. With History represented

Walking over with my kids and their friends to deliver their handmade scarecrows to the FREC

A few years ago, Winterfest (part of Frostival) was held on the NBEX grounds. It was a very fun event with massive snow slides, rides, food, etc for families.

Multi culture market

I was introduced to farm animals here as a child, and now I walk along the trails to see the horses.

having coffee at Tim's, visiting food kiosks, local market

Went to an overpriced loud rib fest once - that should have been free admission and located on the green space downtown.

Went to the exhibition every year growing up. Would like to see a space for outdoor concerts and events. Noise restrictions after 11pm. Now that the coliseum is no longer and the race track is done, the site needs a major facelift.

Attending Fredericton Exhibition

No particularly good memories - looks like a messy parking lot.

I love seeing the farm animals at the NBEX.

Roller skating in the 80's and the Frex Rib Fest, but I didn't enjoy it at all. The space is too rural and antiquated. the midway as a child

Spend nbex week there every year since 1985 showing horses

As a child, I looked forward to the Fredericton Exhibition every year. It was the first crowded place I was allowed to roam around unsurprised, and went on the Oribiter just as I was tall enough to be allowed. I'll never forget staggering after I got off.

Use to go to exhibition when I was kid

Very little time spent on the grounds. FREX was felt unsafe and run down.

The exhibition as a child, candy apples and dippy dogs!

Dreading to take the kids to the FREX

Winning first prize for a naturalized sculpture as a child

Attended multiple events at the ex. visiting the food stands

NBEX of course. But I think there could be a better place to hold a once a year event like that.

Checking out the livestock barns at the FREX.

Entering model planes in the competitions, winning 1st place

I will always remember being a young child and enjoying the rollerskating, ice skating, horseback riding competitions, pace racing, farmer exhibits, artisanal shows and sales, communities of activities at the exhibition grounds - even vintage car shows..

We go to the Fall Craft Fair and the Pet Expo every year. The Frex Fall Craft Fair is the best we've seen in New Brunswick and our dog loves the Pet Expo.

So many memories with my young children. I remember in particular the first time we took our first child. I remember sliding down the slide with her and realizing that having children meant be able to be a kid again yourself.

Going to the FrEx as kids with my family Food poisoning from carnival food.

I have many fond memories from time spent at the Exhibition Grounds, most of which involve horse racing and the annual exhibition. I always enjoyed attending the races and visiting the cattle barn, heavy horse barn, the exhibit building, etc.

I loved witnessing the industry and creativity of New Brunswickers in the NBEX displays of produce, animals, crafts, etc.

Over the years, I've enjoyed different events like RibFest, FREX and horse racing. WinterFest and Ultimate Frisbee are also activities that I've been part of over the years on these grounds.

Attending the Exhibition with my grandmother as a child and walking around the barn spaces, looking at the animals

Going to the Frex once a year with school friends.

Ribfest and other events like this one.- This is a wonderful way to help local charities

My grandparents taking me to the Exhibition. A place for families to gather and have fun.

Horse Racing, FREX, Farming Events

Playing hockey at the old coliseum

Attending home and craft shows

The run down image of thr FREX

i only ever went to the FREX and it is dirty and gross....

Ribfest with music before they add rides.

I run a haunted house out of the coliseum, lots of hard work and good memories. Would like to see the frex building upgraded and used as a hub for community events.

Many events every year

opportunity to see agricultural animals - watch horses run

Growing up across the street, I have 20 years of memories of dirty noisy congested midway every September. Leaving tons of garbage every time they pulled out.

I voted there for the first time as a citizen, I participated in public engagement events so my voice wa heard on local matters, I've been to the petting zoo, I've spoken to New Canadians at the Cultural Centre on LGBTQ+ issues. Plus Tim's.

I always play the games just to compete with my husband and whatever toy we win we give to random children as we leave. The little ones are always so surprised.

Ribfest! Saturday market stalls & fresh veggie pickup

The fruit and vegetable and cattle and horse shows are unique to our area and a true reflection on our real heritage.

Tried to get bbq on a bike. Apparently closed despite being well staffed.

Exhibition

All memories are of large events for the whole of the city. Whether it's the Ex itself or rib fest, car show etc it's a great venue as in the heart of the city.

I just moved here. I added my opinion on what I think Fredericton sorely needs because coming from a large city such as Edmonton there are things fundamentally missing here that provide a sense of community and engagement.

I have many fond memories of the grounds. From seeing my first horse race to tractor pulls to the fair. I even remember Roxie's, the Roller Rink!

Public skate at the Coliseum, crossing the parking lot to Tim Hortons to warm up after with hot chocolate. Going to the

Fred with friends after school in middle school. We would walk from George street school.

Took my young children to the Frex one year. Never did it again. The rides were unsafe, the attendants were sketchy, and the place had a horrible smell. I would love to see a new modern installation where people can meet, play, and eat.

FREX

Exhibits and Welcome Building were the reasons I would attend the FREX.

I remember the first time I tried to walk there being shocked at how difficult it was to walk from the sidewalk at Smythe through the giant parking lot of people going to the Tim Horton's drive through

I have a memory from the archives, of a palatial style wooden structure which was the feature if the west side of the city. The building burned down, taking with it the ornamental style it contained. I don't enjoy the exhibition grounds now it's tacky

As a young child attending the annual exhibition which featured livestock, harness racing, amusement rides and greasy fare. I have great memories of experiences with friends and family.

Going to Rib Fest with co-workers for lunch

The frex is always my favourite memory! 2009 STU Graduation, watching the end of summer fire works my first full summer living in Fredericton.

Frex, hockey, shows

As a child, I remember the Exhibition as a ritual event. The "Exhibition" is a special childhood memory.

Curling

Ribfest!

Throwing up after the tiltawhirl

Always enjoy the food booths and markets.

My visit as a child seeing the animals

Winterfesthiver was so much fun when it was held there

Admiring local talent at the NBEX exhibits, running into old friends walking around the midway, dippy dogs and other special treats.

showing horses for the first time with my friends

Home shows

Family together for food and entertainment.

Taking my children to the exhibition with their friends.

Worked at the Coliseum for 10+ years.

I have always lived with in a few blocks of the grounds. I have always disliked the noise and traffic during any event on the grounds.

FREX, and

I enjoy the big indoor space when it used for events - I recently attended a roller derby there, and it has also hosted the Multicultural Days as a rain location. The space is perfect for that!

I went to the Exhibition, played hockey at the Coliseum and going to Tim Horton's with my friends after I am retired.

Taking my kids to the barns to see the animals.

Have enjoyed a number of events here, from Oktoberfest beer gardens, to the cultural market and ribfest

FredEx, Christmas Market

going to ribfest and the Freddy ex with kids!

Spending time at the harness races

Competed in horse show & attended horse activities.

I've only ever been there for the NBEx and Ribfest

Every year of the FREX is a memory - truly a downtown stimulus

None, try to avoid going there.

mostly of concerts and shows

The horseraces, FREX of course but RELAY FOR LIFE it was always an excellent venue. We also used the field for Ultimate Frisbee.

playing hockey at the coliseum

As someone who has lived here since 2012 only, I have few memories of the grounds. I have attended the Home show, Ribfest, and winter fest when it was held there. I most appreciated Winterfest. I enjoyed the activities and sense of community.

Going to the fair

Harness racing, tractor pulls and the yearly Frex

Spending time with friends

I grew up in the area and have wonderful memories of the Exhibition, horse racing, fireworks, etc. Plus we used to play in the centre of the racetrack.

Bill Lynch Shows in the sixties

The annual Frex (as it was called), concerts, Rib Feast.

Taking my grand children to visit the horses in the barns and watching the horses train on the track.

My grandmother at 80 years old still looked forward every year to the exhibition as did I for so many years growing up. Now there is the Christmas Craft shows that are special.

Harness racing from a young age. The old Frex with cattle and horses.

My grandmother entering the pie contest each year

Having candy apples with my kids.

I remember thinking this would be a good place for low income housing.

I have always found it to be a noisy, dirty, unkempt place in our city.

My favorite times have been centered around exhibitions, specifically the competition and browsing the winners creations.

Going on the rides at the FREX

As new to Fredericton, I was shocked with the empty space in such central area of the city. It could be used for so many important things such affordable housing and instead it is all empty 90% of the time

Attending the Exhibition when it was a genuine agricultural fair, not just a carni

I've rarely visited the Exhibition Grounds except to vote, to ride the trail alongside them or to purchase food from the new vendors there (although it's a unshaded parking lot wasteland there and we needed to go to Wilmot Park to enjoy our food).

annual trips to FREX - dippy dogs !!!

Unattractive dirty nb ex

I live directly in front of Williams seafood. I have witnessed several car accidents and countless pedestrians/bikers attempting to cross the poorly made intersection at the end of trail. Shur gain, mcaf and the markets are great! Tim Hortons must go.

Attending as a child and seeing the agriculture exhibits - walking the barns / welcome building and learning the importance of agriculture in NB

Going to the EX

I've attended countless craft and home shows. It's a great space for vendors to promote themselves.

Going to the frex as a child.

Attending the agricultural part of the annual fair

attending public events like the FREX, ribfest, winterfest

Frostival

I really only go to the home show and used to go to the cultural market when it was there

Frex

Visiting farm animals with the kids.  
Riding the ferris wheel.

I remember the local farmers bring their products to town and sharing them with the community

How excited I was when I was 12 to be able to attend the frex for the first time

Underwhelming Exhibitions, but charming craft shows (the craft shows can be incorporated in future community spaces/event areas)

Have barely any except run down carnivals and visually unappealing events

Love the livestock Exhibition, Cat show, Horse shows and demonstrations, soccer practice in the back field.

Going in the horse barns at the FREX and playing soccer on the fields.

Always used to go to the exhibition.

Sitting in the bleachers with my girlfriend to enjoy the bizzare peace and quiet of a huge abandoned racetrack in the heart of a north american town.

None. Ever since I moved here it has been a dead piece of pavement

It's a place I often use to connect from my residential area(Aberdeen) as a shortcut to get to Odell park. Also, Rib fest, different expositions. Good location to spend time doing variety of activities and spend time with family and friends.

Cultural Expressions Festival

Walking by, as a child, and climbing up on the fence to watch the horses train. Otherwise, I have few memories. I rarely attended the FREX. Recently, I attended the cultural market and bought food from the vegetable stand. That would be nice to keep.

Hanging out with friends at the exhibition grounds, going to the cultural market or visiting the stables.

I have been going to the NBEX since a little kid and are hoping to be able to take my kids and grandchildren

My favourite memory was playing my first roller derby game during winter wonderslam, and participating in the roller disco after a hard game.

My friends and I used to get a beer and watch the horse races in the summer.

The savage's bike sale is always fun

Have lived in neighbourhood for 24 years and have never attended the Exhibition (and never will). I dread when it comes around each year. RibFest and other activities are a nightmare. I enjoy attending Xmas craft shows.

I really have only been to the Exhibition Grounds for fairs, otherwise the space seems like a waste to me. I am happy

that the city is updating the area and is engaging the public for its opinions on how it can best be of use.

Loved walking around the buildings and seeing the horse shows in the arenas

Recently walked to the Saturday market and I it was lovely however it is a large parking lot right now

Attending the FREX and events at the Capital Exhibit Centre, but those events would be better served at a different venue like Grant Harvey

None other than going to vote.

Years of attending the Fredericton exhibition and seeing the livestock and animals

Yearly exhibition before school started christmas market

We hosted U18 men's nationals there in 2011 and it was a great location and provided event users a great space for parking, views and much more!

Low fee hiker/biker Camping for nonresidents max stay 3 nights continous, with a max 9 nights per year  
I enjoyed the Freddy Rib Fest

1998 soccer nationals, the last time the city put resources into maintaining soccer fields as well as they do baseball fields

Buying veggies from local vendor

Oh wow - my fondest memories of my time at the NBEX was when the FREX came to town! The lights, the rides, the frozen-chocolate-covered-bananas... it was almost as anticipated as Christmas!

Few cities have the luxury of having a central space in the downtown core than can support community events and activities as I've seen since moving here 4 years ago. Living on a street adjacent to the grounds, I've come to recognise the treasure it is.

The ex is always fun

I live immediately beside it, and I have never gone in there in 5-6 years. Sometimes my guests park in the empty area. It is near useless to any residents who do not care about the Frex or the Ribfest. I have never received any other notice about events.

Seeing and interacting with the animals at the FREX.

Haven't been there a lot

Frex, old Welcome building fire

Visiting the cultural market

Barns

Throwing up after the FREX rides.

Going to the exhibition....but that feature has gone so downhill that it's not like it used to be.

My best memories include markets and craft shows and small food vendors. Spaces for these things to continue is important.

going to the agriculture events. driving by this dumpy complex that is an eye sore.

I always love being able to see animals at the exhibition grounds, it is not something we get to see very often in a city environment and makes the area very special, especially horses!

I started playing rugby on the raceway fields. I don't expect a space as large at the raceway/raceway infield to be maintained but would hope a recreation green space could be a centrepeice.

Going to the FREX, the multicultural market when it was still there, and the Christmas market

Taking my children to the exhibition back in the day when it was affordable to go as a family.

I remember going to see various musical artists perform at the grounds.

I enjoyed attending the FREX/NBEX for many years when I was younger.

Playing soccer

Frex

Feeling compelled to take the kids to the FREX. Later years were in and out dippy dog runs.

I lived in a small rural village outside of town. The Exhibition always frightened me - too many people and too loud for me. I loved the horse races as I got older, and the agricultural displays.

Free with agricultural exhibits

n/a

Attending events at the Exhibition Building.

I attended a Save Clinic 554 event there once.

I have lived next to the Exhibition Grounds for the past 15 years. From the Dilapidated graffiti covered horse barns that we walk by on the way to Connaught street School each morning to the abomination that is "Rib Fest" it has many unpleasant memories.

Nothing in particular but a continuing feeling of underutilization

The curly fries.

Craft shows

Using the YMCA, shopping at the Feeds and Needs, attending the fair, attending craft and antique shows. All fairly mundane things.



Outside of visiting for the home expo or when I used to take my son to the Frex, I rarely go there.

Volunteering at exhibition events and going to the FREX Fair with friends.

Savages bike swap

Many large public events that would be more convenient to attend if they were not downtown.

I enjoy visiting the craft shows, Draft horse sale and show and the Equine exhibition, January Thaw. These occasions bring energy and exuberance to the area and it is a wonderful meeting place for everyone.

I live in the neighbourhood, the current use of the land (Annual EX, ribfest etc) is noisy, dirty and diminishes the quality of life and character of the neighbourhood - a dirty under-utilized eyesore. Status quo will hinder any positive residential devt.

Many times going for the fair or to a craft show, or to a concert. They are all memorable in there own way. I think the nbex is centrally located for people to fo to events and make memories. It is a tradition for families and friends to gather for fun.

Being able to walk to the annual Exhibition has been a special memory for our family; while it could occupy a smaller footprint, exhibition space for events like Frex, Ribfest, etc must remain

The FREX was a great annual event.

The Frex is a fun memories during all of my public school years! Otherwise

I live nearby and love to watch the horses on the track.

Watching the horse races with my husband and niece! So many wonderful memories of the free too!

Basically have gone to the Frex every year since I was a child. Having been raised on a farm, an agricultural expo is sometimes the only experience city-dwellers have with where their food comes from, and the agricultural history of our province.

n/a

Yearly trips to the FREX/NBEX with family and friends to see the animals, play the games, and enjoy the rides represent wonderful memories for me.

I am 51 years old and since i was a young child i have memories of attending the Fredericton Exhibition - or the FREX! My 2 children have fond memories as well. i would hate to see this area lose this event which has been here since the1800s

It was the place to go (FREX/NBEX) before school started - the last hoorah!

kids playing soccer - make this a recreation space

Petting zoo at the Free, RV show, Bike swap, roller derby

The ribs.....

I don't have any prominent memories

Taking my child to the FREX

I worked at tim hortons and the conventions at the exhibition centre made shifts unbearable and overwhelming. Having more shops/ restaurant/amenities there would help these already overworked underpaid workers.

taking our children while young to see animals and the exhibits was wonderful learning experiences as well as sense of community crafts, food, garden produce. A large all ages community gathering seems to provide a buzz and special excitement.

Roller skating at Roxy's, Labatt 24 hour relay, playing frisbee on the racetrack grounds, walking across the parking lot to William's

Traipsing across a kilometre of broken pavement parking lot to get to a horse race with 10 other spectators.

The section of trail that runs between Superstore and the FREX grounds is so disappointing and uncomfortable.

Took my children to the Frex when they were youngerDon't move

I've never gone their alot. To pick up my organic veg. To get fish or the odd coffee

Rib fest!

They are unremarkable

The NB Exhibition was always something to It forward to. Hi

I've attended many art fairs, political gatherings, carnivals and horse races that have been memorable. There is a rich history we need to recognize and capture moving forward

Fredericton horse show

The large, paved area of the Exhibition Grounds is usually and could be much better utilized throughout the year. During events on the Grounds, the noise level is much too high to be appropriate for the adjacent residential areas.

Our family has been exhibiting livestock at the grounds for three generations.

Going to watch the horse races.

Once a year seeing people you never see on reteen. Love the horses and farm animals. Educational for kids to see how to grow their own food. Support local

Going to the NBEX ,

Going to the circus.

Ribfest

I have only lived in Fredericton for one year, but live very close to the grounds on Rookwood Ave. I don't have any memories of the grounds other than the fact that they feel like a large barrier to move around.

Love the new food at the ex.

Having fun with friends and family at the nbex

the beauty of large piles of dirty ice, snow, salt and gravel, drug deals in the timmies parking lot

I used to enjoy attending exhibition events, one year there was a dog agility show which was fun

Many nights spent at the Coliseum rink playing hockey as a ten year old and older until rink wasn't used anymore.

Hosting amazing crowds of people for roller derby games, roller discos and related events. The space is centrally located, easily accessible and a home for ten years to local roller derby.

Last time I was at the FREX, I had to come back home early because of horse allergy...

Local and Atlantic products/art

I did not grow up in Fredericton so do not have a lot of memories of the area. I do think it is an amazing space with potential to create a new community centre.d

Attending the work horse show at FREX with visiting parents retired from farming in Ontario. Sheer joy and excitement

Loved going to the nb exhibition

Going to the exhibition. Seeing The Musical Ride and k.d. Lang perform at the reacettrack.

There are many but the Fred was always a great childhood memory. I wish my children can continue to enjoy the special time of year

Rib fest

I went to the NBEX with my wife on our first date!

I've been to the grounds for the FreEx, fireworks, and other exhibitions.

the new food huts are the best part of it right now

As a child some of my best memories were made at the FREX each fall. As an adult, I've learned how to roller skate/ play roller derby alongside a very welcoming and inclusive group of athletes and trainers

The last two Frostival, our roller derby league hosted VERY successful public roller discos after our multi-game, multi-provincial games. Not only is the

CEC our training facility, but we bring the joy of roller skating f to the city. Would love to host lo

Taking children in the '60s.

Skating at the coloseum as a kid, going to the frex, and seeing the horses at the barns

The NBEX has been home to Capital City Rollers for as long as I can remember. I have skated in matches, watched my daughter skate in matches, and watched the public line up around the building for a roller disco.

my child's first roller derby tournament

Going to the coliseum. Would be nice to have a field house on the property similar to Saint John

We love to go to the exhibition every year and really enjoy the exhibits put on the most.

I loved the Coliseum for skating!

Rugby inside the racetrack

Soccer practice and the Frex

Roller derby!!! We created the Capital City Rollers at the Ex grounds which is where it should stay

Watching my nephew under the age of 10 drive a team of eight horses

Food at the Market & the exhibition

My father tells many stories of coming to Fredericton for the Exhibition. He and my grandmother ensured they were he dressed in their finest clothes, as the Exhibition was a place to socialize, compete, trade animals etc, meet new people and do business.

getting ripped off

Wgen the Frex was worth going to in the early 80's.

I remember sneaking into the frex as a kid...

i have no memory as I am not a Fred'ton native. I have attended events in the large coliseum and they were all good ie home shows, craft shows.

Going to car shows and car meets with local groups of enthusiasts, also the exhibition and ribfest.

Attending the frex with my husband, attending food market

Growing up going to the forex every year was great and now my daughter does roller derby there. I think bringing back a roller rink and have discos would be great

Fireworks

My memory has always even the annual exhibition and watching the rcmp and their horses

The exhibition

Participated in Christmas markets. Visited animals at livestock shows. Supported local charities at exhibition.

As a child I loved to go for the food... candy apples and candy floss

My memory was watching the horse races as part of the FREX as a kid. I realize that isn't practical anymore in a growing city's core.

Going to the FREX and doing all the rides with friends.

As a kid sneaking in by the race track to save pennies to play games.

I've spent my childhood attending the FREX! It always made the city feel like it was coming alive, and you had an opportunity to see friends and family. I always left with a smile on my face!

I've been to the frex many times.

Going to the FREX

1998 Soccer National Championships were hosted there

As a kid I would always go to the frex. Another big thing is my dad organized a big Christmas sweater event to try to break the world record

I attended the Ex a couple of times when I first moved to Fredericton in 2005. It was run down and outdated then. I barely see it get used for anything other than the Ex and Ribfest for a couple of weeks a year. Seems like a giant waste of prime space.

My first roller derby game, October 2014. The capital exhibit centre was packed. It was an all star game with the best skaters from around the maritimes here in Fredericton to compete.

The FREX and horse racing

As a kid I can remember going to Roxy's to roller skate on the weekends. That was always a good time. The Frex was something as a child that I always looked forward each year. The rides, games and exhibits were always interesting to me.

Should be used for affordable housing, which we desperately need.

Rollerskating in the winter with my friends

Meeting friends and family at all of the outdoor festivals (FREX, RibFest, Home Show, etc.)

I don't have any. This is not a space that I generally use or visit.

Playing soccer in the middle of the race track.

The week before the FREX, as we worked to get the kids into a back to school routine, we would look at the exhibition prize book. The kids would

gather up summer art projects and make pie plate scenes out of moss, etc. They often won ribbons and money.

coaching soccer when our kids were just very little

Exhibition every year at beginning of school year.

Playing soccer

Going to the Frex.

Christmas show.

When it was a functioning community ice rink , horse races , exhibition week , entertainment , it was also a shared facility for school sport activities , food vendors

I used to enjoy going to the exhibition with my friends when I was younger

Years ago it was the place to go for seeing new vehicles, seeing people you hadn't seen in year, farm displays, animals, rides. Now very few of any of this.

Going to get dippy dogs the day the frex opened.

Voting, attending the frex, playing Ultimate Frisbee on the lawn inside the racetrack

affordable housing ralley

I love the community events and gatherings like KidSport Day, RibFest, and the FrEx. I think having community events like this where you can celebrate with friends and family are important to the city's culture.

I went to the Frex there once with a couple of friends. Felt pretty sick by the end. Friends dad took us to Dasia pizza after, a real highlight.

Every night, down there hanging out with friends, not just me but a lot of people go to the nbex and building buildings in there would ruin a lot of things for a lot of people

Agriculture fair, animals, flowers, crafts, horse races ending with fireworks!

Curling at the rink with classmates

That is the good location and we would like to have more in the North Side when the Downtown is very narrow now

There are no memories that are more valuable than providing housing for people who need it the most.

frex every year growing up and then every year with ny children as they grew up

Time spent with family at special times

Frex

Provincial Exhibition with friends

I have many memories of attending the FREX in the fall, getting dippy dogs, and seeing the animals. I also remember expos held there, voting there, and attending a couple of horse races.

bad memories from an overpriced exhibition with outdated, dilapidated rides; good memories from rib fest

Hockey and The EX - 50+ years ago

An exhibition centre memory that stands out is the Rally to Save Clinic 554 earlier this year. It is so valuable (esp. during COVID!) to have large spaces available for public gathering in inclement weather.

Frex dippy dogs

The Frex- seeing animals, getting food from the local vendors (new)

I have many! I love going to the X grounds for concerts, horse raising, the exhibition, rib fest, fire truck pull... Craft sales!! ETC

Tractor/Truck Pulls and Fireworks

Love the annual exhibition as a child and as an adult taking the kids

The first time I showed horses in the ring.

I went every year to the rub fest and looked at the draft horses show. This id's pine thing I still can do. Also other events are interesting and thus is one thing I always enjoy to do. It's close by for all people who live in and around Fredericton.

I got some good ribs and cole slaw at Rib Fest once. Rib Fest is overrated though. Good ribs are available at F'ton restaurants all year round.

Horse racing,RCMP Musical Ride, Horse Shows

Many visits to the Fredericton exhibition. Loved the vegetable and flower displays and the animals.

The excitement as a child going to the ex

The Frex

I have met a lot of new friends there we gather there and have a coffee and sit in our cars and enjoy the nice evening. Have several memories there.

I have no favourable memory. It has seemed liked wasted space for a long time.

A lot of fun memories at the frex as a child. Was always amazed at all the animals walking through the barns. Played a lot of hockey in the coliseum also.

Childhood memories are of the standard FREX variety. Adult memories centre around wandering around the space thinking about what a great community and cultural hub it could be.

At this time I have not seen activities there that I enjoy. Right now it is a preferred location by people with souped up cars in violation of the motor vehicle act. Ribfest in s concrete jungle is awful as well.

From a fire safety perspective, I consider the existing building arena building to be adequate for its current use.

Going to the FREX. Mostly the agriculture/animal exhibits

Rib Fest!

It was always a highlight as a kid, it marked the start of the school year.

Every year driving smithed as a kid and seeing the bright lights and being excited to see the action

I remember the FREX every year and enjoying meeting old friends and agricultural exhibits. I also enjoyed the harness racing that took place around the track.

RCMP horseback riding/parade

Attending the exhibition to see the animals and the products produced on farms by the farmer or their families such as preserves, knitted ware or the exhibits by the 4H youth.,

I always enjoyed going to the FREX

Going to the Frex when I was little

The excitement of the exhibition when I was a child.

Roller skating as a kid and the frex

Kids learning to skate

Having dippy dogs and lunch at the food booths

With my family (about 20 of us) enjoying the FREX back when it was cool. Had so much fun with everyone. No other time have we been all together at an event outside of home.

I went to the FREX a couple of times with friends.

Meeting friends for lunch at the cultural market. Playing basketball at MCAF.

Seeing Reveen (magician) show. As well as, yearly craft shows.

I have no memory that I am willing to share

Going to the craft show and roller skating.

Fun seeing the horse shows and the cattle barns. but it's time to use this space in the city better.

Grandfather worked as a commissaire at gates when a I was a child

I used to go to the fall/christmas craft fairs 10-15 years ago

FREX

The events are what I remember, I always make time for rifest!

The yearly exhibition, animals, rib fest, food market

Fond memories of food, livestock, racing, entertainment

Livestock and gardening (loved the barns)

The Ag barns during the FREX

Watching horse races, drawing the people, enjoying the animals in the barns and buying apples.

Visiting the circus, also the annual bike swap event.

Honestly, I am only there for the Frex or to vote, but both are so infrequent that it feels to me like highly underused space. So my main memory is driving by, feeling sad that it's not better used year-round.

The horse races and the FREX

My memories include going roller skating in one of the buildings and later taking my children to the exhibition.

I love attending the River Valley Obedience trials that are occasionally held there, as well as the Christmas craft markets. There should be a large open space that can be used for events like that. I also have wonderful memories of the 4H show and sales.

Traveling from SJ as a child to go to the Frex...working in the canteen at the racetrack...attending the Y...meeting a local celebrity while voting at the Provincial election...meeting out of town relatives who only knew were the exhibition grounds were.

Attending a fall exhibition was always a family highlight of the year and one final chance to do something fun just before school started.

Bringing my children to see the wild rescue animals from a touring Animal Rescue fair was a definite highlight

Dippy dogs

Time spent at the "old" YMCA.

This survey is incredibly confusing and lacks an opportunity to express what the public would really like to see done with this property. The city has been trying to take over the property for many years and has no right to do so.

Rides, retro rock, & junk food at the midway.

dilapidated/often an eyesore



So many... visiting the horse stalls, RCMP musical ride, Winterfest, Ribfest, Christmas markets...

I remember taking my children to the FREX. All aspects of the Frex were enjoyed.

I am new to the city so I have no memories.

Going to the FREX as a kid.

The frex. That is it.

I like to voting here, I can walk in and there's ample room (which is good in these social distancing times)

They are few despite living across the street. Visiting the vegetable stand to purchase local produce.

I have attended the exhibition for over 20 years and have begun many parades there in my various marching bands.

craft shows

I would sometimes drive from Grand Falls to Fre

Attending the Frex from early childhood and being horrified by the animal abuse

Aucun bon souvenir. C'est le royaume de la voiture et de l'asphalte.

Pas de commentaire pour le moment merci

Plaisir de voir des animaux de la ferme, des produits agricoles locaux durant l'exposition. Je trouve désolant que ce terrain demeure le reste de l'année un grand espace asphalté vacant après l'exposition provinciale.

## Ideas from Around the World

University of Ottawa

Charlottetown Red Shores

Calgary Stampede Grounds, Toronto EXPO Grounds

Amsterdam, Cologne, Toronto, San Antonio, Zealand

Rwanda, Green city

Comox Valley/Belroy Centre BC, Courtney BC has community centre and supported affordable housing for intellectually disabled adults. Single person dwellings - no connection to others in community - need a social hub, lower loneliness, isolation

Europe

Should be a park, resembling those in Edinburgh, Dublin, and Boston

Montreal. High density but low rise. You have an opportunity to connect Wilmot Park with Odell

Central Prague. Bremen, Germany

London, UK. Ottawa, Guelph. Westboro, Ottawa. Montreal. Shared space, green transportation, unique design.

Housing should be built to last minimum 50 years and be architecturally comparable with early heritage structures not big box crap buildings this council has approved

Indoor playground to encourage physical literacy. No screen zone.

Vancouver Public Library

Old Quebec heritage coloured buildings. Cobblestone winding pathways. Freeport Maine. Quaint Shopping

Berlin (Alexander Platz) Vienna. Uptown SJ. Prague (Old Town). Halifax Waterfront

Winterpark Florida

Prague, Florence, San Antonio Riverwalk, Gaslight District San Diego. Savannah Georgia

Royal Park playground nature playground

Mont Pelier, France. Ste. Catherine's St., Montreal

Coulee Verte/ Promenade plantée (Paris France)

Centreville Saint John.

Amsterdam and various municipalities in Europe. Green and Integrated.

Melbourne Sydney Brisbane

Halifax Rome Italy

Louvain LA Neuve Belgique

Montreal Old City, Berlin, Portland Oregon

Ann Arbor Michigan

Affordable housing with access to healthcare to allow people the opportunity to walk and afford a place to live

Halifax community gardens

Woodbine Racing

Red shores, Summerside

Amsterdam cars/cycling intermingling

Mexico City Central Plaza, Plaza del Zocalo

Halifax walkways, shops, entertainment, food

Halifax Public Library New Building

Halifax Pedestrian only Streets

Event/Entertainment place

Italy central space plaza surrounded by housing and amenities

Disney World, Art and Entertainment Spaces

Halifax Waterfront

Fernie BC has a great recreation area, Freddy has a huge bike community

No low income housing

London, Edinburgh, NYC, Central Park, Parks in a large urban setting

Amsterdam bike lanes, greenspaces, parks, pop up art, mixed shop/residential use and weekend markets in squares

First Street, Manchester

Utrecht

Montreal Event District

UNB Greenhouse hall, Boston, Singapore

some shops, Halifax, Open space and Entertainment

Alexander Plate Berlin

Trans Agricultural Grounds

None. What comes to mind is "La Place des Arts" in Montreal, the Picaroon Roundhouse on the North side, with some mix housing and a pandemic community food forest with low income housing.

The recently refurbished Distillery District in Toronto: dense, but wonderful public streets and uses; housing and business/manufacture set together; mid-rise housing; quality materials used throughout.

Horse racing, drive in theater, music events, winter events, summer events and fall events like sports and competitions of several kinds to be determined by the council.

Old Québec, Central Park, Halifax waterfront and commons

turf fields for soccer, football.

Playhouse, community pool,

The Rose project in Minneapolis

Granville Island in Vancouver is somewhat similar, minus the residential component.

montreal old port

Halifax

In Fredericton North side - Willie O'Ree, Soccer Field and outdoor volleyball. All recreational space.

Beautiful, safe, walkable and cycling friendly neighbourhoods in Europe (Utrecht is a good example). I would like parking and pavement to be limited and paths, green space, mature trees, park benches, and tasteful architecture prioritized.

Halifax has a requirement that housing has stores or retail on the ground floor. I'd like to see that.

Britannia Community Services Centre

Montreal

halifax waterfront or bedford waterfront in Nova Scotia

I would love it to be less of a parking lot and racing grounds and more pedestrian friendly. Such as parks and an open space to hold large public gatherings like the FREX.

Beach volleyball court like in uptown Saint John, along with their boardwalk that features bars/ restaurants/ entertainment stage

The Northside Market could easily be done or something like it at the grounds

Halifax Market, Charlottetown  
Confederation Landing, St. Andrews  
Marketing NBCC

Malmö, the recent development of the Västra Hamnens area (where I recently lived for 4 months)

brewery market Toronto, halifax waterfront circa 1990s, Boston market and pedway mixed spaces Coventry gardens UK, THE Forks Winnipeg  
Manitoba

Spin indoor skateboard park in Montreal.  
Great family place during the winter and year round.

Combine Jarry Park in Montreal, the old Magnetic Hill performance site and the beautiful use of a park at the corner of St. Catherine and St. Hubert in Montreal. use of space at

a number of European cities, such as Amsterdam, Florence, etc.

We would like to see a plan implemented similar to one proposed or commissioned by the city and prepared by ADI in Fredericton 20 or 30 years ago. The Fredericton Exhibition has outlived it's usefulness and should have been scraped a long time ago.

Copenhagen

There were some spaces in calgary that worked well. Stephen ave with little to no vehicle traffic, shops and public art. Could be similar concept but unique features for both sites would make them different.

Areas that encourage active transportation and which offer protection to pedestrians, such as the updated Argyle Street in Halifax, the street adjacent to the Fredericton Library which can be used for public events or Stephen Avenue in Calgary.

Oakville, Ontario

Avenir Center, surrounded by playgrounds, artist shops, gardens, trails, coffee shops. An activity center. rec center.

Markthalle Neun, Kreuzberg, Berlin.  
Tolhuistuin, Amsterdam Noord. Stanley Marketplace, Aurora, Colorado. Rainey Street, Austin, Texas. Downtown Container Park, Downtown Las Vegas.

Hockey arena

Central Park in NYC, seating and walkway next to water in Moncton NB, Night Market here in Fredericton, but with more seating.

The Superior Propane Centre, Moncton.

Copenhagen, Santiago, Chile, Aix-en-Provence

Brugges, Belgium

larger cities have the commerical residential mixed use areas that are appealing.

Lansdowne Park, Ottawa. Quincy Market, Boston

Halifax boardwalk

Can't think of anywhere specifically.

Edmonds Town Centre, Burnaby BC. It had parks, transit hub, population density, social service services and retail.

Stephen's Green/Grafton street area, Dublin Ireland. Boardwalk, Rolle Switzerland. Grafton island, Vancouver Canada, Frankfurt square, Frankfurt Germany, but more importantly a totally new, a flex residential/park/commercial eco friendly Nordic-ish space

The Forks in Winnipeg, ByWard Market in Ottawa.

Look no further than Fredericton itself. We have these rich and vibrant character neighbourhoods in the downtown that combine homes, multi-unit complexes, recreation and green spaces into fantastic places to live (west plat, rabbit town, sunshine gardens.

Market Square, Kingston, ON; Halifax Commons; Toronto Christmas Market  
Portland Oregon

Red Shores Charlottetown PEI has a great exhibition with a nice arena attached for year round activities, including their major junior hockey team.

Vestra Hamnen neighbourhood in Malmö, Sweden

I think Halifax has a nice mix of shops with accomodations, mixing heritage architecture with new. I also think areas of Vancouver have made good use of green space with urban architecture, providing services for families to thrive in the development.

Urban school location, green space & sports/cultural facilities near main bus station with access to walkers and bikers. Decreasing need to drive to facilities located all over the city.

Lansdowne Park - Ottawa

Ottawa

European-style piazzas where there is lots of room for pedestrians and socialising.

Calgary

german christmas markets

Christmas craft show.

It's a great opportunity to see that part of the city become an extension of downtown. Really build up the area with residential and commercial/cultural spaces intermixed. Mix of condo towers and garden homes would work in that area.

rural areas

Fredericton needs more affordable housing solutions, and given the location of this space I can't think of any better use.

Lansdowne Park, Ottawa has good shared-spaces between its destinations but lacks residential. Orenco Station Village in Oregon has a good type of medium-high density mixed-use built form; a green park connector is crucial. Superkilen Park, Copenhagen fun!

Centennial Park dog park in Moncton is an enclosed free space for dogs but with trees, logs etc to provide shade and adventure for the pups. Its like they're in the woods but they are also safely inclosed.

Kew gardens in london

Downtown Fredericton areas like Northumberland.

Public spaces in European cities like Berge, Norway

Dog parks

I lived in Europe for almost 20 years and every village, town and city has a large square in the centre that the community revolves around. Usually something is always there if no special events then the bars and restaurants fill in keeping it vibrant

Edmonton, Calgary, Vancouver, Toronto, Montreal, Las Vegas, even places in southeast Asia

The Forks in Winnipeg has a nice mix of green space and shops. However, I think we need to look beyond. The Playhouse needs to be replaced. Let's move it and use it's space for something else. Still need room for the FREX!

Halifax pedestrian priority areas - roads that can be opened but are usually closed. Access to restaurants and space for festivals or street parties.

The Byward Market in Ottawa. It's a vibrant, busy market filled with shops and restaurants of all kinds. The area is a mix of older and newer residential and commercial buildings.

Multiple sport/rec like Canada games centre in Halifax

Central Park in New York

Avenir Centre in Moncton

Mixed use urban areas, New York High Line, Downtown Ljubljana (closed to car traffic, very quiet, very busy and well-used by people).

Toronto's distillery district, outdoor cafe areas in Europe with shared space for businesses and cafes in the area to provide courtyard style seating. Accessible by bike, including lots of plant life, well planned garden beds, artisan style shopping space

Calgary's downtown park near Bow River.

Halifax Commons/Oval Skating Rink

The Halifax Waterfront

Place des arts in Montreal, the water front in Halifax

I see it as a very different space now, but certainly retaining the ambience and nature of the Exhibition of my childhood. There is a time now for expanding this space to include practical considerations for a vastly different world.

New York City, Charlottetown

The Ex

Disney Springs, Old Quebec City, Ottawa canal (skating) and eating districts,

Stackt Market, Distillery District, & Shop at Don Mills in Toronto.

Butchart's gardens in BC

Toronto's Distillery District, Granville Market Van., The Forks Winnipeg, Halifax boardwalk. Unique businesses, restaurants and arts. Pedestrian streets, performances & gathering. Heritage feel - strongly opposed to more unattractive glass and concrete.

Sussex princess Louise's park

Ottawa

most university campuses

It would be nice to see something similar to a Halifax Boardwalk type of energy - places to sit and catch up with friends, food or shops available, but also enough open space for festivals or street performers, or even housing up above.

I haven't

Fredericton is missing an urban space similar to bigger cities, shops, restaurants, art, etc.

I think the Seton Ridge development on part of the Mt. St. Vincent University grounds is an example of what we should be shooting for - <https://southwest.ca/developments/seton-ridge/>. Please no more cookie cutter 3 or 4 storey apartment buildings.

Not sure, but I think this space is much better at a center for events rather than housing

CNE, Toronto

The Forks in Winnipeg MB

Halifax Harbourfront, Market Square in Saint John

None - a community sports & cultural centre for families, school activities & individuals is unique, IMO

Large public squares/markets (Netherlands, Belgium...)

Nova Scotia

Public shows and events (parking area, coliseum, race track), restaurants, recreational areas

Budapest downtown has an open area concept with public walking spaces only, shops, housing, entertainment etc

Niagara Falls awnings over the parking lot

NA

I am quite fond of the mixed use model. Having retail main level, and living above. Examples of this are rampant throughout the GTA in Ontario. I feel this land is very important to make a statement that says something of Fredericton.

Formerly industrial areas on the Halifax Waterfront that are now shared community spaces with shops, green space, and housing  
most urban centers

Milton on , Moncton , Saint John new Y , Halifax.

Europe (communal squares), many US cities (parks, leisure areas mixed with retail/restaurants, activities)

Disney Springs

Buskers set ups with food vendors, entertainment, etc...

Quebec City

Not many, and that's the problem. Fredericton desperately needs more affordable housing, specifically 1-3 bedroom apartments. The only new apartment buildings going up are luxury.

Barcelona, and Vancouver Island. Places where young and old thrive together, where food is grown close by, where there is affordable housing that is not relegated to the "poorer areas" of town and childcare facilities are located close to Flex/work space

Places with low income housing.

I like the water fronts in Halifax and Charlottetown. There are restaurants and easy walking to cultural events/facilities

Wroclaw in Poland. There was a large square near the hotel where several stores existed and temporary stalls popped up, but the space was also a large community space where people could gather for events.

Small colorful little houses

In big cities, the mix of condos, shops and pedestrian areas. That is what would be great for the grounds. With focus on affordability and sustainability

Large European city centre plazas for civic gatherings with shops, residences & bars-restaurants

should be unique mix of seniors and families .

Don't know

I am from Montreal, a city which is designed for active transportation, mixed socio-economic areas and vibrant city living. The ex is a giant glorified parking lot where children with modified cars drink beer at night. Seriously Fredericton can do better.

Vancouver Convention centre/

I'm not sure I've visited anything that falls into this category

a place like the Halifax Exhibition grounds utilized more than once a year for large family fun

Pedestrian only spaces that come alive at night. Like Victoria row in Charlottetown, and the street in Quebec City that has shops and music. Similar to Carleton street when the market happens.

The downtown vibe during harvest, where music, art, food, and people come together in a shared space and a welcoming, positive atmosphere.

I have been to Warren Maine where they have an amazing soccer stadium that is used for other sports as well like ultimate frisbee, football, etc.

Craft markets, food markets, farmers markets, RibFest, concerts, and other events at the Multicultural Association of Fredericton.

Princess Louise show ground in Sussex. Fredericton does not have a good agricultural show ground.

urban parks in Europe

Halifax

Officer's square, Hanwell Community Centre, O'dell Park, Kingswood Golf Lodge, Convention Centre, Rec facilities



Tempelhofer airport park in Berlin, Montreal has some great Public spaces, especially by the UQAM metro

Plazas in Europe. Pedestrian only neighbourhoods without cars, with green spaces and playgrounds.

Montreal; Think townhouses and three-four unit apartment buildings! Small and Dense!

Berlin

Distillery district, Toronto. Or failing that, the development of the Halifax Commons lately has been widely successful from the skating oval to the soccer stadium.

Hilton Head South Carolina

European squares with open space

Vegas, outdoor art, lighting, small cafes with outdoor seating. This would be a good venue for outdoor concerts

Dense housings (including apartments/condos) with narrow streets and lots of green space

Montreal's "Plateau" mix of affordable housing, no strip malls, pedestrian oriented planning and mixed zoning. Having nice schools downtown. traditional architecture (no ugly impersonal glass-concrete monsters). Trees.

any public place in Amsterdam, Berlin, Montreal. Places where they put people first in urban design

Montreal, Toronto, Vancouver

I would like to see housing-first apartments for the homeless community. Affordable micro-units for the unhoused and cash-poor.

I love downtown Halifax. It has a great vibe. I would love to see a mix of shops and housing (including affordable housing). Keep the cultural market and centre there. Build around a central, walking courtyard.

Halifax/Dartmouth waterfront areas.

Halifax

Calgary stampede

Melody roller rink

Montreal and Toronto, with mixed affordable housing in residential areas

Red Vienna, Pruett Igoe

Amsterdam- bike lanes, green space, public art and small markets in city squares.

Community gardens

Any urban multi use space plaza

Old Montreal, downtown Halifax

The Westbrook development on the UBC grounds has some of the aspects: housing and shops+cafés integrated, quiet outdoor spaces, pedestrian only areas.

countries such as New Zealand Australia and some Northern European and Latin countries that incorporate multi generational families living with in the same complex. Warehousing seniors, students or any specific age group or With similar economic or income

New schools built on north side

Vancouver mixed used housing with stores on the ground level that is affordable for low income community members and subsidized rentals upstairs for people with mental health and addictions

Halifax, saint johns new field house

C&O canal

Vancouver

Cities like Innsbruck or Munich that offer plenty of sports and leisure activities (soccer, climbing, hockey, spa, swimming, sauna)

Freetown Christiania

Saint John new field house for soccer, track and field and community programs.

The Forks (Winnipeg)

Byward Market, Ottawa ; the city of Florence, Italy ; Halifax Commons

The Commons of Parliament Hill in Ottawa are reflective of what I would like to see (place for large gatherings in the centre). Also, I love to visit Plaza's in Spain where the community and families gather. Great place to relocate Boyce market.

Central Park NYC (nature and facility integration), Halifax public gardens

Ville Street Cooperative and the Night Market

I want to see family-friendly and lone-resident housing that is affordable to minimum wage workers.

Center for Alternative Technology (in Wales), Haida Heritage Center, there was a lovely intergenerational community garden in Brooklyn, but I am unable to remember the name of it.

Amsterdam, old city

Somewhere like the Netherlands or Germany, where they have sustainable communities with walking and cycling infrastructure and engineered, narrow streets.

More horse shoes

Ottawa, various across country, Apia, Samoa

Victoria Park in Moncton

Cities that have comfortable public seating with shade and nice views, long tree lined walkways.

Central Park in NY

Bryant Park, New York City.

Family spaces; affordable housing

Montreal had a great amount of art and culture in every part of the city.

I cannot think of many places that reflect what I would like to see, but my biggest desire for the area is more affordable housing.

Sports fields around citadel hill (Halifax), Byward market (Ottawa), Oak Bay Ave (Victoria, BC), Granville Island, (Vancouver, BC)

Granville Island

Downtown Charlottetown, PEI

Saskatoon Sasktel Soccer Centre. Large indoor soccer field, basketball/volleyball/ Futsal courts, walking track, changing rooms, canteen, restaurant, conference/ meeting rooms, with outdoor soccer/ rugby/football pitches onsite.

When i visited Amsterdam I noticed that it was mostly pedestrian and cyclist friendly. They also really knew how to maximise the little space they have.

ontario place

There are mixed use, mixed income spaces in europe that would be nice to emulate.

Medellin Colombia

Public squares in Europe

Rotterdam, Ned., Narbonne Fr.

Argyle Street in Halifax, NS, Spring Garden Road Halifax. Complete streets, walkable.

I have watched soccer games on the field surrounded by the race track. The buildings are fairly run down. I would like to see lots of green space incorporated into the grounds as they are developed.

The Ville, The Old Cotton Mill in Marysville, Wilmot Park and Queen Square Park are all great uses of space. None have affordable housing built into them with maybe the exception of Wilmot

Saint John indoor sports facility. Stadium concert venue like Parc Jean-Drapeau in Montreal.

Laval University

Sunshine Gardens

I have seen beautiful allotment gardens in England and they are a wonderful, productive use of space for a community.

No specific place, as long as the plan enhances the multi-generational neighbourhood and supports the city's municipal plan which has identified a critical need for housing development. Leave it like it is.

Market, public gardens

Windsor NSPE grounds. Exhibition grounds in Toronto.

outdoor market on Carleton Street, Nocturne in Halifax

I can't think of a specific example, but I love unexpected urban green areas when visiting larger cities - mixed use, but very pedestrian friendly.

the boardwalk in Charlottetown PEI

Markets / Events (i.e. outdoor concerts) / Gymnasium / Outdoor Ice Rink / Any place that involves leisure activity and is the 'happening place' (especially on the weekends)

currently nothing

Copenhagen

larger cities & in my dreams

False Creek and Granville Island in Vancouver

Montreal's Quartier des Spectacles, but with less commercial space and more housing

Halifax Commons, The Forks (Winnipeg) NA

Halifax Hydrostone

Charlottetown waterfront, Halifax waterfront, Ritchie Wharf in Miramichi, Halifax Commons

Place d'Youville in Montreal, Canada, Landsdown Park, Ottawa, Olympic Village, London

Distillery District in Toronto

Many small cities in New Zealand

Brick works in Toronto. It has outdoor winter activities, summer food and spirits events. A small farmers market and agricultural area etc

The downtown boardwalk areas of Halifax have some the qualities and amenities that would be a good fit here. A mix of residential and business uses, combined with pedestrian routes, areas for sitting and playing, and gardens.

Fryeburg Fair in Maine is a wonderful event that could be looked to for inspiration.

Montreal's Place des Arts, Vancouver's Granville Island, Whistler village

Fryberg Fair. Small town that attracts visitors from all over Canada and US

Saint John Field House, UNBSJ outdoor track.

Prince's Island Park, East Village in Calgary. Fountains, skating, sandwich/coffee shop, ice cream, performance arts, trails... amazing.

Be nice to have a real public similar to officer square

Being from Toronto, places from that city I could see fit in NBEX would be Evergreen Brick Works combined with an early vision of Liberty Village (before it got built up too much).

Indoor food market for winter months.

Oslo's downtown in Norway is designed to be fully walkable with outdoor events and festivities year-round

I can't think of anywhere that could exhibit what opportunity the NBEX grounds can hold. We have a real opportunity to take the best aspects all over Fredericton, in an equitable way. Community gardens, social space, local food vendors, affordable housing

Centre Claude Robillard, Montreal; University of Sherbrook Sport complex.

Montréal

Halifax

The Halifax commons come to mind. lots of outdoor recreation space. A track, a speed skating oval in the winter, skate park, gardens, walking paths etc,

London England, cities in Spain and France - with scalable building and wide spacing to allow light at ground level and shade in summer - badly forgotten in recent development decisions in downtown Fton. Areas with quiet streets away from traffic .light

the old odell park

Granville Island in Vancouver, B.C.

Toronto

Toronto's Brickyards

I think Fredericton needs modern mixed-use commercial and residential neighborhoods with public space, imagine something like Barcelona's La Rambla.

I think it should be used as public spaces - green, public gardens, markets. I don't think it should be housing (not high end condos)

Whistler village for walking and nature spaces mixed with residential and commercial, Steveston village and wharf mixes shops, restaurants, housing, walking trails and historic site.

The CEC is the only building in the greater Fredericton area that can house roller derby in the winter months

Farmers' Market

Toronto, Saint Andrews, and Cavendish Roller rinks!

halifax

I love the use of Queen square park in Saint John. Their greenspace and farmers market are a must do while there and bring in alot of traffic. I would also love to see something for the children to use like a natural climbing structure.

I loved Paris...the vibrancy of the city. What I most noticed were the people out and about. I like the idea of higher density mixed usage for all ages to draw the people out.

The Forks, Winnipeg

the cne in toronto

None exactly but the Moncton multiplex is close (just lose the ice rinks those are NOT NECESSARY). Having multiple sports options in one place

Urban farming

Something where large events can happen, like a market. Something that can involve all people in Fredericton and not a certain amount for housing. Exhibition grounds is where events happen I'd be said to see that go

Charlottetown, PEI.

Landsdowne park in Ottawa, but not focused on retail, more on a living environment encompassing ideas ticked off above which include different types housing within a natural setting, walkable; incorporate ability to have social activities (not bars)

I don't know

Locations outdoor lawn and seating area

Summer concerts, flea markets, food market

Boston commons

Halifax

None.

Liberty Village in Toronto ( in the old days)

Halifax

The Avenir Centre in Moncton. Fredericton should use this location for a downtown arena which will be needed within the next 20 years as the population continues to grow.

No experience to share.

I've travelled extensively and believe Fredericton has the greatest gifts in the waterfront and green space/parks in a somewhat centralized area. We have not developed any of these natural gifts in a cohesive long term idea.

Not sure, but affordable housing and access to transit and services is important

Ottawa Landsdown project.

Mainland commons complex in Halifax

As said I would love to see a big turf field that could hold a lot of people like the stadium they have at the university of Moncton.

CN Sportsplex in Moncton

The Dieppe oval (but indoors), Riverview skate park, Halifax public fardens

Cities in Holland

East Hants Sports Plex, Saint John Fieldhouse - where outdoor sports have a place to run programs through our harsh winter months and charge a more reasonable amount to rent than is currently charged at UNB.

USE FOR AFFORDABLE HOUSING!

The new KC Irving facility in Saint John

Ottawa's Byward Market

Moncton CN complex, AYR Motor complex in Woodstock, university du Quebec athletics centre in Levi's, Halifax Canada Games Centre.

Halifax commons

Montreal

Like the feel of the farmers market in Halifax. Times Square, Fort Myers. (Although Times Square in NYC is nice too.)

The Netherlands, they have integrated communities down pat

The old Colisiem. Skating and hockey

Halifax soccer complex

NB community gardens, housing co-ops in Vancouver, O'Dell park

Don't know.

I would be an advocate of creating a community recreation field house , with swimming pool attached to a downtown elementary school , replicating the Nashwaksis Middle School complex y

Parkview Village in Stouffville ON. It has garden homes and apartments for seniors. It has resources like a restaurant for seniors to have meals with their families and homecare services when they need assistance. Rent is subsidized for low income seniors

Where Feeds N Needs is located used to be display building. Miss all he displays that were there.

Ottawa and Quebec City

Cultural market, the multicultural centre

Saturday market food stands

I think about other cities with pedestrian only streets like Montreal, Halifax, etc. where there are shops, food, very trendy art from local artists that are great places for people to visit and hang out in.

I've seen apartments lots of places.

Nice pavement, without pot hole evey two feet

Centre communities in most European cities. Local pubs, business, no cars, restaurants missed with offices.

The Forks in Winnipeg

We like more shopping - Restaurant - Leisure - More entertainment on the Ground.

None because everywhere is too fucking expensive to live

Places with green space, no cars, a variety of housing options

Ottawa market

out of province affordable housing facilities

Dense, mixed neighbourhoods of urban Hong Kong. Vibrant park space mixed with low rise residential of Montreal. Exciting plazas bordered with shops/ restaurants and low rise housing on top seen in Havana and the "Plaza de armas" style found in Peru.

none?

Uptown Waterloo, Ontario; Place du Vieux Marché aux Grains, Brussels, Belgium; Pioneer Square, Seattle, WA; Gilman Village, Issaquah, WA

I have traveled throughout Europe, bits of Asia, and much of North America, and I think that Fredericton is really lacking in their use of the downtown area as a community space. I think Freddy needs community spaces which embrace the outdoors and art.

Scotland

Montreal Biodome, The Eden Project in Cornwall UK, Stampede Grounds

The X grounds have potential to be like the Halifax Seaport market. Where concerts can be held, vendors of all KINDS could go, special events, etc. I think that the race track could be turned into a great recreational space with variety of courts etc

Kingsbrae Garden in St. Andrews (Art)

Venice

Arena in Moncton heritage

I've never visited a car-free neighbourhood, but they exist all over the world, and that's what I'd like the NBEX to become. See [https://en.wikipedia.org/wiki/List\\_of\\_car-free\\_places](https://en.wikipedia.org/wiki/List_of_car-free_places)

Charlottotown Driving Park

Parks, gardens and farm shops in England. Historic areas that respect conservation such as Wildwood.

Great question. I cannot think of one at the moment.

Similar to what Halifax has done with argyle street with the retail & pubs at bottom and residential/office above

The boardwalk on Saint John comes close, or the pedestrian convertible area in downtown Halifax

The Netherlands has many great example of good urban development that incorporates complete spaces with lots of shade that are nice to be in. Small retail, restos, sitting areas, areas to be active. Most important: is to limit space for cars.

Existing uses retained (Ribfest, the travelling carnival rides, trade shows, etc....)

Affordable housing in other centres. Coop housing such as in False creek in Vancouver-centralized, accessible, community oriented. With spaces for gardening/food production.

Town Square in Weimar, Germany.

Multi use spaces in NS and ON - housing on top, multi spaces below such as shops, markets, green spaces, etc

affordable housing, accessible arts space

Lincoln Road Miami, Ontario Place, Bronte Heritage Park,

I have seen senior complexes that are affordable with soft scaping natural settings in other cities that share their housing with other than wealthy apartment/condo dwellers.

Broadstairs, Kent, England.

Hants county NS exhibit. Many European countries do not destroy heritage properties just to increase the tax benefits to the city. Cities and towns throughout Europe preserve natural open and historical areas and not just build more costly house/condos

Granville Island, Vancouver

I haven't visited any, except remotely online. There are very successful tiny home villages being built for people down on their luck. I would be happy to provide links to these great success stories

Public gardens, Halifax.

New regent park in Toronto. Affordable housing mixed with homes apartments and condos

Darling Harbour, Sydney Australia

Italy. The piazzas there are community based and maintained. Large gathering spaces that are multifunctional and pretty

Sparks Street in Ottawa



Distillery District Toronto, Old Quebec City, (light shows, rotating events, artisan space, beautiful architecture, intimate atmosphere, festive)

I would like the future of the New Brunswick Exhibition Grounds to be unlike anything I have seen. I future where everyone can live and be happy, in a place they can afford.

local market, affordable housing, accessible to people with disabilities

Streets that are closed to traffic, allowing you to walk and enjoy cafe's, artsy shops, restaurants and areas that bands/entertainment can set up. Halifax has a street like that.

No comment

Halifax downtown area, Old Montreal in the winter.

Bliss Carman Gym and the recreation gym at the Currie Center. Year round curling lanes.

St. Andrews, Ottawa , Victoria

Open squares surrounded my mixed-use low rise buildings in many Dutch cities. Village squares or commons in U.K. villages. You see similar multi-use open spaces in French cities like Rouen. Shaded/treed areas are key.

The boardwalk in Halifax and in Saint John both give the feel I like of integrated space for events, though they, like officers square, don't offer quite the same space as the expo grounds, keep the space and add the integration :)

Pamplona Spain, Ottawa market

Market Commons, Myrtle Beach SC

Respect for green space within development

Downtown Ottawa, Halifax Library, downtown Guelph, urban agriculture sites in Halifax and Ontario

In terms of rental bikes - Mostly Montreal, San Francisco - regarding large parks & outdoor public spaces: New York City, Albany, Kalamazoo MI., Saint John.

Edmonds Town Centre in Burnaby BC---mixed use residential and retail.

affordable housing for people on social assistance

Irving Oil Field House in Saint John. For the sustainable/native plant side of things, I unfortunately can't think of anywhere where this has been implemented nearby.

Qplex, Saint John field house, CN fields in moncton

Landsdowne Park in Ottawa, the Pavillion in Brighton England (Much much more elaborate than anything that would be suitable in Fredericton)

Affordable housing, meetup places that are environmentally friendly, urban agriculture, recreation opportunities.

Munich

Bath (UK), NYC (High Line district), Old Montreal (port area, place des arts), Ottawa (downtown), any "walking" city in Europe

The city should honor the terms of the original grant from the Odell family. An agricultural fair should not be pushed aside into a small corner of the property while the city increases its tax base by approving more housing projects.

Not a specific place, but I've seen interesting "missing middle" designs: medium density, mix of housing types & uses, walkable, functional developments, compatible with context of single-family homes on 2 sides & retail/park/exhibition on the others.

The small medieval hilltop towns of Tuscany, Italy - complete, beautiful neighbourhoods where residential and business activities, historic and modern designs, exist in harmony with nature

Philadelphia - Public Art / Boston + Quebec City - green spaces and housing

Affordable housing in Edmonton & Manitoba with supportive programming spaces on site & inclusive community space outside; community gardens & artist created long table for sharing meals and activities. inviting "bumping spaces" for mingling.

I haven't visited these places but I think they would add interest and revenue to the city. Vancouver Festival of Lights and Germany's Christmas markets.

Bannerman Park in St. John's Newfoundland. It's a park that doubles as a venue for things like the NL folk music festival each summer

Bannerman Park, St. John's, Newfoundland. Beautifully manicured park with space for hammocks and social get togethers, loop skating rink, centrally located cafe type stall, play structure, ball field, and space that can be used to host outdoor concerts

With a touch of cynicism I can say no where is that nice.

I would sometimes drive from Grand Falls to come play roller derby here. I have come to the NBEX since I was a kid, I used to love helping out with Perly the Magician.

Odell park, NB community (organic) gardens in Fredericton, there are no good, affordable, safe places to live in Fredericton

Le centre-ville habité de toutes les grandes métropoles.

Utiliser ce terrain pour jardin communautaire puisque le sol est de la terre arable de qualité. Instauration un bassin de rétention d'eau naturel avec le bassin versant du Parc Odell et favoriser la faune naturelle propice à une terre humide tel qu'à l'origine

## Connectivity

### Other Comments:

Connect to the trail system

Sport Field

Connect with trail system and O'Dell Park and Wilmot Park

Careful planning. Get it right the first time.

Connect Odell Park to Wilmot with a greenway.

Extend West Plat grid into Exhibition Lands

Connecting the trail system instead of narrowing Rookwood

Ziplines

Link Waterfront, Odell, Wilmot

Real connection to trails, Low traffic/ pedestrian friendly

Traffic Plan!

Trail is already beside the property

Traffic plan for an already congested small city

Grass, Sports Fields

Multiuse for diverse and daily use. Activities for kids, youth, elderly.

Lighting for safety at night

Connect Trail System

Doesn't look like trails and this picture looks like high end housing

We have wonderful walkway along the river. Why would anyone trade that for a walk between buildings

Bike trails, safety and minimal light pollution

Active sectors, Connect

Velo, Cycling

Cycling Friendly

Affordable, people centred, child friendly

Inclusive for income of all levels - low income folks included. How? No Nimby Attitudes

Where all the disabled people?

This space should be developed with walking and cycling in mind. Remember unique uses like parent's with strollers, bike racks, wide paths for social distancing, etc.

Pedestrian in front of residences and lanes behind for the vehicles

no motor vehicles, but public transport

There should be a dedicated enclosed free run dog park area. Many citizens try to live vehicle free lives and the south side doesn't have an offleash area within city centre.

Grided streets offering high connectivity ideally with filtered permeability.

Leave it alone

Just make improvements to the current grounds. Leave it as the NBEX

None of these please. It would have been a great place to have a four plex rink and field house. Or I would like to see it left alone.

Better streetlights and crosswalks

Bike paths that connect and are for active transport; intersections that are biker/pedestrian friendly (unlike the present exhibition center!)

One-way protected cycle tracks are bikeways that are at street level and use a variety of methods for physical protection from passing traffic. Making this infrastructure connected to the rest of the existing network would be great!

More cycleways through the heart of downtown. Right now downtown is a cycling desert with no lanes

Upgraded curb cuts On every corner for ease of use with wheelchairs and mobility aids

As per the expressed wishes of the 100 block of Rookwood Avenue, the connection between the River Trail and the Old Railbed Trail should go through the Exhibition Grounds and not through the front yards of houses on the 100 block of Rookwood.

multiple access points for pedestrians

Ensure that all pedestrian spaces have adequate ramps including to enter any buildings

Some of these response options are not clear without further research or background knowledge in city development. For example a majority of people most likely do not know what "pilot placemaking and traffic calming" or "enhanced traffic calmed intersections" mean other than they sound potentially nice. Use simpler language or include a description of what this would entail.

Only one fits my needs. I like the open space of the area. No big buildings please. There are already enough

Leave as agricultural and entertainment

Is this question for the EX grounds only, or in general for the city? I don't see why this is relevant to the EX grounds only.

How about arrows on the paved trails indicating direction of travel on that side. A number of people seem to confuse the trails with highways and want to walk on the left. Let people know that the trails are usually about 11 feet wide and someone walking on the center line (and some do) cannot give people either overtaking or approaching from ahead a six foot separation.

Improved transit service to reduce need for car transport

Indoor flat surface, like existing primary arena space already on site, without ice, to host sports such as roller derby.

When looking at the historical overall area in the city, the green space becomes like a Central Park effect, a green anchor. Developments that draws residents to the area as an extension of that history and BEAUTY, would offer an enhanced area to the overall west city mosaic. This might include, the new performing arts centre as a cultural anchor.....with quality small businesses available for year round exploration. If I understand correctly no building can occur over the acquifer beneath the race track, this might offer an extension of the green space and connector to Odell and Wilmot parks. As for residential use, the city should be mindful to NOT approve extremely high rise buildings, height does matter in overall ascetic climate. This area could reinvigorate the West end of the city and by planning well offer a niche area for city residents in addition to our downtown core, which unfortunately makes minimal use of the riverfront (another untapped potential corridor, primarily due to traffic streets for bridge, but for another day). What I think would be unwise is to see it as a possible high impact residential opportunity.....too many apartment buildings. These, as one can see is occurring on the plate and hill as older homes are being replaced with compact housing. Perhaps more investment in those type of projects or opportunities where existing residential areas surrounding this core area could be explored.

we need a sports complex for field sports, (Soccer, Rugby, Football, Cricket). Multiple fields, central so it can be accessed by everyone and by public transport.

Just put low-income housing there.

Please make the NBEX area into a low-cost housing neighborhood that is completely pedestrianized and car-free. Fredericton suffers both from sky-high rents and too many cars.

Tim hortons the culture building the pet store and of course the exhibition building should stay put with the parking lot Commercial vehicles busses and vehicles parked there for gathering with their friends their colleagues for lunches The rest Make into a nice Trail with beautiful gardens with benches that you could sit at with your partner Also you can put one corner With a playground and another corner With skateboard park or bicycle park for the middle aged kids so everybody has An activity there the young teenagers middle Aged And the old.

Complete streets that are focused on pedestrian and bike traffic. Keep cars out as much as possible, and if given access: very narrow streets. Look at The Netherlands for great examples.

Connect walking trails between Odell and Wilmot Parks.

Maybe have shops, daily market, on first floor with AFFORDABLE apartments for low income people.

Easy access to all buildings for mobility impaired. This should be a law for all public and business owned buildings.

"Fredericton needs additional housing. The vacancy rate is about 1%.The NBEX property is conveniently located near amenities, services, the trail and a bus route making it an ideal location for housing. Mixed housing would be compatible with other uses.

Fredericton needs affordable, accessible housing. That does not mean special, congregated, different housing.

Housing units that have been developed recently in Fredericton are not affordable for most. Of course, without incentives, developers will build units that provide the most profit for them. The city and the province must provide incentives. Through the National Housing Strategy and the New Brunswick Housing Strategy 2019 2029 there are federal and provincial resources and funding available to support development of affordable, accessible, inclusive housing.

A national initiative called My Home My Community has developed a Housing Inclusivity Index that could be helpful in planning and developing housing in Fredericton.

Appropriately placed fountains and flower gardens

traffic calming measures - currently motorists speed through the lot to shortcut congestion on other roads

Adequate bike lanes on all major city streets

Increase transit availability - hours of operation and days

"A converted use of the race track to provide the following: Year round central use of a festival of lights, bridge to access light show. Perimeter use following the shape of the track: ice skating (winter) roller blading (summer), Cross country ski trail next to the perimeter skating. Evergreen trees following perimeter of cross country skiing. Hay Rides following perimeter of evergreen trees. Strategically placement of large fire pits with seating close to Hayrides.

Main walkway which connects to bridge with perimeter booths all around."

My comments disappeared!!! More trees, more green spaces, preserve the mature trees we have. Stop paving walking trails and remove the pavement from paved trails. Create wide bike lanes on the city streets and keep bikes off of all walking trails! Keep Odell Park solely for wildlife, with only the few existing trails for people only, no bikes and no pavement. Move the garden near the ball park somewhere else such as Wilmot park, and stop any further development of the park

## Open Space

### Other Comments:

Soccer Fields, Trail Connector for Bikes and People

Senior Centre - Indoor

Continued support for Non-Profit events and new upcoming eventspace such as Freddy Beach Ribfest

Skating Oval

Not another "main street" to detract from Queen and King Streets

Space for daily use, not just for large events

Bike Friendly

Use native vegetation that is climate resilient

Quiet residential. There is enough commercial space nearby anyway. Need low income housing!

Mountain bike pump track to promote active lifestyle. Accessible for kids.

In between quiet neighbourhoods, it should connect sunshine gardens to east of Smythe with more quiet residential.

Harness Racing Revival, Pool

Pump track for bikes

Quiet space for regeneration (seating provided)

Community gardens permaculture, outdoor recreation (eg yoga) and small shows

Maintain the strong link with agricultural history, including horse racing.

Recreational Space with an ability to host large scale sport tournaments

It is important to continue to offer public events for the community, supporting tourism and helping local charities

Greenspace connecting Wilmot and Odell parks

Encourage Activities vs Passive Enjoyment that serves many ages

We have enough arenas for skating.

Community garden

Bicycle space

Large green spaces already close by - consider smaller pocket parks and connective spaces

Gardening; It's purposeful, a level playing field between social groups. With COVID it's become a passion project for many. Also therapeutic

Sentrors Actifs

Hybrid space incorporating community garden/green space with the existing food stalls/market area.

Indoor skateboard park

I see this area as a flex transition from the heavily organized activity space of Wilmot and the shaded natural conservation area of Odell. A concert/exhibition indoor/outdoor artisan plaza with enhanced cross platform usable spaces, lots for food vendors with a designated quarter of tabled sitting, area for open air performance. The exhibition space could have an area for speed skating or other "below 19" activities in both summer and winter.

Would love to have an enclosed free run dog park downtown, especially for our citizens who don't have vehicles to get to the ones we do have. Maybe even with a doggy splash pad.

It's beside a park. Doesn't need these.

Dog park

The Ex already does this.

A place for healthy vibrant living. Shops surrounding active areas such as competitive running track, outdoor play where people can eat and have a coffee while watching kids play. Areas to skate, swim, play games that encourages shopping, music. Build on success of Disney Springs...but a Canadian version.

The Ex is currently a car hub; eliminate the Tim Hortons and the giant parking lot and create a park and a space for bikers/pedestrians.

Fredericton is an historic area. We need to keep the flavour of our city. Downtown should not be a playground...

Paved track for running, cycling, roller skating etc

Solar farm

We already have public spaces in Wilmot Park and Odell park, both immediately beside this space. We don't need more.

It must maintain an agricultural use that is relevant to the present: Community gardens; Native ethnobotany garden/learning space. A space for intergenerational transfer of knowledge from farmers and elders to be actively. A space to build community resilience.

Multi sport complex

Lots of mature trees, native vegetation (as opposed to manicured only), food plantings, community garden space

"Would love to see an indoor multi-use facility like Saint John built last year that would include a competitive length swimming pool and indoor soccer/field for all year use.

Outside, would be great to have a concert venue that could hold ~20,000 or more, attracting bigger events that normally don't come east of Quebec"

Sports area(s) - soccer fields, an outdoor rink, and room for spectators.

Seems like answers are aiming for big city feel and look. Too bad. No skating ovals please.

indoor public warming/cooling centres

recreation - pools (indoor/outdoor), tennis, pickle ball, basketball

Community Garden Space

Community gardens

Green space should be a priority whenever projects are considered.

Community food gardens

"1) Remove the fence - this alone will create a more welcoming space,

2) Add areas where people can sit and be together,

3) Having a space that can be used for social events/eating food/selling local food/space for food trucks to set up "

Indoor and outdoor track for sport (including track and field) and physical activities. Those facilities should be multi-use accommodating most of the need of the city for sport oriented activities but also accommodate cultural events.



Please include a building with a cement floor that can house sports like roller derby, indoor soccer, lacrosse, etc

Farmers' Market with Exhibition format

Again much depends on the overall plan but currently there are no areas for outdoor living. If developing why not do heated walkways/ areas where small businesses could thrive year round. Open areas that could seasonally morph for year round purpose. With the connected parks, we probably have play space or large open space covered IF they can be connected and accessible year round. Perhaps a semi covered oval/ area for walking / biking in all seasons. With aging population, more electric options for mobility this could encourage outdoor use during all climates during the year, sorely needed particularly in winter.

Use the big track and start start a big track and field field with a turf in the middle. That could attract more attention for sports such as track, football and soccer

The large open space inside the capital exhibit centre is used by a number of active amateur sports leagues that would otherwise be without a space. Roller derby, ball hockey, and other sports both adult and youth use this space and without it there is nothing. Our city has many arenas but no large cement surface that is not otherwise dedicated to ice sports. We'd love to see an active, cement covered indoor arena space that could be used by these groups. As an added bonus, the community has demonstrated an interest in roller skating by showing up in overwhelming numbers to skating events hosted by local roller derby leagues. Perhaps it's time to look into a roller rink or oval. The outdoor ovals in Dieppe and Halifax are always busy. An indoor or covered arena surface would be a huge draw for the community to the exhibition grounds

Year round recreation center

An accessible year-round sports complex including a competitive pool, field house, out door soccer, rugby and lacrosse field, track and field facilities. This multi sport complex should be accessible year round.

Again sports complex with many fields around.

A artificial field where local kids and adults can play pickup games of different sports

Community gardens and food trees.  
dog park

Low-income housing pls

Tim hortons the culture building the pet store and of course the exhibition building should stay put with the parking lot Commercial vehicles busses and vehicles parked there for gathering with their friends their colleagues for lunches The rest Make into a nice Trail with beautiful gardens with benches that you could sit at with your partner Also you can put one corner With a playground and another corner With skateboard park or bicycle park for the middle aged kids so everybody has An activity there the young teenagers middle Aged And the old.

Tiny homes for the homeless; could even make use of the existing buildings to help get them off the streets and start rebuilding their lives

A grand plaza like the Italian piazzas in the centre of Italian cities and town. It's multipurpose and useable yearly

When redesigning a space use actual artisans to help design. The ridiculous look of officers square fence is embarrassing. Something that used to attract photography and tourists looks like it was designed by a mail room clerk. It's boring and bland and I'm so ticked off at the missed opportunity here. Pathetic use of my tax dollars.

A fenced dog park is needed in downtown Fredericton.

Sports complex with inside basketball courts,.

Inclusive community

I think a portion of the land which is located closest to Smythe should be made into a park with shade trees, pond, flowery garden, benches, a small naturally shaped amphitheater where amateur theatre and entertainers can display their talents. There should be a dense natural barrier against the city traffic noise. This can be helped with landscaping to raise the height of land facing Smythe, or with noise shielding walls - which could be covered in commissioned murals.

Urban green spaces with more native plants to serve as habitat for insects, birds, etc.

Soccer center, like the CN fields in Moncton. It would be nice to host more soccer events. Having the grant Harvey and Willie oree fields so far apart is very challenging. The amount of people from out of town would contribute to the tourism in the downtown, hotels and restaurants but also open the city of host bigger events.

Green link between Wilmot and Odell Parks - which could be a good spot for low key recreational facilities such as a mountain bike pump track

Acquiring/developing another public park area downtown - such as large parking lot - bounded by Regent/King/ Brunswick Streets

Permanent solid Shade-casting structures along any: parking lots, public plazas, market food kiosks, fairway fringes. Overexposure to sun and rain deters pedestrians from events like markets and ribfest, fairway activities outdoors and also indoor events beyond vast exposed parking lots.

"any further development of spaces must be done outside of the downtown area on the south side .... the heritage buildings and atmosphere must be perserved! STOP destroying Officers Square, STOP allowing tall structures to be build in the downtown area, Zone the downtown areas for building affordable housing only ..... people with money can live elsewhere ..... and STOP the urban sprall, all the wild spaces are being destroyed. Zone the UNB ewoodlot so that any construction or clearing of the land is illegal - this area is important for the protection of the city re the wetlands/bogs as well as being an essential wildlife area. Create a wildlife bridge like they have in Europe connecting this wild area to Odell park

## Land Use

### Other Comments:

Affordable Housing

Indigenous-led community spaces

maintain link with agriculture

Publicly funded and owned affordable housing

"Lodgements Abordabel (Affordable housing)"

Spend money of racing

Affordable Housing

Mandated affordable housing both for large families and single residents

Some housing should be affordable

Community Space for Hosting Events supporting local Charities

Recreation, Skating Oval, Pool Complex, Connect to CWC

Social space for community interaction and connections. Perhaps some apartments could have communal dining space

School should be priority

Affordable housing

Low income housing

Mix of rowhouse and apartments with community institutions to support population growth

multi level mixed income housing

Single occupancy options

Make provision for events up to 50 people social

Affordable housing mixed with public uses

Honour the original agreements with Odell; focus on gardening/agricultural FREX land is already designated for this purpose

Affordable Housing

Pump track for cycles

Connected along Smythe, open park area, high density

The land was donated for agricultural use and related events. Honour the Odell family by not turning this wonderful property into apartments and condos

Housing that is affordable and inclusive of single room occupants and supportive housing

Senior and child centre

Affordable housing needs local services and support on site! Keep people home and healthy

Natural Playspace

Low income housing

Affordable housing and greenspace

Museums/Library

Library

Senior Centre

Mixed housing options

Teenage centre

Affordable housing

Affordable housing

Residential Units in mixed use Buildings should be the top priority. Space for future events centre would also be appreciated

Cultural and recreational area

Low income affordable Housing

Affordable housing integrated in low rise environment (Shops as long as parking factored with a community centre for seniors)

The city should honour the purpose of the original grant to the city. The land shouldn't be used to increase the city's tax base.

Education, New School; Bring Students back Downtown more central

Affordable Housing

Culture and Community Uses

Non Profits and local markets are important to support. Making an accessible place to hold events like Freddy Beach Ribfest is very important

Multi-Sport Hub

mixed affordable accommodations highest need. Be creative

Remember and respect the intent of the original land grant

But in a way that low income residents aren't marginalized in their community

Mixed Housing rich, poor and in between together

This will end up with empty storefronts and dead streets. Focus on neighbourhood building.

sports facilities

Low cost/affordable housing/subsidized units in whatever is built here. This is a must.

This is the perfect opportunity for low income/no income housing development

Use the space for recreational purposes ie new soccer field/ pool, park space

George Street School is aging and without a yard for the students to play in. Perhaps this is a good opportunity for a new school to be built at the FREX.

I would love to see a City-owned and operated arena space, similar to Harbour Station in Saint John.

It would be nice to keep the track as green space, and avoid putting in apartments/condos or large buildings at all costs.

Large indoor facilities to accommodate trade shows, exhibitions etc. Like the RV World Show and Sale.

Affordable housing options (not condos) should be a key priority in considerations for developing housing in this area.

Mixed use with housing above services for residents like dental, vision, barber, cafe, convenience store (not to take away from the stores, and performance spaces downtown)

Keep as much greenspace as possible, use it as an outdoor performance venue. Limit the number of apartments/condos/townhouses.

Affordable housing essential with appropriate amenities

Indoor competition pool

Safe, quiet, affordable apartments with high standards in regard to tenant behaviour.

A mix of housing for various income levels, household sizes and ages, such as apartments, row houses, garden homes.

Detached single family homes

"I believe that it is important to leave the property in such a state that it can still provide the attractions that Frederictonians know and love. The

Exhibition and RibFest draw thousands of people to Fredericton and the current property is a great fit for those events. There is certainly an opportunity to try to host more of these entertainment events given the facilities on the property.

I also believe that more should be done to maintain and enhance the horse stables on the back of the property. It is extremely relaxing to walk through the barn area and talk to the people stabled there. It is like a world unto itself in the heart of the city and a treasure not to be lost.

Pool

New school location replacing George Street Middle School

I am not in favour of this space being taken for condos or . I feel the part of the city that is for the use of all, is being destroyed. This should be green space for our residents to go and spend time enjoying our beautiful surroundings. Please don't take this space for more buildings (residence or office)

Would love to have an enclosed free run dog park downtown, especially for our citizens who don't have vehicles to get to the ones we do have. Maybe even with a doggy splash pad.

leave the space as it is!

Fine grained traditional housing development. No big box developer wrecking the place. People build houses and add on as needed. If office/retail space is wanted then just put up a sign. Low hassle and supports affordable housing and small businesses.

This would make a great site for a performing arts centre that could accommodate conventions. This should include an outdoor venue that could be used for a skating rink in winter and concert venue and FREX in the warmer months. I think it should also include some garden space, perhaps a public garden with space for downtown families to grow their own vegetables.

Leave as is.

Areas to run, sports, play. Think of this as a way to expand "downtown" but better. Again, Disney Springs but with Fredericton flare of market. Change the feel from carnival to innovative, peaceful, vibrant city. Sidewalk labs opportunity?

Agriculture show grounds. recreation space like Sussex princess Louise park

If this project does not include a large low income component then it will be better left as a parking lot. The wealthy can afford to live anywhere they choose.

None of these thank you. Please leave it alone.

Low income accomodation

Indoor Swimming Pool, enhanced coliseum, skateboard park, animal activities (horses, dogs, etc.)

Apartments that are affordable for everyone, not a high rise that starts at \$1500 a month!

Housing for our vulnerable population.

Barns and stalls for horses and a pasture for them, areas and opportunities for children and adults of all ages to interact with the animals. We have enjoyed a special circumstance with the racetrack and horses it would be lovely to bring that back but in another form. This concept was not included in any of the choices above.

Low income housing.

Mixed use with green space and a connection to the bike path behind the superstore.

affordable housing, single dwelling apartments, possible even utilize shipping containers to make a more urban design

Soccer complex stadium - meaning it's an indoor turf area but it can be used for other sports all year round. Our city is in need for a place where soccer can be played in the winter and all year round. The dome is no longer a viable option.

Low Income housing

We need low income housing and green development. Why not consider micro apartments and or a tiny house community complex with rules to keep them low cost, small space and fees to maintain the grounds. Create community park space as well, keeping in mind that those with disabilities also want park access and micro apartments.

Equestrian Community with mental health and low income opportunity. Add teaching farm plots

No more condos/housing. This is an area for people to meet, outdoor concerts, food, cultural /art events.

a cycling cooperative please

Indoor sports arena/roller rink. Currently both the capital city rollers and Fredericton junior roller derby association depend on the use of the capital entertainment centre for our practices and events. Without this space both of our leagues will be forced to disband. For years we have been searching for space, and this is the only one large enough to accommodate our needs and is willing to let us roller skate.

Affordable housing for our most vulnerable!

senior centre (indoor and outdoor)

Affordable housing (apartments or townhouses)

Should be large and unique usage and not a continuation of existing residential areas

Affordable Housing

Affordable housing units

TURF Field house for indoor sports like Saint John, Moncton, Truro, Sydney, Stratford, Halifax, East Hants, Bridgewater. Nobody wants more condos or apartments but the city

Mixed income housing. Subsidized housing. Municipally owned housing. All mixed together.

It must maintain an agricultural use that is relevant to the present: Community gardens; Native ethnobotany garden/ learning space. A space for intergenerational transfer of knowledge from farmers and elders to be actively. A space to build community resilience.

Affordable/subsidized housing.

Inexpensive micro apartments to help with affordable housing this city needs so desperately.

Sports field, dog park

Activity driven attractions and recreation

Multi sport complex

Affordable housing

Create affordable and accessible housing options for singles and family units. Huge gap in Fredericton!!

Affordable housing and green spaces that do not threaten the underlying protected wellfield

Please consider use of building a community garden space. Downtown is very lacking in accessible green space for growing food aside from private spaces.

As mentioned above, indoor multi-use sports facility & big city concert venue.

All low rise housing - single detached, some apartments/condos, some mixed use

we are in desperate need of affordable housing -- provision of which would decrease downtown crime & medical costs as well as increasing the likelihood that tourists would hang around. Scenes such as the old cemetery, downtown medical building, Soeby's field, etc. would turn me right off visiting this city. It would also be advisable to include rentable garden plots to allow apartment dwellers to be somewhat more self-sufficient.

high end garden homes

Think it should still be used for agriculture fair as it always has it is part of the Fredericton history. It is centrally located for people to be able to come for events gatherings.

An agricultural exhibition.

affordable housing

funny how recreation is listed in the paragraph but not an option?

Affordable Housing & Community Spaces

Housing for the homeless

Affordable Housing is desperately needed. A community centre complex as well.

Housing first type of small rooms and apartment for homeless and near homeless mixed with housing for low to middle income families. Not high end housing for upper middle to the upper class.

low income housing, social services like a shelter, community kitchen, clinic, etc, seniors services, full mixed use.

New rehab centre/hospital to replace Victorial General Health Centre, with purpose-built support housing.

Affordable housing for the working poor

Agricultural education and exhibition center

Agricultural and entertainment

Recreation space such as an outdoor or indoor running track is desperately needed in the city.

AFFORDABLE mixed housing. NB Housing units integrated with full market rents. Decent housing for all

Fredericton is desperately in need of affordable housing close to the downtown.

Affordable housing

A mix of affordable housing in whatever form that takes. Cooperative housing.

Indoor open space, like the primary arena space so sports such as roller derby, both adult and juniors, can thrive.

Indoor and outdoor track for sport (including track and field) and physical activities. Those facilities should be multi-use accommodating most of the need of the city for sport oriented activities but also accommodate cultural events.

"A active recreation area. A proper outdoor track, community pool, etc.

also, public gardens - as in vegetable gardens and a space to learn sustainability"

A walkable community with medical, dental, food, exercise and small gathering services and facilities to save



the environment with access to public transport to other communities or neighbourhoods. A mix of affordable accessible housing for families and singles and different ages. The proportion of shade and green space needs to be a lot higher than current developments.

Please include a building with a cement floor that can house sports like roller derby, indoor soccer, lacrosse, etc

City swimming pool

Indoor non-ice arena for sports like Capital City Rollers and Fredericton Junior Roller Derby

Roller rink/skate part

It is extremely important to me that housing be a main use for this property and that it be mixed housing with at least 25% allocated as low income housing

affordable housing, expanded homeless shelters

an activity center..ie roller rink like the old roxys

Housing for the homeless community

Mixed income - high rise apartments and town homes with hidden garages in back lanes or underground. The deliberate effort is to construct and/or own a multifamily development that has the mixing of income groups as a fundamental part of its financial and operational plans. Mixed-income housing must, at a minimum, give poor children an opportunity to live close to families that are not dependent on welfare and instead belong to the mainstream working culture.

medium/high-rise multiuse buildings (10-15 stories). More urban.

Low income housing development important.

Although it presents as a large space to develop, housing options would become a cramped alternative or require high rise options which would further urbanize the natural beauty of this area. Some housing, perhaps above commercial areas could offer some alternative. Again, redevelopment of appropriate existing residential areas might prove more permanent than trying to mix in a residential, commercial, recreational mix.

Multi sport hub. with ability to host large scale sporting tournaments including soccer

Soccer fields + fieldhouse

Anything other then housing

Centralized athletic centre

Please do not fill this space with more apartments and . This space should be reserved for active and cultural pursuits.

AFFORDABLE HOUSING!!!!

Year round recreational facilities

"Mixed housing - including affordable housing and ""Housing First"" type units.

NOTE: this question only allows me to select 3 options, not the 4 mentioned."

Sports and recreation complex.

Actual sports complex.

community garden

Low income and rent controlled housing. Preferably avoiding tall buildings.

Affordable housing.

Muli-use recreation, education cultural performance etc .....in other words what is present now upgraded .

Low-rent, affordable apartments

Keep it how it is, don't do anything to it, don't need more housing to make every building in downtown Fredricton to rock it up in price, don't need more housing, need more AFFORDABLE housing

At least 25% of all types of housing be for subsidized in some fashion ie tent geared to income etc.

Low income housing

Keep it open enough for Fair grounds for the free in sept, rib fest in june, and during other times of the year have it as pedestrian space for food vendors

My #1 recommended use: Lots of grass, trails/walkways, flowers, trees that connect Wilmot and Odell Parks

Affordable housing units

Park/green space/gardens

Urban Gardens and Farms

As is, space for agriculture shows and markets and festivals

Events like rib fest

I don't think it would make sense to add any office space to NBEX. are getting less use now that more people are working from home. Even post-pandemic, many more people will choose to work from home. We will need less office space in the future.

Emphasis on agricultural history

Tim hortons the culture building the pet store and of course the exhibition building should stay put with the parking lot Commercial vehicles busses and vehicles parked there for gathering with their friends their colleagues for lunches The rest Make into a nice Trail with beautiful gardens with benches that you could sit at with your partner Also you can put one corner With a playground and another corner With skateboard

park or bicycle park for the middle aged kids so everybody has An activity there the young teenagers middle Aged And the old.

Affordable housing options would be my number one preference

Small foot-print taller apt buildings. Mandated percentage of affordable housing in the zoning for apt buildinds.

Single and Senior affordable housing. Not luxury housing!

No housing or shops. Recreational use only for all ages including seniors.

Housing for the homeless and other services to help get them to being active, productive members of our city

Affordable low income housing

I clicked mixed housing but need to specify because it's not mentioned that this housing should be AFFORDABLE for LOW INCOME PEOPLE.

Something that ALL Fredericton lan's can enjoy. NOT more housing. We have this space- use it for culture and activity. That was it was meant for.

Low Income Housing

Affordable housing. Stop filling our cities with condos.

Affordable housing

Sports center

Inclusive community

I have an idea which may seem unusual, but I see an opportunity. Eastern Canada has cycling talent, but no velodrome and to my knowledge, not much opportunity for the sport of indoor rack cycling. By building an indoor velodrome on the site of the exhibition ground - perhaps event Olympic sized track - this creates opportunities for the sport to grow in the region and even the possibility of hosting a regional or national championships events. My vision is the velodrome is the new focal point of the exhibition grounds, and it is surrounded by green activities & scenery (park, cycling trail extended around the grounds). Also, I imagine there being rental bicycles installed like they have in Montreal. People can easily rent a bicycle and travel the area, or drop their bike off at a more central downtown location. Also I envision a green powered bus which originates from this location and brings people to mostly downtown locations as far away as the university, giving lots of opportunity for downtown residents to quickly reach the location. A certain amount of space will be needed for parking and a multilevel parking building would be ideal to enable parking for increased attendance at scheduled events.

affordable housing

Field house for running, indoor sports, etc. (similar to Irving Fieldhouse in Saint John), affordable housing/apartments

Sports related. Fields. Field house. Option for sports dome.

Although I presently live in new Maryland, I formerly lived in Fredericton for 33 years and feel a strong attachment to the city. This is a wonderful opportunity, available usually only once in a lifetime, if that, to establish a tri-Park system here in the middle of a growing urban community. We would have Odell Park, Wilnot park, and Exhibition Park. It is expected that the population of the city of Fredericton will grow considerably in the next 10 to 15 years. Open space like this in the middle of a growing city is a rare commodity. It needs to be protected. It needs to be preserved. The original intent of the Odell grant was for this land to be used for the benefit of all New Brunswickers. To allocate any part of these grounds for private benefit, beyond what already has occurred, is counter to this intent and should never be allowed. Something that is sorely needed in this place is a grand pavilion like what was originally constructed here. This pavilion should be designed as a multipurpose facility, the centrepiece of Exhibition Park. The New Brunswick exhibition annually should be strongly promoted because New Brunswick is mostly a rural province with many farms and there needs to be a greater emphasis on farming in New Brunswick to provide locally for our food needs. If these things are done future generations will look back and see the wisdom of taking these steps and planning long-term for the development of this kind. I say an emphatic NO to dwellings of any sort on this property.

Affordable housing

Small number of low-density units for harmonious transition from single-family homes on adjacent residential streets

Affordable housing / low income housing

Housing for moderate income groups and space/facilities for homeless/ temporary lodging in temperate season

Affordable housing for newcomers with bridging support services on site

Low income housing!!!

Entry-level job opportunities for youth in the Mixed Use area shops, low-income housing is in high demand, please approve apartments or row houses for poor people, not any more for-profit condo and luxury apartments downtown please! It makes me sick to see buildings with \$2000/month rents casting shadows all over the place.

Low income housing.

A space to play roller derby. This is the space we use. There is a lot of us and we have been around for 10 years. If we lose this space we have no where to go. Even a space for public discos, the lines are always crazy long when we open to the public.

Your ideas show your extreme bias against most of the citizens of Fredericton!! The area should be used to construct well build attractive affordable apartment buildings for families, couples, single people, seniors. Not for people who have money or businesses as you seem to have planned. This area should also be used for at least two organic community gardens and greens spaces with mature trees, and native species of fruit bearing plants. All apartment buildings, condos etc built in the future must not only be required to provide parking but also must provide a 8 by 10 foot raised bed garden plot for each apartment/condo .... and all existing apartments/condos within the city limit need to be required to provide this as well.

## Public Amenities

### Other Comments:

Pool and Housing

Pilot Projec; Green and self sustained community space, integrated living and learning seniors and daycares

Respectful use of the land. NOT cheap sinder block apartment buildings that look like a Russian Gheto

Multi Sport Hub

Bike maintenance stations

Affordable Housing

Community Gardens, Outdoor quiet space

Affordable housing is not a public amenity

Varied supportive Housing options

Non profit public housing

Pool

Senior housing and children nearby, good mix across generations  
new middle school to replace George Street

Focus on event space remains to keep helping local charities such as Make-A-Wish with the Freddy Beach Ribfest

Greenhouse with internal public Spaces, Community Gardens

Not Housing!

Summer Lap Pool, Winter Skating

Multi age and Multi economic residential housing and services

Peace Friendship Treaties

Open for public use

City Pool

Shorts and courts year round  
gardens/housing

Affordable public housing but really an amenity on a wish list. It is essential

Attention to urbanism. Developers in NB do not understand how to arrange urban space (Francais)

Cooperative housing? Bike Share? (Francais)

Walkability (Accessibility while walking) (Francais)

Greenspace, integrated, affordable, housing, NOT luxury apartments!

Non-profit event support location. Such as Freddy Beach ribfest and new up coming events

New pool

must support diverse community (age, economic level, ethnicity)

Track!

City, Swimming Pool, Cultural and Recreational

Multi-Sport Facility, Recreational Space, Housing

Family Style Affordable Housing, Accessible Housing

Affordable housing needs to end homelessness

Designate space for indigenous use - break the segregation of FN at St. Mary's Longhouse

Public Housing

Cultural Activities

Recognize land is unceded, Respect Treaties

Public Amenities, Affordable housing, lots of green space, features to safeguard wellhead and water

Honour the agreement of the original land transfer - communal land for communal purpose - not private ownership

No one is lobbying for condos, all our voices unite for affordable housing

green roofs w/native species to reduce urban heat island effect, reduce runoff and increase building efficiency

affordable room rentals for a community, public use ie meetings, collaborations

still have a mini FREX and other developments

Public events, such as concerts, markets

healthy built environment means protecting space for people to enjoy nature and communal activity

multi use public space, new schools needed downtown, place for public to gather

Recognition of History, of Heritage, of the Property

Important to have larger space for social gatherings

Horse Racing and pool

keep most of it for public space.

Would love to see a museum space on Fredericton (general, not military specific), speaking to aboriginal, Acadian, Scottish, Irish, Welsh immigration of the 18-1900s, and the multicultural immigration of the 1970-2020s, as well as such things as archaeological dig remnants from all areas in Fredericton, political history, Audubon's presence in our history, our poetic/literary history, etc.

Seniors housing

Dog park for the many residence with pups who can't get to the one currently located on the north and south side.

Would love to have an enclosed free run dog park downtown, especially for our citizens who don't have vehicles to get to the ones we do have. Maybe even with a doggy splash pad.

convert it all to parkland as we have too many apartments and condos already in the downtown area

In general the area is well provisioned with public amenities. Affordable housing would be nice but the council does not have the power to create it.

Leave as is

Preserve / upgrade current track & center field for athletic site, keep coliseum as is for exhibition and public events, skating

Trade show facilities for approximately 150 booths which would accommodate 80% of Atlantic Canada trade shows / field house multi purpose/ elevated walking around perimeter for general public interests. Main entrance to facility to enhance the diversity of culture and sport. House all sporting associations under its roof for the convenience of families participating in sports. Other accesses to enhance diversity and cultural importance. Create 4 locations perhaps the corners of the grounds 1 (VIP's) 2 (historic notes of our community) 3 (cultural mural of the diverse population of our city) 4 interactive space with technology. At the gates or entrances of the grounds respect the historic location itself.

Tourism. Make this a fun spot with shops, attractions, events. We have lots of green space already.

This is well located and Fredericton desperately needs affordable and mixed use housing!!

Venue for space rentals for community fundraisers/banquets at reasonable rates

Roller rink.

Solar farm

Middle school to replace George St Middle School offering outdoor space opportunities

A facility to learn about the indigenous people of New Brunswick. There is nothing like that in Fredericton at present.

The grounds would be a great place for an electric vehicle charger.

Maybe instead of "maximize the potential" of the grounds, the objective should be to "maximize the benefit to the people of Fredericton."

You say that the property is underutilized. It's a green space. It gives a psychic breathing space. Developing this is short-sighted.

not sure affordable housing qualifies as a 'public amenity'

Housing for the homeless.

Agricultural and entertainment

If more housing is deemed necessary, then affordable housing should be integral to the development. Ideally, recreation facilities would be given priority. Not enough of these facilities exist in the downtown core.

Indoor and outdoor track for sport (including track and field) and physical activities. Those facilities should be multi-use accommodating most of the need of the city for sport oriented activities but also accommodate cultural events.

Solar Farm

Again what is the anchor to this space, if a new theatre than surround it with cultural supports. If a new indoor pool then recreational add ons. If housing then small businesses to support needs. I would love the new theatre to be housed here as an anchor and build around that. The theatre is supported by local attendance mostly not tourists who stay in the downtown core...plus we have a beautiful hotel at the Delta in the West end and lots of parking.

As mentioned above, the addition of a permanent, cement arena space that is not an ice surface would be a huge boon to the members of Fredericton's active community that do not ice skate but are always looking for comparatively sized surfaces. Roller derby, ball hockey, pickle ball, and ultimate frisbee are just a

few of the user groups that are often looking for space but coming up short. As a member of the roller derby community, we have a particularly hard time as we are not able to use gymnasiums for fear of scratching the floors. The Capital Exhibition Centre has been our home for many years and we fear losing our home and physical outlet

New pavement

As is, space for fairs and events and agricultural shows

Tim Hortons the culture building the pet store and of course the exhibition building should stay put with the parking lot Commercial vehicles busses and vehicles parked there for gathering with their friends their colleagues for lunches The rest Make into a nice Trail with beautiful gardens with benches that you could sit at with your partner Also you can put one corner With a playground and another corner With skateboard park or bicycle park for the middle aged kids so everybody has An activity there the young teenagers middle Aged And the old.

Tiny houses

Dog Park

units and activities must be accessible

Inclusive community

A planetarium could be considered as part of a Pavillion

## Misc.

Traffic Plan's already a mess

This is where apartment buildings will be not commercial

you don't mention the site's use for Alexander College - overflow classrooms for UNB after WWII for returning vets

October 1st 2020 Affordable Housing Protest



# NEW BRUNSWICK EXHIBITION GROUNDS

## APPENDIX C: PHASE 2 ENGAGEMENT SUMMARY

February 2021

<b>Engagement Approach</b>	<b>1</b>
<b>Feedback Summary</b>	<b>1</b>
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## Engagement Approach

Public and stakeholder engagement consisted of two phases over the course of the project:

- **Phase 1 – Vision and Site Context:** The first phase of engagement sought to gather initial insights from stakeholders and the public about existing use, potential partnerships, and their vision for the future of the site.
- **Phase 2 – Site Plan Concept:** The second and final phase of engagement shared the draft concept plan and sought feedback to revise and refine the final plan.

Thank you for everyone that has participated throughout this process! Your feedback has been invaluable to the creation of the final plan.

### Public Engagement

A public online survey was available on the Engage Fredericton project webpage January 11-31, 2021. The engagement webpage also included additional informational materials outlining the concepts and scenarios, including an explanatory video and a background PDF. The site also included a Q&A forum where participants could ask questions to the project team. Due to COVID-19 restrictions, all Phase 2 engagement was primarily conducted online, however, paper copies of the survey were available for pick-up at the NBEX office for anyone that required an alternative format.

### Stakeholder Engagement

Representatives from community organizations, local businesses, and developers (participants identified in Phase 1) were invited to attend an online workshop of their choice, with sessions available in both the afternoon and evening. Discussion guides were made available for stakeholders to provide additional written feedback, if they desired.

### Indigenous Relations

The FREX and the City of Fredericton are committed to engaging with First Nations with respect to the future uses of the NBEX Grounds. The Joint Land Development Committee (JLDC) were able to schedule the initial engagement meeting with the WNNB, that includes representatives from St. Mary's First Nation. Additionally, a letter together with the initial report was sent to the Hereditary Chief for review and comments. JLDC will continue this engagement process with WNNB on an ongoing and long-term basis over the coming years, as part of the City's commitment to improve First Nation relations.

## Feedback Summary

During the second phase of engagement, participants were asked to review elements of the draft plan to confirm the vision and provide feedback on the development scenarios for the site.

The following pages provide a high-level summary of the feedback collected through both the public survey and stakeholder sessions. The insights shared by all participants were used to refine the final Site Development Plan.

**661**  
ONLINE  
VISITORS

**249**  
SURVEY  
RESPONDENTS

**11**  
STAKEHOLDER  
REPRESENTATIVES



## Vision & Principles

Participants provided widespread approval of the vision and principles. When asked to provide feedback on what may be missing, the top recurring sentiments expressed were (1) the stark need for affordable housing within the city and on this site, and (2) a desire to strengthen environmental and social sustainability.

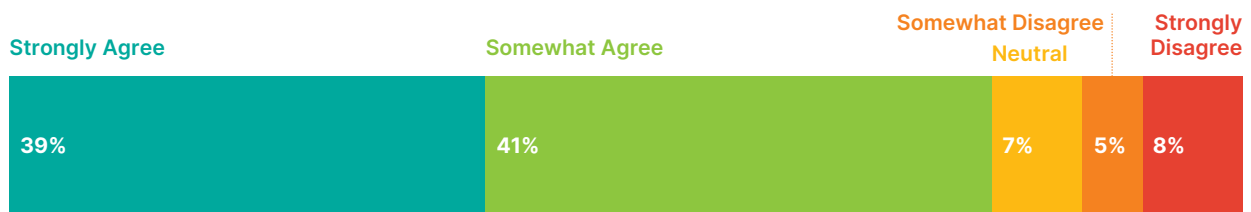
Some participants wanted more information on certain components, including residential areas, affordable housing commitments, agricultural opportunities, programming, wellfield protection, and cost to the taxpayer. Some also expressed concern about how the vision and principles would be implemented down the road and questioned the mandate of the NBEX's role in the plan.

The feedback collected in this question was used to refine direction and policies throughout the Site Development Plan document.

### Anything missing?

- Affordable housing as a top priority
- Stronger language on sustainability goals, green infrastructure, and environmental impacts – as well as the addition of social sustainability
- More definition of the role/mandate of the NBEX
- Increased green/garden space and connectivity to surrounding parks
- Preserving the heritage of the site (agricultural, Indigenous)
- Better define how agricultural opportunities are integrated within the plan
- Improving well-being and inclusivity
- Providing recreational opportunities
- Pedestrian-friendly
- Mixed opinions about high-density development
- Affordable rent to support local businesses
- Vision statement too long / unclear

## Do you agree with the direction provided by the vision and principles?



246 responses

## Plan Components

Overall, most components were highly supported by participants, with over 50% of respondents indicating that six of the components were “very important” to the redevelopment.

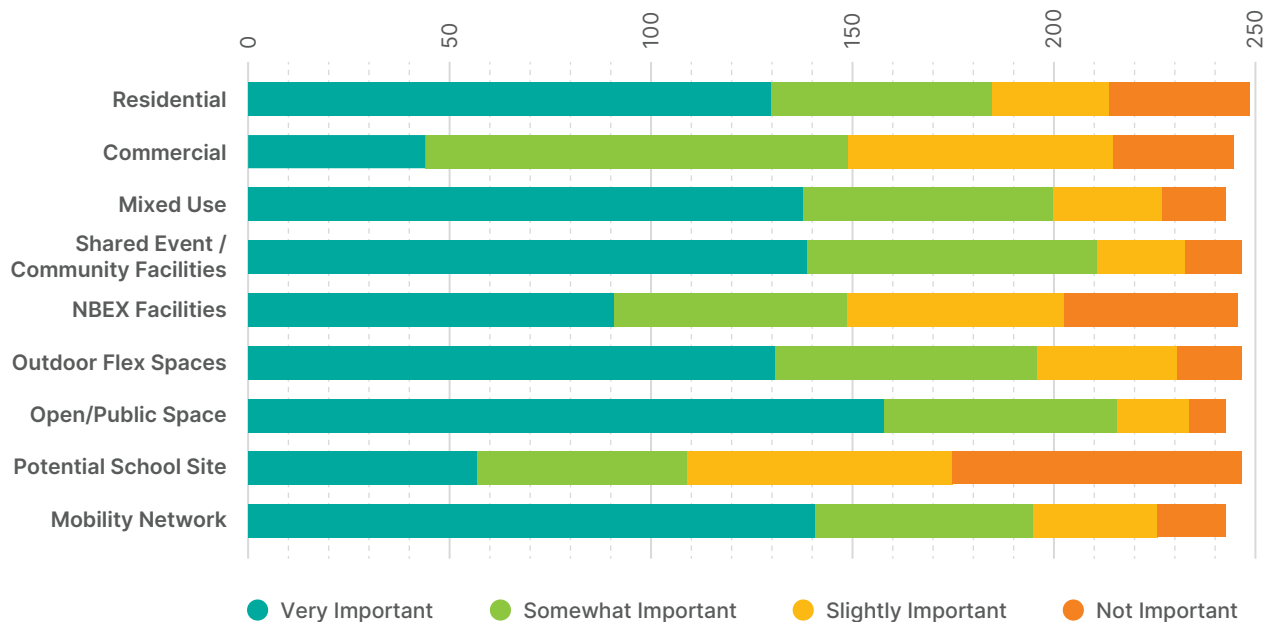
The Potential School Site was highlighted as being the least important to the future of the site. Some participants questioned where the request to add a school came from, as it was not highlighted within Phase 1 engagement.

While the NBEX Facilities and Commercial components scored lower than others, both were still indicated as being at least “somewhat important” to over 50% of respondents.

### Anything missing?

- Housing units that are affordable for all
- Integration of housing with other supportive services
- Increased park space and additional green elements throughout
- Increased urban agriculture (e.g. community gardens)
- Spaces for sports/recreation
- Spaces for markets and food education
- Complete streets and amenities supporting walkability (e.g. benches, bus stops)
- Heritage preservation and agricultural use (e.g. barns, Indigenous)
- Green building and infrastructure
- Public art and culture

### How important is each component to the redevelopment of the site?



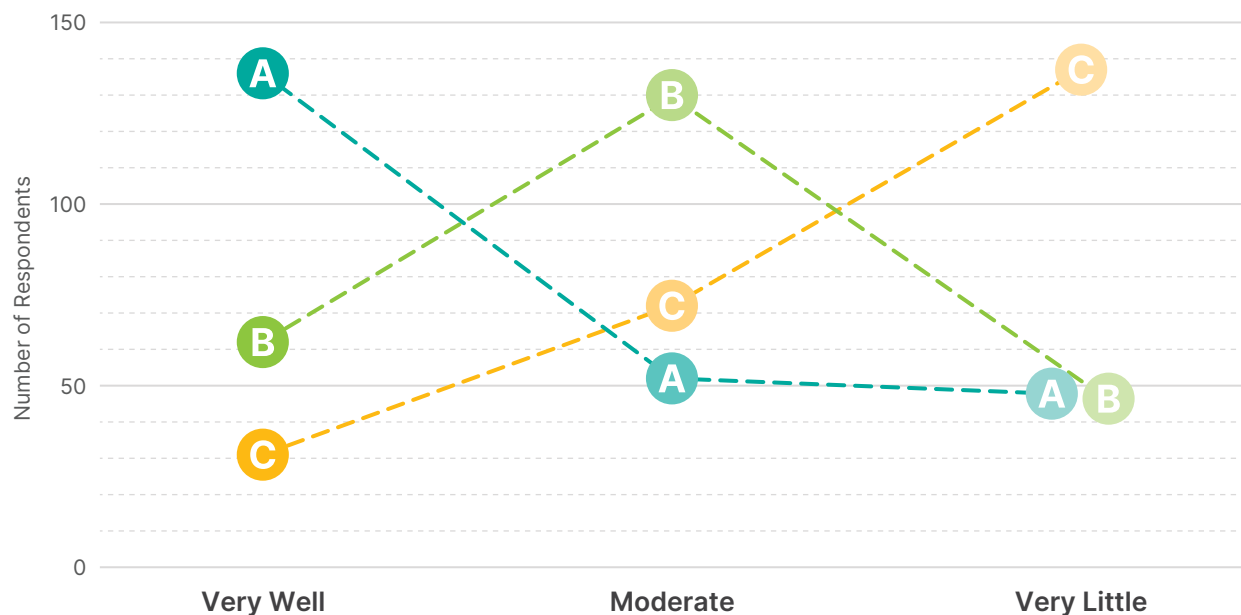
## Development Scenarios

While all three scenarios received a wide range of opinions, **Scenario A** was clearly highlighted as the most successful at achieving the vision, principles, and aims of the community within the development. Participants felt it had a cohesive use and layout of space, mix of uses, and maximized the value of space while still integrating with the community. Many people acknowledged that while it is the most ambitious of the three, they also feel it was the most progressive and the best approach to meet the needs of the community. Others, however, indicated they felt it is unrealistic and too aggressive.

Many people indicated that **Scenario B** was their second option, but for differing reasons. It was viewed as a more realistic, lower cost version of Scenario A, while still maintaining similar features. **Scenario C** was viewed as the least successful to many, while others felt it was the most practical, lower cost, and less disruptive to move forward. A few people indicated they do not wish to see any development on the site.

Stakeholders indicated that all three scenarios provide adequate space for events and discussed partnership opportunities to support affordable housing innovations, community services, and recreational use. They would also like to see the plan commit to affordable housing targets and actively engage with a diverse, community-based committee to guide future decision-making.

### How well does each scenario achieve the vision and principles of the project?





## Scenario A

### Likes/Successes

- Configuration/use of space
- Central park and green space
- Density, housing-type, and location of residential
- Relocation of new NBEX facilities away from residential
- Integration of school
- Fieldhouse
- High street retail opportunities
- Access to walking paths and green connections
- Alignment with vision/principles
- Meets needs of community
- Ambitious and forward-thinking to realize potential

### Concerns/Improvements

- Affordability of units
- On-street parking
- Evidence-based need for school on site
- Location of school (due to high traffic on Smythe)
- Amount of residential space vs. public/open space
- Too much residential density vs. not enough density
- Height of buildings
- Additional green space not needed with other parks
- Opportunity for Indigenous presence on site
- Increased area for agriculture/livestock
- Decreased area for NBEX
- Increased fieldhouse/recreation space
- Site access points
- Fewer roads, more pedestrian space
- Appears too economically driven

## Scenario B

### Likes/Successes

- Similarities with Scenario A
- Reasonable approach with lower cost to implement than Scenario A
- Location of school (better than Scenario A) and more flexible if school does not happen
- Commercial mixed-use along Smythe and retail plaza
- Residential area/neighbourhood
- Green/gathering space
- Fieldhouse
- Agricultural heritage/space
- Location of the NBEX facilities – similar to current layout/condition

### Concerns/Improvements

- Not as successful as Scenario A (compromise)
- Location/size of the NBEX facilities and parking lot
- Remove/move potential school – create better access
- Too much residential density vs. not enough density
- Height of buildings
- Increased green/park space
- Better connections between adjacent parks
- Appearance of commercial mixed-use along Smythe
- On-street parking
- Street layout and traffic calming
- More agricultural space (e.g. barns, racetrack)
- Opportunity for Indigenous presence on site
- Housing affordability
- Trying to achieve too many objectives

## Scenario C

### Likes/Successes

- Lower investment cost by City/NBEX
- Realistic time frame
- Little change, less disruption to current use
- Park/open space corridor
- Amount of residential area
- Location of commercial areas
- Area for agricultural/fairgrounds
- Maintains existing character/facilities
- Compatibility with surrounding neighbourhoods
- Improvement over existing condition

### Concerns/Improvements

- Uninspired, lost opportunity – does not maximize the potential of the site
- Lacking benefit to the public
- Too much residential density vs. not enough density
- Increased green/park space
- Lack of connectivity (vehicular and pedestrian)
- Housing affordability
- Too much commercial / commercial vacancy rate
- Lack of fieldhouse/recreation space
- Remove/move potential school
- Aesthetics of existing buildings and view along Smythe

# NEW BRUNSWICK EXHIBITION GROUNDS

## PHASE 2 ENGAGEMENT SUMMARY – APPENDIX

Verbatim Public Comments | February 2021

## Visions & Principles

### Do you think anything is missing from the vision or principles?

affordability of housing.

I believe more emphasis must be put on affordable housing. 20% is not enough.

Keeping the heritage of the site as a fair ground, not so much in the sense of the carnival rides but agriculture like livestock

Affordability

It is extremely important to me that the Shur Gain store stay there. I hope they are provided with enough space and affordable rent to keep their business close to downtown.

Adding an awareness of environmental impact and mitigation, such as green roofs, grey water/rain water collection for public space toilets, passive and/or active solar utilization, etc, would be a good lens to add in the design phase.

Yes keep the agricultural track as is. Clean it up make it animal friendly and a community garden. Have the track fixed up and usable for races again as well. It is the last agricultural area of its size on south and is part of the cities history.

Space for a community garden, if there is going to be focus on sustainability and agriculture this should also be included. There are none that are easily accessible from the downtown area and it would make a big impact

I think with our serious housing problems, This area could be used to build affordable housing,

Dedicated space for equitable consideration of sports like roller derby bicycle infrastructure

It's a meaningless word soup. Also it appears to deliberately exclude affordable housing.

Please leave it like it is

I think it should be more concise.

Too much emphasis on the NBEX. This should be a space focused on residential and retail more

I want to see the plan layout.

While I respect the work involved in such a project, cost is an important factor in choosing which direction to proceed in. If tax payers are going to have to dole out more taxes that would impact on a decision.

More information about what, exactly, will constitute the residential portion.

not sure if it's a vision or principle but when it comes to engaging the south core (many of whom do not own cars....) a poor would be amazing. the y pool is outdated and poorly located and can get quite expensived

History

more affordable housing, community garden, green spaces

I think that we need to ensure that we modernize the look of Fredericton where we can. It will be easier to maintain and will help attract businesses to the city.

I don't support the continued presence of NBEX on the site. They have a farming history but I don't feel the best way to promote an understanding of local, sustainable agriculture is by raising the profile of NBEX.

Barns. All plans say that they want the ag roots to remain. However without any barns to house animals you're not going to have any agricultural producers bringing animals to the exhibition.

Everything is missing this city doesn't care about history or have free enjoyable place for families

Affordable housing needs to be the #1 priority here to continue to have a vibrant downtown, our homeless population is growing exponentially and without significant investment by the city and developpers we will see no improvement.

I think that the vision and principles should include a stronger message about housing for everyone, this should include low income

We don't need more condos/apartments people can't afford

We need more affordable housing in Fredericton. A large part of our downtown core is consumed by an unused racetrack and a massive parking lot used for events twice a year.

Nutritional sustainability listed under "Sustainability"

No

Looks awesome. Keep up the great work!

It's not about bringing people in. It's about keeping heritage alive with memories not developpe some overpriced living spaces that no one can afford. This is about money not preserving history!

Must include benches for those who can not walk the entire length

space for a community garden, or urban agriculture. Pool or aquatic centre located here would have been nice. Store frontage facing Smythe Street.

I wonder how you intend to develop the site while keeping with your principle of "environmental sustainability"? Will you recycle or reuse the old infrastructure? Will you use recycled, locally sourced new material? Etc.

I have read it. But I do not understand what the plan is.

You might add imagination and future planning. The plans (A&B) do have good imagination and do provide a plan for the future but these are key principles.

Higher commercial and residential density is needed. Option 1 is the closest to this. Also, better connectivity to Wilmot Park from a pedestrian perspective would make it a more natural connection to the waterfront.

I think that this is a typical wordy vision that does not clearly explain a true vision

Leave site alone

Development should be to the highest environmental standards

Acknowledgement of how this property was gifted the people of Fredericton in the first place and the intent for which it was to be used and the agreement the city was to honor

I personally think more focus should be put on low-income housing and homeless shelters given that there's roughly 40 homeless people in Fredericton right now, but otherwise everything seems great

No

Racetrack

I would like to see a focus on arts and well-being. In what ways will this space improve the happiness of residents who do not live in it?The focus on the space's agricultural roots seems out of place in a vibrant downtown core.

I do not believe that there is sufficient emphasis on the fact that these proposals are occurring within the Fredericton protected wellfield area and will require an extra degree of scrutiny and partnership with the provincial government to ensure protect

It seems to be missing actual content or meaningful ideas

Yes. There is no plan to make the grounds car-free, not even in part.

"highest standards of design" is good but not specific enough. We need buildings that will last and also be carbon neutral. We need a bullet under "principles" specifically related to greenhouse gas emissions.

Recreation is not mentioned as an important aspect of healthy community development and needs to be



considered and included as a guiding principle or lens when reviewing the development plans.

The Fredericton Exhibition organization is too narrow minded and should not direct the vision of what can be done with Exhibition Grounds.

Health and wellness must be foundational to this project. NB is less healthy than other provinces. I strongly recommend not only open space, but also fun, exciting, spaces for children to be active - a Mount Bike pump track, natural playground, etc.

It should be more agriculturally oriented

Priority should be urban densification downtown to reverse the drain to the edges

Seniors want more row houses or town houses with outside patios or green space in city centre. Please incorporate as many as possible d

My concern is with how the principles play out, especially with respect to inclusivity.

More high density, urban, medium/high rise residential buildings with retail. commercial at street level. Fredericton needs to address a shortage of housing. Building higher can accommodate more units.

We agree with the overall vision but not allowing the FREX to hold loud events like the Midway and Ribfest that disturb the neighbours and leave garbage for several blocks.

Would prefer a stronger statement on a) the environment, including net zero building standards; b) Mention of housing being inclusive of lower income individuals and families.

I disagree with high-density housing. Buildings should be low profile. Talk of "synergy" is bullshit-baffles-brains stuff.

More to address global warming. Trees and roof-top solar or solar farm.

Need to ensure high standards of full barrier access in all elements of this development.

Innovation

A strong statement about agriculture and the mandate of the NBEx

The project will take away more of the City's historical elements without even being part of the discussion.

The vision and principles are wrong. We don't need high density development. It is not consistent with the nature of Fredericton.

It should have GATHERING spaces for the community.

The existing land (not being used for the NBEX and other outdoor festivals should be designated as an area for a Southside Field House (basketball, volleyball, roller derby) - all sports that need city-owned space to operate.

no

promote wellbeing

It needs to be a place of education, not in regards to a school, but a space that allows for hands on, touchable learning, where live animals and crops, foods etc are accessible to people to see and learn about.

The reason I am neutral is that I agree with parts of the vision and principles. But I am concerned with the positioning of "NBEX" at the centre of this vision - ie. "embedding the NBEX" and "elevating its role"...odd that this would drive the vision

It is disappointing that the criteria does not contemplate whether the community would be better served by moving the NBEX out of the downtown area. That seems unnecessarily limiting.

More emphasis on affordable housing. Great vision, I hope there can be good green connectivity between Wilmot and Odell.

Space for community garden plots; no franchises and affordable rent for small restos/galleries, so that a more varied and vibrant local business environment can emerge (local artisans and small ethnic food stands need permanent venues)

no

"Environmental sustainability" is almost a footnote and is wishy washy in itself. The project should meet best practices of energy efficiency (Passive House, Net Zero, Net Zero Ready), and should have low embodied carbon materials.

The development should contribute to the social development of Fredericton, offering affordable housing and leading edge green development (LEED, etc).

There should be a greater focus on the fact this is traditional Indigenous territory. Allow this development be a chance for us to get out of the way.

As part of a transportation plan that is sustainable active transportation make it a car-free zone and a cycling hub in the city with a self-serve bicycle repair station.

It didn't seem like enough parking.

Affordable housing

Not missing, but too much focus on Agriculture, which isn't relevant to the future of the city

Fredericton is still living in the past. The ONLY solution is to totally raze the property including the old YMCA building. Build 5 star hotel, casino, convention centre, Saunders walkway, Smythe true 4 lane, green Prospect to Gov't House. Now 21st cent.

Children activities

Nope!

Wide range of housig and recreational spaces for various socioeconomic groups

Green spaces

Heritage, Community Identity

yes I am getting tired of our hertiage disappearing. our past is gone our younger generations do not know what it is like to lived 40 to 50 years ago. We need joy and laughter and we need FREX back. Have faith it will be another fun years to come.

Lack of prioritizing the needs of frederictonians, far too much emphasis on economic development.

In my experience, environmental sustainability (design, green spaces) always takes a back seat to whatever 'economic' priorities are identified by the city. These principles are inherently in conflict unless explicitly prioritized

The present dwellers of the grounds and the association's members have been completely left out of any of the discussions or committees so far in this property's realignment.

Transportation. I think the walking and biking trails should be incorporated into the site plan. Focus less on vehicle traffic, plan for foot and biking.

It should clearly state that this property is not to be used for residential development. The population density in this area is already substantial especially with the new building being added near O'dell

The mobility section mentions "slow roads" but nowhere in the report does it say how this will be accomplished. Narrow streets are key to reducing vehicle speed and improving walkability and I would love if this incorporated in the principles.

The City needs to indicate its respect for the conditions stipulated in the original land grant from the Odell family. This land was not intended to be a means for the City to increase its tax base by approving residential development.

Perhaps some detail on the "range of events" that might be expected onsite

The original land grant had provisions that need to be considered when making any plans. I think the ag connection needs to be a part of any plan.

A principle should be that proposed development conforms with all applicable Provincial regulations or City By-laws.

Authentic inclusion of Indigenous peoples is missing from this. Just saying the word inclusivity is not the same thing as embodying those ideals. Rather than a colonial agri site, I'd be interested in an Indigenous historical Agri and learning site.

affordable housing

Missing is the NBEX's vision and plan. The project will "elevate the NBEX's role," and "embeds the NBEX within the daily lives of Frederictonians," yet it includes little info about how the NBEX's "all season and everyday" use of the site will look.

I would only add that included within sustainability should be some form of "humane" sustainability. Perhaps that is found within social. Neighbourhood building should push toward climate change goals and help solve F'ton's homelessness issues.

The word agriculture and livestock is being used a lot. However there are not sufficient details on how this will be handled. Livestock and Ag displays needs special thought and detail and I don't see the clearly documented.

## Plan Components

### Do you think anything is missing?

Keeping the property up kept and not allowing more high priced slum lord properties destroying the city like the city is allowing by gauging residents community garden

I really feel that there should be an accessible multi use arena for rental by sports teams whom have been unable to find other usable space in Fredericton

I think that it would be a waste of the area to allow it to be built into another highrise overpriced complex that aids in the homeless, and unaffordable housing problems our small city is already facing

Possible location for a new fire station. York Street station is 50yrs old

bike lanes leading to the frex and on smythe

Affordable housing, incremental growth, small developers, traditional urban form

Perhaps falls under "mixed use" but I think this development would be ripe for a re-imagined rehab centre/social housing with wraparound services to replace Victoria Health.

dippy dog stand

I really think the focus should be on largely missing-middle scale housing both market rate and affordable. Hoping my "Mobility Network" you're talking about Complete Streets or something similar.

An indoor space where soccer and other sports can be played during winter months. This would need to be a turf space.

No.

A new Playhouse

This proposal is missing a fenced in off leash dog area. Odell park is right there and provides ample open public green space BUT dogs just be on leash. For persons without cars that live in the downtown core an off leash dog area is needed.

Condominiums should be included as one of the residential options

i just really would like to see a pool and a public use art /project centre

The race track for the horses, the barn and the history of the site.

EV charging. Ditch the pond.

I think Middle School is what we really really need here.

Sporting sites.

Disability access including benches

Connector between Wilmot and Odell Park, using the proposed green space or park - but don't know if this is possible given the other buildings that lie between these spaces and Odell.

There should be more green space.

I am happy it will connect Wilmot park. Try to connect to O'D

Maybe some of the green space could be interspersed throughout the area. Would the area be bicycle friendly?

In general, its all good but think there needs to be a higher emphasis on diversifying the green spaces .. trees along perimeters and pathways. large empty open paved parking lots do not work well - they need to be broken up somewhat with garden breaks.

The city lacks others in having an adequate arena for sports and concerts. Has any thought been given to adding this to this site? There are limited areas in the downtown core to build one outside of this space.

I would like to see much more emphasis on green space and I would like to see it documented clearly. The city continues to approve apartment buildings in the downtown core without specifying the need for green space for tenants

Leave site to FREX

Green space is important

Should have a small town downtown feel.

Where did the school come from? I did not see it on any of the comments offered by citizens. Missing includes any demonstration space to teach people about food, any mention about environmental sustainability

No

Barns and horse racing

Art and inspiration. Well-being. These factors can easily fit alongside social interaction space if they are prioritized.

Serious consideration should be given to ensuring Zone A of the wellfield area is utilized only for open/out door spaces

I recognize that stakeholders have wishlists and want certain things guaranteed. But this project has TOO MANY objectives and therefore components. SIMPLIFY FOR LONG-TERM SUCCESS.

Performance space

Public transit access, streets should be narrow with lots of walkable areas.

Auditorium venue

Still feel like the urban agriculture is not as developed as I would like to see. Think community gardens, community food forest, etc.

creative options for parking (i.e., lots of parking that is NOT big surface lots)

It is a little on the early side, but it is vital that this development take positive steps towards addressing homelessness in our city even if not required by law.

I don't know if the school is important or not, do we need a new school (I really don't know if we need a new school or not)?

Accessibility for disabled and elderly residents and visitors.

Skating oval

Roof-top solar

I would like to see an outdoor track or training area to help people become more active. New Brunswick, statistically, is the most obese province.

The City Market could be moved here and the former market space used for high-rise development and/or commercial

Affordable single occupancy housing with on site support services.

Space to retain the history of the oldest Harness Horse Raceway in Canada? In other words, preservation of the historical aspects of the City.

Too many high density apartments (Ghettoization). Low profile buildings needed. The documentation is not adequate. There is no scale so the dimensions can be estimated.

This would be a great place for an outdoor rink (oval), a playground for children, a new pool, a new Playhouse.

As mentioned, this location is perfect for permanent INDOOR sports facilities (basketball, roller derby, etc.)

Indoor space for recreation/sport

Culture / Art / Sport uses

Possibility for adding bus route / stop

Important to not have entrance and exits align with streets: 3-way, not 4-way grid is important for safety. Paved surfaces need to be limited as much as possible. Lots of shade is important to make it an attractive place to be in.

I think a commitment to green building initiatives hasn't been mentioned as much as it should be and should be an integral part of the approvals for development

no

social service space

There seems to be no connection to First Nations inclusion as mentioned in the vision statement.

car free zone

I think this could be an excellent site for George St Middle School. There is great green space here which would be wonderful for the youth.

Fredericton NEEDS a weekly flea market space. I hope that is something that would be allowed here.

Fredericton needs to wake up and join the rest of the world. This is a capital city but you sure wouldn't know it. Disgraceful. We need to fire 100% of city council and mayor and start over. Lacking brains.

Children friendly activity place

No one will want to live near a sight of the Frex. Please encourage it to become a complete "green" residential neighborhood!

School site is a distracting, provincial issue. With such little space and so much need/potential for use, hypothetical school sites seem strange to include.

Leave FREX as is. it is our histort.

I do not think a school of any kind is appropriate for this site.

Percentage of green space to support/ complement activity. More creative parking solutions needed

Any discussion with existing tennents without Interference from nbex

An education center, agricultural, green space, a flex space for those working from home in future pandemics, location for business and residents to congregate during future floods, storms, homelessness. Plan for disaster and use the space as filler

There is no need for an additional downtown school.

There are references to the agricultural focus in the NBEX component however The focus seems to be lacking in the list above ie. retaining the existing barns to facilitate this purpose.

No

Until such time as a field house is developed, that land could be used as a sports field for soccer, etc.

Since NBEX facilities was a given for the project the question above on NBEX is irrelevant.

Indigenous agri complex and Indigenous cultural building are both missing and would be extremely educational components of a facility like this. It's also a core value that has been entirely neglected from planning.

The way you've defined terms tends to conflate community and public spaces and uses with FREX uses, so if I want to express preference for community or public facilities and uses, I'm forced to express preference for the (as yet unspecified) FREX uses.

low income housing

Not sure what Mobility net work refers to - if this refers to auto access -it should be a car free zone; pedestrian accessibility - bikes, wheel chairs, walking etc

## Scenario A

### What do you like about Scenario A?

good use of space

Excellent approach but perhaps not dense enough given housing needs

Residential and park.

It should aid in improved access to affordable housing and improve access to the site while making better use of the space than sitting vacant most of the year.

Park element could be a new city landmark

I love the complete new look of this scenerio. Having the residential in the back and the mixed/commercial

buildings in the front (along busy Smyth street) makes good sense. This plan is my favourite. .

I like that the area is split up into many uses

I like the central green space and the NBEX out of the way

This is municipal favorite scenario as it best postions out city for the future!

Everything

Density

It is the most vibrant version and creates a showpiece neighbourhood resource that is worth the effort. It creates a new dynamic space for the city and how urban life is being renewed.

No. It's horrible especially the increased residential part due to the city not regulating rent and no one can afford to live in the city as is

The possibilities for more high density mixed use buildings combined with easily accessible amenities would drastically boost the south side into a more complete urban core

I like the location of everything on plan A, especially the school.

I love the central park and overall layout

New fieldhouse and NBEx facilities, good central green space

Total, maximum value from the space

This does a good job of isolating the NBEX from residential dwellings, which helps with noise problems that they create by playing music too loud at all of their events.

Fieldhouse

This is a beautiful use of space that will both be equally appealing from the street view and useful to a wide range of Frederictonians.

Do not like at all.

No as I have said we do not need more money wasted to build housing that people can not afford to live in. And there are new schools already being built and family sizes are decreasing

A field house comparable in size to the one on the north side is perfect.

New NBEX buildings, the current buildings are ugly and need replaced

The long term scenario looks promising though guaranteed to get derailed and end up never completed

Its a great layout, the way the uses are arranged in the available space make a lot of sense to me and I love the green space.



I like the bold redesign of the entire grounds and the attempt to integrate all the different development sectors. It looks like a mini-community.

it seems like the most interesting of the three

The grid.

Too much residential and wrong place for a school

The densification of services, and the consolidation of the NBEx grounds.

Don't think it will work. There was a school years ago, Smythe St School. It was deemed then the school in that area was not needed.

This layout feels best to me = why squander a huge opportunity by only going partway? Repositioning the NBEX grounds allows a new neighbourhood identity to take shape.

middle school field house

A lot of the housing seems to be townhouse format which is good. More likely to be more affordable and a smaller environmental footprint. Integrating with the street grid is good if you're going to retain typical streets.

It achieved all goals outlined in the vision and seems to meet all the needs expressed by the community.

I like the fact that it will be included with Wilmot Park. The affordable housing (I am assuming this will be done) will be needed and the available school will be a definite asset I believe.

A new school, mixed and affordable housing, replacement of frex buildings which gives the site more potential

My favorite option. School will be needed and will be close to residential area

I think Scenario A is not too complicated and would be very good for the City and the grounds

It is my #1 choice

Green space, housing, field house.

Frex along path line. Retail at forefront along smythe.

I like that housing for families and income levels are included.

Retail high street for pedestrians

Nothing.

open spaces

It includes the components I feel are most important.

the layout and functionality of Scenario A appeal the most to me.

Best use of the property will benefit most for future growth

Not much, the alignment and zones are off, but this scenario does the best job for flow through the site. .

Residential use

Central Park

This scenario seems to have the biggest green space and multifunctional use of the space.

I love this scenario. I think it is the most in touch with what we need. Obviously it is also the most expensive scenario but I do think the investment is worth it.

It is most in line with needs and current development concepts

It covers everything

central park

Looks like more park space which is nice, having the next building and a school adjacent to the walking path would look really nice and be more accessible for pedestrians and cyclists

The central park space

I like the Central Park in the middle!

Strongly dislike

mixed use, pedestrian-friendly

The school and field house are together.

I like having a park in it. I also like the separation made for those in the residential area. I think attaching the field house to a school makes sense.

The park in the center, i like the way things are layed out around it

School placement.

A looks very good for expanding the city but awful for preserving an agricultural aspects that the NBEX brings to the capital city. There's very little room to house livestock, little room for trucks and trailers needed to haul livestock.

Nothing

Having a Fieldhouse on the City's urban core which will provide organizations to run programs and events. The location and amenities would be an attraction for those organizations to market their events.

It looks awesome

not a good place for a school / no new schools needed

I really like that this rebuilds the entire space and address all the areas of concern, it would be a highlight of the area. Cost associated with this would obviously be a concern but I think if it was phased out over time that would be fine.

School

Completely new NBEX buildings and the positioning of them along the trail

Clearer where the NBEx will be as well as, I assume, boat/home shows and voting polls.

Nothing

On street parking will not be a good thing - Smythe Street is too busy and people don't pay attention when driving

Central Park and the Cultural center

It allows for an appropriate amount of each development, I think.

Central Park, Residential and Fieldhouse

While the most aggressive in terms of vision, it is a one of a kind opportunity to truly develop this site to its fullest potential.

New buildings, school site, flex building

Love it. Fredericton continued to be a growing city. This is the next big step that needs to be taken!

Horrible you can tell by design it's all about making money and not giving back to the community look at the size of residential in comparison..

The street access to all areas with the centered park linking it together plus the integration if the residential making the entire space feel complete.

-that a person can walk through mostly green space from wilmot park to the connector trail. Like the way residential, park space, mixed use and field house are walkable and connected. NBEX facility placement better than current.

I agree with moving the FREX buildings to the Superstore end of the property. I love the retail High Street concept, which will look less like the current urban sprawl.

The school, mixed use along Smythe, downtown grid continues into this space, integrating it with the neighbourhood, large central park.

It's good.

it appears to be the development with the most benefits delivered (year round)

1st choice

The presence of a school, affordable housing which is not segregated, commercial below housing, central green space. I like the fieldhouse attached to the school.

School site on Symthe

I like the long and wide pathways connecting sections of the space. I love the green space with a small like and connection to Wilmot, I love the idea of a middle school adjacent to a field house. Apartments or commercial spaces above shops.

New School / Fieldhouse / NBEx maintained / residential area

The priority to commercial and residential and the central park scheme.	I like the idea of an additional park in the area	It maximizes the utility of the space/ area.
The connection to Wilmot Ostk	The green space, cultural centre and mixed-use area. Mixed-use has the potential to shorten or eliminate commutes. A person might live and work in the same building.	Quite a bit of open spaces
Nothing	Moves the NBEX grounds away from Smythe street.	Almost everything!
The park area	I like that it continues the relatively high density of downtown developments and that it integrates with downtown by extending Aberdeen and Argyle Street. I also like that it creates a new commercial node in the heart of the city.	The fact that the middle school and parking lot(?) of the NBEX will be adjacent to the boxy and featureless rear end of Superstore. Residential areas should not have to overlook that & hear the noise of early deliveries. I like the large, central park.
Renewed FREX facilities. Maximizes area usage. The pedestrian friendly design. Green space.	For starters a poor diagram/hard to read and see..I like the Cultural Centre being there and school site makes sense	The centrality of the green space (although I'm not sure about the lake in the middle - potentially hazardous with young kids). Central park linking with Wilmot. New streets integrate well with the current grid system.
New investment into FREX facilities and inclusion of a field house	Residential zone looks good.	The mixed use, cultural center and residential areas are all well placed and easily accessible via the continued grid
The amount of residential area	Density, water features and possibility to add pedestrian zones. Continuity of the street grid.	Love it
I like that the proposed school is on Smythe and the whole concept seems very well coordinated.	New facilities for NBEX Facilities	Not in favour. Over-the-top development is not compatible with Fredericton's nature. We don't need to make developers rich. Keep high density, high-rise stuff downtown.
It really makes the west side of Fredericton feel like a continuation of the downtown	Maximise's tax income and create a completed space as oppose to back filling at a later date	School on side with mixed use and nearer grocery store. residential side kept along rookwood ave.
Central park	I like that the residential components are pushed towards the surrounding neighborhoods and that there is a central greenspace through the middle. It would be nice if that could be a corridor between Odell and Wilmont.	Nothing.
Central Park, interaction between the school and the field house/NBEX	Not much	Not my favourite choice.
- most redesigned of the 3 scenarios, maximizing land potential.	huge park space, pedestrian focused retail street, prioritization of mixed use housing/ commercial space, and a reduction in land use by NBEX grounds and facilities	Pedestrian streets, central park
More open space for NBEX; less residential; field house	Seems reasonable. Wondering what happens to the city trail that runs between the Super store and NBEX in this option - I guess this question applies to all three designs.	Nothing. It is too aggressive and completely destroys the NBEx current footprint, visibility and history
I like the options for mixed use that are still available. I like the street that would be convertible to pedestrian-only	Don't like it, it's unrealistic	I like that it seems to encompass everyone's needs/wants equally and efficiently.I like the way it's partitioned with the exhibition at the back.
I like the focus on residential with communal space nearby.	Like the connection to Wilmot, the on-street parking. The location of the NBEX building which would not be an eye-sore as it is now.	A great combination of uses
Love the layout, and the inclusion of a middle school, field house, central park, and lots of space left for NBEX. Location of mixed use and residential looks appropriate.	I am most in favour of developing the site with the maximum residential units possible.	The increased size of the park
Residential area with central park and new fieldhouse.	Most thought to the future---long term, measured growth	The Central Park Aspect
The central park is nice.	Integration with the existing street grid, location of Middle School along Smythe.	Nothing. It is not our job to make developers wealthy. We don't need more poorly constructed apartment buildings under the banner of affordable housing. Affordable now, but with no price controls, how about the future?
Very interesting, but Fredericton is in need of low income housing, not new expensive development renting at \$2000 a month. Units need to be subsidized so they are accessible and affordable. Development for developments sake without good planning is waste	I really like the placement of the NBEX grounds and the mixed use concept.	Fieldhouse, School,Central Park
I like to size of the park area	I love that this plan incorporates so much; green space, community partners, affordable housing, mixed use space, etc. I love the idea of a road that is closed down for festivals.	The inclusion of a field house. everything
I like the middle school, field house and park space splitting the residences and commercial and the nbex.		I like the central Park size
The Central Park		It seems neater. I don't understand where presentation of First Nations is in any of the scenarios?? Can a First Nations space be the triangle between NBEx and the Residential spaces?
This is the most vibrant option		I like the connectivity with the surroundings. The central park that connects to Wilmot. Th new middle
the park, the fieldhouse		
I do not believe residential development can be accomodated within Zone A without an exemption under the Wellfield Protected Designation Order. Has the NB Dept of Environment been consulted and are they in agreement and prepared to give an exemption?		

school . Therelevance that the new NBEX grounds location would give to the trail behind superstore that is currently dead and dark.

It captures the vision and concerns expressed. It is cohesive and seamless. NBEX position at south end is less disruptive to residential neighbourhood! School at the corner makes it a visible part of community. Mixed use adds noise barrier plus amenitie

NBEX moved to a more suitable location which should improve the appeal of the residential neighbourhoods surrounding the current NBEX site. New school positioned in a high profile location, Smythe street will be a much more appealing area for future dev

I like the internal park, the school layout, the street connectivity to aberdeen and argyle. I like the commercial layout. It's the best scenario.

I like the reposition of NBEX

I like the green space, community garden plots need to be included. Wilmot Park is across the street. I like residential above commercial. I also like the NBEX parking area away from residential/near Superstore parking, as long as the trail remains safe.

Residential property and the park.

Location of each element works well with integration into surrounding community

I don't like this scenario

Most visionary. Best balance between different segments (school, residential, park space, recreational facilities, commercial).

Lots of residential space, school, green space

Housing, on street parking on Smythe pedestrianized retail, central park

Including a middle school.

Multi-uses completmented by green space.

Reduced residential, enhanced green space.

this scenario has the bold investment that we need in this era, studies show time and time again that these kinds of investments from government pay for themselves in the long run and improve material conditions for the lives of the populace.

I don't dislike it.

School is well placed, NBX (which I feel is unimportant) is in the right spot, and how the green and open space ties things together. School should be connected to field house

Still not 21st century

Doesn't really excite me

Covers everyone's needs and concerns.

Residential area and green space look great, love the traffic calming on smythe

Scythe will be mixed use as well as a school which is consistent with the street.

Decent balance

Why not make it completely residential!

It has everything. The most ideal scenario but is it financially feasible?

I like it

I dislike this option.

Residential buffer from old to new. Like field house.

leave FREX alone

Like the high density with school and the multiple uses

The NBEX grounds/facilities/ field house are concentrated together and are new facilities as opposed to renovations of existing facilities. I realize that this is the most expensive option and takes longer to develop but gives more time to get it right.

Most ambitious but right choice. An opportunity to develop in the hub of a city doesn't happen often. Like the flow through to Wilmot and integrating the school with field house and position school with trail system. Best integration with Rabbit town.

Most reflective of progressive urban planning, as long as residential is AFFORDABLE

Doesn't meet the needs of existing tennents and only the needs of the city NBEX facilities

It includes a wide variety of opportunities for development.

The field house idea is great. The city could use a multi sport venue. There is no track - indoor or out in this region. Could model it after the new facility in St Joh

I love mixed use areas. In combination with the dense housing, these areas could end up being very lively locations. I also like the fieldhouse and middle school. The residential areas would become very attractive to families.

I don't find anything to like about scenario A. Among other issues, there is insufficient space for a middle school on these grounds.

Residential area separated from commercial area by park. NBex consolidated and repurposed. Option for school left.

Nothing

The large park area. What I don't like is requiring large vehicle access to the NBEX off of the walking trail!

The central park but it should be continued connected to the Valley trail and on to Odell Park as part of the "Emerald Necklace" trail concept ensisaged for years

I need more info and engagement to decide.

Significant housing which is important at this time in Fredericton.

looks like a good mix of facilities

Highest usage of site

Reported strong alignment with principles is positive. In particular, housing and community space are much needed and welcome. Layout seems generally right in terms of locating density adjacent to major roads and existing high intensity areas.

The amount of the Park dedicated area

The realignment of the NBEX behind the Superstore; the placement of the school; and the inter-connectedness of the buildings, including the Capital Winter Club.

How it is organized. Large park area. Being connected to Wilmot.

I like the new and improved capital exhibition center more open space.

The traditional street grid, mixed use buildings along Smythe corridor which would give it a more urban feel

## Scenario A

**Do you think anything could be improved in this scenario?**

terrible idea to have parking on Smyth st.

No comment

The area would benefit from a community garden

Fewer roads and more residential units.

I'm not certain if there is enough outdoor open mixed space for entertainment. I don't feel the fieldhouse is necessary. I'm not sure how I feel about a school in this area.

Retain areas for agricultural uses such as livestock showing

Increase the density by building up and giving it truly an urban neighbourhood feel!

Ensure space for shur gain store. It is important to me to have a good pet store within walking distance.



I really like the density of this proposal it makes a lot of sense.

Keep the agricultural part and do something that the city and communities can actually benefit from

I don't believe we need to prioritize a new middle school.

A permanent indoor concrete surface for underserved recreation activities such as roller derby

Not essential for a school in that prime real estate - locations of the other schools are a better example of where a school should be built.

Larger recreation facility

I'm curious to know what NBEX Grounds & Facilities would entail. I think our city needs more green space and affordable housing. If it is green space/multipurpose space, that's a great idea. 4

No.

Take out the expensive housing

A school site based on evidence and need as determined by data and experts. Not perception.

New fire station

Less cars and more walking / biking I think the city needs in some targeted areas.

remove on-street parking, or place a bike lane on the inside of it, elevated and protected by the parked cars (like in Netherlands or Denmark)

Central park is silly, it's just Wilmot Park #2. The lot sizes should be based on the existing grid system, rather than just rectangular blobs. This would guide smaller developers and physical form to fit in better with context. You'll never get a school

More park, less residential, and no school

A school on Smythe Street might be too busy; ditto with trying to put parking on Smythe. It's an artery in the city and may be too busy.

I wish it could be just left as it is.

You've got a potential access point going right through Superstore loading bay, which is hilarious. Middle school = smart! Shape of it is weird?! City will need another roundabout at Waggoners/ Superstore. Too much pavement for NBEX! Needs west access st?

small residential - large park not necessary with Wilmot across the street.

The central park concept is a waste. Wilmot Park is close so there's no need for another park on the site. It would make more sense to have the housing

front on greenspace with car access to the back. Integrate the housing with the green space

I honestly think there's room for even more housing.

More of an aboriginal involvement with respect to the location.

The finish and feel of structures will matter a lot. If it's all cheaply made, it would have been better to do nothing.

Having the school on the residential side to make it more walkable, but that is minor.

Careful planning for school bus traffic twice a day

I think the field house needs to be bigger to ensure turf space can be included for sports like soccer that require a turf and space to play during winter months.

It looks a bit crowded, as a parent I wouldn't feel comfortable with my child playing outside where it would be such high traffic.

Absolutely NO on-street parking!!

Less residential space unless it is all affordable housing. I don't like the on street parking.

I don't like where the middle school is placed, and its footprint seems very small. Conversely, NBEX takes up a lot of space considering how much use it will get.

smaller NBEX uses, and the NBEX use is too close to a proposed school

The school site should not abut the busiest street adjacent to a large commercial space. Smythe Street street parking? New street on south site required. Scenario requires significant access (new street to south) and utility upgrade requirements. Parking?

I'm not in agreement with on-street parking along Smythe St. Also, with the close proximity to Odell and Wilmot parks, I'm not sure if an additional park is necessary.

In the middle school area or the mixed use area could you consider a new playhouse?

Needs a fenced in off Leash dog area.

Overall, I really like this plan. I think the layout makes the most sense. .

Potential sub-optimal space use by including middle school

No parking on Smythe Street parking

More green space

Putting the school on a busy street impedes traffic during drop offs. clog up a major road during pick up. Safety of children being so close to a busy road.

Students need access to green space like Wilmot. A major problem with the current middle school.

Leave it as it is now. Leave the race track, barns, water table as is.

Smythe Street should have engaging frontage, parking should be hidden and less of a feature.

I think the students in the potential school will need to be ensured a place to go outside at lunch hour.

I would be hesitant to put a middle school in an area that could potentially be used by those with addictions or who may commit crimes.

Remove/minimize NBEX. You can't have residential buildings abutting the NBEX building. Where is the parking lot for the school? I think you should allow for two schools, middle and high.

More room for agricultural animals if that is the sort of thing the committee is looking to preserve.

Yes it needs to be left the way it already is

I worry that with the significant investment requirement the city may have trouble finding partners committed to sustainable and affordable housing.

get rid of the proposed school

I honestly don't see anything wrong with this

I think we can have less space for NBEX  
Less residential development

No on street parking on Smythe Street

Where do the people who live in this residential area park? At the NBEX grounds? I don't know enough about our need for schools but we already have two nearby (Priestman, George St) but maybe that's necessary!

Move the middle school away from the corner of Smythe Street - similar issue to George Street - lack of growth and concerns for vehicle accidents near school

I think the location for the school should be closer to the winter club and not on Smythe Street

Yes take residential out completely. The city does not need more overpriced condos and expensive apartments that only the wealthiest 5% can afford.

Backside of Frex area better integrated with park and residential area, looks like wasted space

Middle school needed when there's one on George Street?

I don't agree with on-street parking along Smythe Street, unless there are plans to widen the street considerably.

There looks to be no (or very limited) parking for the proposed school; this is a huge problem at George Street Middle School.

Store frontage onto Smythe (maybe that is the plan?). Park connection to Odell (maybe not possible).

Green spaces should have diverse and resilient plant species, all local to our region. May need more parking options.

is this really the best location for a middle school?

Could there be less parking area around the NBEX?

Connection to southern walking trail

I take it the wide walkways are tree lined - great - Perhaps more bluffs of trees can be added around the perimeter? Some consideration should be given to access for cyclists.

Not sure about placement of school for transpo drop off / pick up - Smythe St is busy enough. The other scenarios show the school at the west end with transpo away from Smythe St

If the NBEX grounds were to include a larger arena space, you could make the area more of a destination year round.

Leave out the school - it is a poor fit

The park should connect to the cross town trail. The trail should be bordered with trees, and should not be cut for vehicle access. The development would be improved by the inclusion of a horticultural recreational/educational greenhouse.

Eliminate school and use space to create agricultural teaching spaces for all, acknowledgement that there used to be a transit stop at the Cultural Center and the city moved it once, so they can move it back

The residential sections seems to have individual homes/duplexes, which while nice, can be costly. Small units might be better, sort of like an apartment but not for rent

No

If completely rebuilding the ex buildings I would like to see some design elements of the original exhibition pavilion as a way to improve the heritage and art aspect of this scenario.

Inclusion of barns and racetrack

Small buffer between NBEX and the start of the residential section, there seems to be a lot of streets (if they all end up open to vehicles), not sure I understand where the school children will spend time outside?

The mixed use area would block the view of the interior. Not inviting.

I really don't think this is the best place for a school. I wish there wasn't as much residential. I could like to see more free-space for various uses, for example, private/public functions, community groups, etc.

The central park should be a mixed green and urban environment with art installations that encourages neighbourly social gathering.

Honestly, I would really not like to see high rise buildings on the site ... meaning anything over 3 storeys. In particular, a bunch of 5-8 storey apartment buildings will not add any character and would look really awful.

Concern with height of apartments and parking options. Not in favour of a middle school in this location. Access to NBEX grounds looks difficult...would it be via the parking lot of the Capital Winter Club?

Get rid of the residential space. Don't use city property for residential space, also get rid of the retail space, it will only create competition for the downtown.

Ensuring affordable housing in residential development plans, large percentage of units need to be affordable as this is a city filled with students.

I think the residential portion could be eliminated and fieldhouse seems small.

The school shouldn't be right beside the street and residential should be large buildings and include mixed housing units of high mid and low income units.

Costs are far too high. Why would we build a school here in we didn't need one on the Albert St. School site?

over estimating required parking space. As a trend people are driving less.

Realign to put residential development and associated uses outside Zone A of the wellfield

Parking on Smythe is a terrible idea and should not be considered for any scenarios. Parking on city streets for a development like this represents a failure on the part of the initial parking plan

Yes. It could have a permanently pedestrian-only high street, rather than an "easily pedestrianized" high street.

I don't think we need a retail high street so close to downtown. The central park is too big. I would rather see more scattered landscaping and seating amongst the residential than together in a park. After all, there is no shortage of parks nearby.

More Central Park less Residential. Access to Wilmot Park ie crossing could be larger and integrate the park spaces more effectively

Too much wasted space, less space for NBEX.

I don't think a road through Central Park is necessary and densification could be increased.

Field House connect to NBEX not middle school.

I'm not sure that having a school backing onto Smythe and the Super Store is well placed. It will cause congestion in a major arterial and the kids don't need to be spending lunch hour in the grocery store. Smythe should not have street parking.

You're going to need more NBEX space for midway and room for livestock to move around and the crowds to be manageable.

space for accessible, year round outdoor activities (e.g. skating rink with free rentals, as seen for Halifax Oval)

scrap it

Not a big fan of the school being by Smythe.

More townhouses row houses i

would it not be better to put the school in the NW corner, closer to Odell park?

NBEX Grounds and Facilities is oriented to the rear, "back of house" zone of existing retail development and removed from primary streets. It becomes too removed from the rest of the city.

Not sure that an artificial lake is of any value.

I think we should consider making part of the park a community garden space! There are several non-profits that would assist in this project. I also would love for the street being created to be easily closed for events; new and old.

increase the allocation of space for residential housing, or increasing the building height restriction to accommodate higher towers for more units.

Reduce streets for cars.

More residential development along Smythe Street.

Would NBEX grounds ever be used as a parking lot? Although I would walk there from my house, I would be concerned about large numbers of vehicles accessing the grounds via narrow streets and/or crossing the existing trail. Traffic calming on Smythe.

The middle school being on Smythe - lots of traffic (Georges Street Middle School suffers from a similarly dangerous location)..

School is close to very busy Smythe street.

Eliminate it

Consideration of the New Pool being built here and reducing the amount of mixed use and residential space. its centrally located, near a school. easy to get to for all.

Too dense. No need for high rises. This is not in keeping with the character of Fredericton. This is directly opposed to my vision of the city as being aligned with nature.

Perhaps too complicated and certainly overly expensive with too many conflicting objectives.

No

I hope that the field house won't go under the school district management as it would defeat the purpose of having it.

School placement looks to be in a precarious place - thinking of busses, cars, etc for school needs / increased traffic to that area

Eliminate it.

I DO NOT like the highrise apartment building (tacky design)

No need for this much space to be used for residential housing or a cultural centre

no

Field house should be separate from school, NBEX grounds smaller.

Less roads please. Extend the NBEX ground up past the red dotted line (north) to give more of a divide between residential and NBEX. Give the NBEX more space.

I would let the central park permeate into the NBEX ground & facilities and connect it to the trail.

Multilevel parking

Perhaps...but I really love the concept... it's all new, fresh, vibrant, urban, community oriented. This is the Plan that will help this property realize its potential!!!!!!

Given the constraints, this seems like the optimal solution.

I hope the school can be francophone, so they, along immigrants and other groups, feel they have a right to the city. The goal is to improve their sense of belonging in the capital city of the only bilingual province in Canada.

On street parking on Smythe might not be the wisest

Entrances on Smythe should NOT align with Argyle and Aberdeen for safety. I also hope that the parking lot for FREX will have cobblestone versus asphalt pavement, and lots of trees to ass shade for cooling of that space.

Detailed of "mixed use"

ensuring outdoor space for the new school, increased central pedestrianized zone, green technology integration

More mixed age, mixed income innovative housing. Why do we need a field house? Why not a community theatre?

Protected bicycle routes that connect with other downtown trail system example Rookwood St./ wilmott park

Take out the NBEX grounds and make it property of the school. The school needs green space for the children.

Distinct area designated for standing markets (food or other). Also, I feel the middle school does not fit here.

The addition of a community pool

Would like to see some explicit section for affordable housing

More parking.

Less NB Ex space

This plan is not functional whatsoever.

Need something fun for children other then a park

I like this plan!

Define mixed use—as small scale commercial and no box stores

Greenspace should be increased

Make it 100 percent residential.

I really don't know

It obliterates the character of the exhibition grounds.

Nope

yes leave it alone nothing is wrong with it now

Delete the idea of a school. Plant more trees throughout the site. Maybe move cultural centre to school site and this frees up space for more mixed use/ residential or a wider central park area along Saunders Street.

Add curve to the extension of Aberdeen as in B to avoid "runway". Add designated entrance from trail on south side into NBEx grounds. Add green space behind school.

Not nearly enough priority on creating housing, and would take too much time to do so

More park and green space

Yes, think about needs other than city

Fewer residential area. There are enough expensive apartment buildings in the city. I would suggest smaller residential space, more green space.

Remove the residential and school. Add an educational centre and relocate the museum within. Add access to the walking trails. Remove on street parking.

I think this scenario could take too long to come into fruition leaving portions of the site languishing for far too long.

Exclude the school idea and limit housing

The "Central Park" could be reduced in size. With parks on either side, I believe housing should be the highest priority. I also believe that the street sizes could be reduced. By doing this, you improve walkability, density, safety, etc.

This scenario should not be considered viable.

This scenario seems to remove the existing trail and turn it into a street so the walking trail is lost.

The well field zone is completely developed in this plan, but NBEX has not been able to use this portion of the property for any events, parking or anything that might involve fuel that could cause an environmental issue. Yet now that the city can see profit

I'm not sure that the Cultural Center building needs to be considered as a given in its current location. Maybe it could be integrated into the new NBEX facilities and that space used for something else, like a new school or a sports field.

Does not respect Prov. Wellfield Regs/ Frex can't afford new buildings, leave it where it is/ Smythe is significantly compromised/ Significantly deficient in parking/ Trail and S Store signif. compromised/ No school/ Too expensive

I'm finding this process frustrating and need an opportunity to ask questions.

On Street parking along Smythe, one of the busiest streets in Fredericton is a terrible idea. Parking lot would be a safer alternative that is less disruptive to the major thoroughfare that Smythe street is in this city.

The retail high street looks hidden. Add a clear route / path to Odell park, and a way in from the trail system between the area and the Superstore. There's a fence there now, it should be open

More residential. Move NBEX Grounds elsewhere. Do we really need more park space here? It is directly beside 2 of the largest parks in the City. Parking on Smythe Street doesn't make a lot of sense.

It's not really possible to assess the project without specifics around zoning and information on contingencies, such as what happens if partnership goals are not met or on schedule. Transition from adjacent low density zones seems abrupt.

I vote for the scenario A

Maybe more space for the school.



I think the least amount of street possible is best. Granted, I don't know how you do this around homes, but prioritizing walking/cycling over driving could be nice. Have hidden parking for residences and most of the area as pedestrian friendly.

If field house it to be used for animal stabling attaching to the it is going to need a lot of planning as most won't want livestock stabled there. Which will push out not only the livestock shown at nbex but by the non profit groups that use it as well.

## Scenario B

### What do you like about Scenario B?

better location for the school.

All of it

Similar comments as above

Appears to be more of a neighbourhood

The location of residential buildings

Still mixed but closer to its heritage of being an agricultural fair ground

Mediocre

I like that it also has similar amenities as A.

Stupid

I like idea of having the NBEX Grounds at the centre, especially with mixed use and commercial around the perimeter.

There seems to be more residential space which we definitely need

I like the park, and the layout

Cheaper overall since existing structures will be leveraged

This is good because it keeps more of the commercial buildings close to Smythe Street. It also seems to have a slightly larger park area.

Fieldhouse

The residential space is great as long as it's affordable housing. The green space is a little small and I'm concerned about the "mixed use" space that will be seen along Smyth street. I don't think this will be as practical or visually appealing as A.

Looks more sensible than A. Reasonable green space and residential and mixed use.

This is the best use of the space

Field house comparable to north side facility

Seems like more green space

Its better than a parking lot which is existing.

More utilization of multi-use development along Smythe. School placement makes more sense in this scenario rather than taking up space on Smythe where commercial space is better utilized. Like the southern pedestrian outlet towards Superstore.

seems to have ok flow.

Not much more than Scenario A

The school location is better.

The park layout with a bit of greenspace forming relief between the north/south developments in addition to east/west. Retail plaza is cute.

bigger residential

The path way along the services section is a good idea.

It doesn't assume a school is required but leaves the option open.

The schools on either side of the land. A community field house. Keeping Exhibition space. Creating new buildings for the exhibition space.

Not much

Bigger field house.

Seems this idea would be cheaper for the City . I like the idea would connect to Wilmot Park

It is my #2 choice

Green space, housing, retail plaza and doesn't lock us in with another school development but the potential of one.

School positioned off smythe, less traffic on rookwood

I like that housing is included and that it's not as high traffic.

Less investment, less construction, space will be usable sooner

Nothing!

I like the mixed use portion and the way the NBEX grounds are laid out.

Not much.

my second option

Don't like the location of the NBEX area as this could be better used for residential / commercial uses

Fieldhouse right size. School in better place.

Larger residential area and a, smaller park space than Scenario A. Also, the potential school site

I like the Central Park idea and the residential area.

B looks exactly like current state except a retail plaza is built and a bit more commercial space on Smythe.

This is still a good option. Not as good as A. The park size seems to shrink and I think the NBEX grounds being at the back is better than on the road side.

Less congestion

Fieldhouse for sports

I like that the retail is on the busy Smythe street. That's good for kids I'm good for the retail business.

Strongly dislike

residential

Mixed use.

Seems to have a lot of living space which is nice.

I like the school location more in this scenario although at the moment it's pretty sketchy near the capital winter club.

The NBEX is better separated from the residential area. I'm not sure a cultural centre is a good idea in any scenario. I think by trying to integrate too many elements, none of them will be done well.

It looks another version of A without moving every building.

Nothing

Fieldhouse being connected to the NBEX Grounds and Facilities- will provide more opportunities for outside organizations to run events and programs.

I like the size of the residential area

nothing

I really like that the field house seems bigger in this and also the increase in residential space

Less external investment needed, so can be accomplished sooner. New/refreshed exhibition buildings

The school has been relocated

The residential

the school moved back from Smythe Street

This seems nearly equivalent to the Scenario A but perhaps more achievable since there is less funding required.

Reidential, Park, Fieldhouse

Location of school

This is good, but this is a huge piece of property. Capitalize on the opportunity to develop it to the absolute max.

Less streets.

I like the position of the school.

able to walk from wilmot park to the trail. Using mixed use buildings to block off the busy smythe street from the NBEX grounds.

Similar to plan A, but with smaller park space (this part is a negative, prefer larger park). Like that there is still a school on site, integrated street grid.

The pedestrian-friendly pathways in front of shops.

It does not differ all that much to Scenario A - although the NBEX grounds are more prominent in this one

close second choice

Park space included in high rise development.

Central park

Looks like slightly more green space so that is plus. a retail plaza would likely be effective here.

School / Transpo locale and the mixed use area

Not much.

Nothing

lower density

Green space.

Improve FREX facilities and new fieldhouse

With a retail plaza by the cultural centre, more attention would be brought to the cultural market/other events put on by the centre

The cultural centre on Saunders.

It vastly improves the space usage along prospect street

Improve nbex facilities

Proximity of the potential school to the new residential area

Likely the most realistic to implement compared with Scenario A, while still a reasonable level of redesign.

Fieldhouse

I much prefer this location for the school.

I like that the residential areas are built with community gathering space in mind for neighbour families.

Nothing in particular.

Residential area that includes row houses and apartments, fieldhouse, central park, mixed use spaces with multi-use pathway.

Less reliant on dubious outside investors and property developers acting against the good of the actual community.

Fieldhouse is bigger than A.

I like this location better for the school because it isn't as close to the busy street. Otherwise still a good layout.

Not much

on street parking. smyth is already too fast for the amount of residential pedestrian traffic and the roads leading on to it in this area

Same as #5 above. Infact it is difficult to comment further on any of the senarios until their is clarification as to whether residential development will be allowed in Zone A under the provincial designation order

The green space, cultural centre and mixed-use area.

Maybe easier. Less space given to central park. Some landscaping moved to be between the residential buildings.

Frex grounds remain substantial

Residential area is ok.

The retail plaza .

I like that the main facilities NBEX and Field House visibility to the street .

I feel if we invest we should go all the way, but this isn't the worst

I like the mixed use. I liked the central greenspace. I like the street access from the south.

There appears to be a better outline for where one could safely have the midway and not worry about the horses being too close to the crowds.

integration with wilmot park and trail by shops and services, Smythe St. parking

Better use of space

Like the location of the new school. Like repurposing of the old NBEX buildings.

I am most in favour of developing the site with the maximum residential units possible.

very little, bunch of compromises

Layered use of the site with addresses Smythe as the primary street frontage and orients NBEX to the east. Gateway of denser retail along Smythe.

Mixed use. I think if there has to be a school, it is better placed here.

I really like the pathway in front of the commercial spaces. I also think it is probably easier to keep the Exhibition Grounds where it is so that is a plus.

I dont see much difference

Not much

The school is in a better location in terms of lighter traffic. Presumably the NBEX could continue operating while the surrounding site is developed. Central park and pond are still of reasonable size.

The school has been moved to a safer area.

More streetfront mixed use space allows for visibility for businesses. School is tucked away off of busy street. Nice placement of the park in the residential area.

Residential area, Frex area and open space

Better, but still far too dense. Not high-rise apartment building structures!

I like larger NBEX grounds - but only if it isn't just going to be a big parking lot. Green space should be larger here.

Very little. Still too much development. We don't have to make developers rich.

Also not my favourite choice. Still too many objectives especially considering new school and large park area next door to existing Wilmot Park. Not sure we need another field house.

Fieldhouse, central park

Still too intrusive and too much residential.

I like that it still includes a field house.

Works

Moves potential school off smythe street which is already a busy street - allowing another access point for school traffic, busses, etc.

The large residential portion

More of the same.

Better if no highrise housing

The inclusion of a field house the frex grounds

I like how the field house and the NBEX grounds are connected.

I like that the NBEX is in the middle of the development.

I like that since it requires a medium level of investment and partnerships might be more feasible in all aspects than the first one

Residential and mixed use at corner is good. Green space is good. I love the idea of the school though don't like the positioning in this Scenario. Schools need to be front and centre in communities. Field house is good if serves as community centre.

It is an improvement over the status quo and I believe it would be good for the neighbourhood.

The big residential zoning is great, I like Aberdeen street's connection.

Not liking this plan at all....

I don't like this scenario much, because I feel that the Smythe side of this area is lacking. NBEX grounds (because of all the parking) should be off to the side away from the other components.

More residential area

I like the placement of the NBEX Grounds & Facilities facing Smythe.

More housing, on street parking on Smythe

Multi-use path in front of shops

School on the site

I believe the school is in a better place. Because the mixed use and NBEX initiatives often require promo and visibility, they are best place along Smythe for high attraction potential..

I like the lay out of the NBEX grounds

School away from Smythe and large intersection

central park is good.

More garbage. How does this improve the city or its image?

Not much

Requires less level of commitment and therefore more likely to succeed.

Lot of residential space

I don't like this having parking on Smythe st in front of the NBEX grounds

Scenario b is better

I actually like this layout the best.

Fieldhouse addition to the NBEX

I like the park

It maintains character and adds needed facilities (trail, residential areas, commercial area).

Everything

land was given to the FREX and leave it alone

Like the higher density and the school

Less expensive but longer to develop. NBEX and field house under one roof.

Green space and flow to Wilmot. I like the roadway loop around residential. Defined Aberdeen road way in the Ex grounds.

Improved facilities

Residential as long as it is affordable

Again where is agriculture?

Proposed school location on less busy side street, but still limits traffic going to Hanwell. Hoping the pathways in front of shops are connected to trails. Smaller residential section.

This scenario seems to be more attainable than scenario #1 within a quicker timeframe.

The new central park

I like the reduced "Central Park" size and increase in mixed use area.

Scenario B references a school; there should not be a school or residential area on this site.

Not much.

Nothing

Lots of room for NBEX

Keeps Frex where it is currently. FREX can ill afford to repair/maintain current buildings let alone build new ones.sn

It's difficult to say. I need to have a discussion about the different scenarios, in person or through a service like zoom.

Less demo/rebuild if existing NBEX structures.

If a school is needed, the position is better than on Smythe St, too noisy for the kids. Looks like more residential, which I would like to see. Prefer the shops closer to Smythe street, better than scenario A. The NBEX space is interior, better.

Decent residential density. Like the idea of a school on the site if that works

Good general alignment with principles. Flex spaces sound potentially innovative and useful. Location of community spaces along Smythe St makes sense from the point of view of access.

makes use of existing NBFX building & , mixed use space, seems to be more open spaces, good to link to Wilmot Park.

The commercial spaces along Smythe Street. Good to see the school still in play. The connection to the Capital Winter Club.

I like the field house attached to the NBEX facilities it would help all groups as there would be more indoor space in inclement weather.

Street grid

## Scenario B

### Do you think anything could be improved in this scenario?

NBEX space is too big. not enough park.

Too much space allocated to ex grounds and on street parking unappealing

Nothing that I can think of

Remove on street parking along Smythe - the scenario will increase traffic and therefore parking on Smythe would negatively impact congestion & visibility

Too much space allocated to FREX facilities.

The retail section should be bigger

n/a

The school placement isnt ideal for busing

Increase the density

Retail high street, move school location to where it is in first option. It makes sense for the potential school to be right by the field house.

I like the layout of the FREX areas in scenario A more than this one, as it does not cut off housing into a mini suburb, but keeps the flow accessible from Smythe St.

We do not need a field house or more high end residential place. We need agricultural land and we need rent control and more ability for young adults to be able to buy the houses in the city and outskirts and stop renting from slumlords

I feel like there should be a higher priority on nature.

The green space is smaller. Is the residential area larger? I don't agree with the need for more large scale downtown apartment buildings. . A permanent indoor concrete surface for underserved recreation activities such as roller derby

Remove the school

I would always choose park open spaces over commercial and NBEX.

Larger sports arena

Larger park. Reduce NBEX Grounds and facilities a bit. The cultural centre is a great idea there.

Remove on-street parking on Smythe.

Low income housing

I don't like the NBEx out in the centre as you see in A. I think that is key to get the most benefit of the space available. The commercial space on Smythe are concerning, drive thrus, poor building design here could be bad.

same thing, bike lanes on smythe protected by parked cars

Feels suburban. Segregationist land usage policies always leads to poor urban form. You don't have 10ha, the province will not build a school there.

Move the school to another location

I wish it could be left as it is.

Whole NBEX grounds & fieldhouse feels like a waste of space

don't like the location of the school

Still think the large area devote to the NBEX ground and park are a waste. Would prefer to see the housing an services better integrated.

I think access to NBEX facilities might get complicated in this scenario.

This doesn't go far enough to reimagine the space. The neighbourhood would be disappointed.

A school, but that is what option A is for.

Same comment re school buses



I think the field house needs to be bigger to ensure turf space can be included for sports like soccer that require a turf and space to play during winter months.

No

Same comments as above

NO ON-STREET PARKING!!

Same as previous comment. All housing should be affordable housing NOT upper income condo's, for instance.

Too much NBEX space. The school looks small and likely to replicate the twice-daily traffic nightmare of George Street Middle School.

Larger central park, better flow through the site, new facilities vs. existing, parking still an issue.

I'm not in agreement with on-street parking along Smythe St.

no

More green space and a fenced off leash dog area.

Park size could be bigger. Placement of the school in the front I think is better.

Exclude school and concentrate NBEX along south side

No parking on Smythe Street

Looks like it would just be what's there now with not much extra use by the community... smaller park space than option a, and the addition of housing and retail,

More green space

I still think the school needs to be across the street from my Wilmot. The children need more access to park space.

You are still missing a racetrack, agricultural barns, history and heritage

more mixed use and green space

Smythe street should be for pedestrians and visual interest - can you put the parking hidden somewhere else?

I think retail space should be kept together. I like the flow of this, however, I feel that the field house should be connected to the school.

Not a fan of the layout, perhaps the school should be near the cultural space.

I have no knowledge of NBEX's lease but I assume it is somehow unbreakable. Otherwise, I think you should find some way to move them. Promoting an appreciation of food production is important but NBEX isn't the way to accomplish that.

More room for agricultural animals if that is the sort of thing the committee is looking to preserve.

Its garbage

too much new residential areas, turning this area over to developers bad idea

I worry about traffic and the new school

I would like to have here school other than NBEX fields

Location of potential school is a little odd - schoolbus access might be a problem

Less residential

Residential - if they're affordable that would help out ALOT of people in this City

Figure out the space that is listed as "Potential New School" should have that level of ambiguity

Buildings a field house would need total overhaul

Again residential. And it's not even close to connecting to Wilmot park, stop using an established park as a selling feature for this design as it's nowhere near close to being linked.

The residential is too cut off from the frex area

central park too small.

The FREX buildings take up too much space in the center of the plan. On-street parking on Smythe is ridiculous, unless the street is going to become considerably wider.

School and fieldhouse are not connected here, as in plan A. Would be nice to have that connection.

Green spaces should have diverse and resilient plant species, all local to our region.

More trees dispersed throughout, and at the perimeter. I think the school is a "must" and shouldn't be "potential".

Move school site next to Symthe

Again, make sure there is diversification of the trees and grassy areas around the site so it's not all located in one area. Paths for cyclists or at least shared pathways?

More commercial and residential space.

An outdoor walking track

The park should be extended through to the cross-town trail, and the trail should be bordered with trees. A horticultural recreational/educational greenhouse should be added to the agricultural facilities. should be

Seems like a sea of parking around the field house.

Tell people how you will keep developers to 20% affordable housing units when no requirement to do so today,

On street parking is honestly just asking for heavy traffic. There needs to be a parking area on-site.

No

Even denser development along prospect street would be nice.

Inclusion of barns and racetrack

A lot of very wasted space for NBEX; too much residential.

I still feel that this is a ton of residential for this area.

I think the NBEX grounds should be dramatically shrunk or removed. They see very little use that enriches the experiences of the majority of residents.

The school location does not look practical. It's not easily accessible. Schools have a ton of traffic that needs to move safely around them. It would be better closer to Wilmot Park. Also don't like high density residential.

Concern regarding parking options and parking on Smythe Street is limited and more risky.

Again why so much residential space?

It seems good if executed properly with the best interests of Fredericton in mind

I think the residential portion could be eliminated and the park area is too small. Add a ball hockey facility.

Good as long as they have large residential buildings with mixed living of lower, mid and high income units.

Less development and more green space.

You guys really love huge parking lots eh? Joni Mitchell doesn't approve.

Same as # 6 above

Again, there should be no parking on Smythe or existing city streets to support a new development. This should be something the developers design and pay for -- this represents theft of space from Frederictonians.

Fewer shops and plazas.

Less space given to residential and more Central Park..it is way too small in this scenario ..just a little strip of grass connecting to Wilmot Park. School is poorly placed here behind the Capital Curling Club better access/location in option A

Move NBEX out and add more Residential / mixed use space.

Odd street layout.

Roof greenhouse or garden for food production and education to new comers for a opportunity to volunteer time and create another way to support local food banks .

Field house and NBEX grounds are not used enough to be central. Smythe should not have street parking.

Where are you going to have room to hitch wagons and have campers and horse trailers?

More outdoor and green space in NBEX grounds

Limit building heights to 6-7 stories

Seems like a bunch of dead space at the South of the site that would likely be under-utilized.

again, school seems misplaced; less opportunity for mixed used (housing segregated)

The potential school location is too embedded into the residential area with poor access. Consider relocating to northeast corner. Commercial space is less of a priority for this site.

Still not crazy about the artificial lake.

I think much care needs to be taken to ensure the commercial uses on the grounds align with the character of the project. Otherwise, I think this is a good plan.

no

Reduce streets for cars. This is basically reducing opening space by adding a bunch of housing and streets.

Dont like the Retail Plaza site across from houses and too much commercial development on the Smythe Street side. I get that there is concern for residents in Sunshine Garxens but how about residents on Saunders and Aberdeen Streets ? We should count too.

Worried about traffic still wanting to access the site. Suggest traffic calming on Smythe street if we are to allow on-street parking there.

Less pedestrian-friendly than scenario A (which I much prefer for that reason)

No

No high-rise buildings that are > 3 stories. More open space.

Again - the pool should be built here.

Lower rise buildings, more open space.

Eliminate new school, cancel new field house and increase affordable housing options.

School has no place in the planning

I hope that the field house won't go under the school district management as it would defeat the purpose of having it.

Eliminate it.

THE Central Park should be larger. Perhaps, the new Playhouse, pool or even Courthouse could be included.

Again, no need to use this much space for residential development

no i don't think so

Central park looks small

Remove the housing below the red dotted lines and allow that to be a continuation of the NBEX grounds or green space. Less housing and roads please and more NBEX. Where is the space for First Nations? Please take from residential and make a space for FN.

I would make it more like the first one.

I really don't like idea of NBEX buildings being left at same location. It does not resolve the noise issues for the residential area. While better than status quo, this plan feels disappointing. Lost potential to satisfy majority of stakeholders.

Leaving the NBEX essentially where it is now seems like a missed opportunity and leaves little hope for a better location. The Smythe street location of the school seems like a more optimal position rather than this proposed location

The school is too marginalized and closed off. I wish there was a viable argyle street connection. It still is a much better scenario than scenario C.

Whatever is next to Smythe needs to be catching and inviting. Field house seem too utilitarian.

The whole "orange" area along Smythe should be mixed use with retail space below residential units. The parking between orange and NBEX buildings is problematic: unless cobblestones with a lot of shade.

Yes, the parking is what makes this facility so useful for shows. The way the parking is depicted here, most is around the far end and back. People will be parking in other areas to have better access to the front entrance.

Not enough open space/park space. The existing parking area in front of the current FREX building is maintained; this is a dead zone.

Why do we need a field house? Why not a community theatre?

More space for the school. Maybe swap the school with the NBEX grounds site to give the school more room and allow for better traffic flow. There will be a lot of traffic in the residential area as it is now.

Label and spotlight an outdoor market space.

More parking.

Consider more parking at school

School isn't connected to field house. The school operates for youth all year, whereas the NBX has a few events, the use and placement of field house next to school is more important because of the higher level of use.

Raze whole property, green space Prospect to Gov't House, Saunders pedestrian walkway, Smythe full 4 lane full length, 5 star hotel (no less) - world class, potential casino, real convention centre which can actually hold a convention, and Playhouse.

Setting for children other than a park

Park should be larger

Potential access for potential school will be taken up by two mammoth new apartment buildings.

The school needs separate entrance/exit. More green space around the school and the non residential buildings

Potential school site should be converted to more residential, park, and commercial area.

Nope

no FREX land is history land

Delete the idea of a school which is not appropriate for this site and frees up more space for green space. Maybe move cultural centre to school site and this frees up space for more mixed use/residential or wider central park area along Saunders Street

School positioned to access field house without crossing street/flexed-space (if cars will still be permitted to drive there regularly)

More focus on affordable housing

Less frex. More park, green space

As above essence of exhibition. And agriculture have totally disappeared

Too much residential space. I would suggest having more community area, especially where we will likely be required to physical distance for the foreseeable future. There is opportunity for community development, residential space is not needed.

Removing residential section, increasing NBEX to include history, memorialize the crystal palace, create a learning center for all ages, expand from youth. Allow sheltered eating spaces for people to eat from cultural market and all vendors.

I don't think the school should be located in that corner but rather on the Smythe Street side which is better able to handle the traffic.

Ensure the field house is large enough to function as a host facility.

I still think that the park size and street sizes should be reduced. I'm also unsure about having mixed use right next to the NBEX facilities. Assuming that the grounds will be empty most of the year (like today), this wouldn't be a nice "backyard".

Remove the proposed school and residential area as well as any further development along Smythe Street.

Layout seems awkward, Parking along Smythe means the street must be widened and it is a busy street. Walking trail is lost. NBEx seems poorly situated.

NBEX is a small part of the property, where did Tim Hortons go? Did anyone tell them they were being eliminated?

I would reduce the amount of residential space and increase the amount of park space

All of the negative points in Scenario A applies to B/ Park not large enough or connected./ School site is poorly located, no way for access on to Rookwood for safety and neighbourhood disruption./ V trail and SuperS sign if compromised/Smythe compromised

Sure, but it's hard to say with so little information.

Is a school needed in the city? Are classes and schools currently overcrowded? What is the need? Again, Smythe Street parking is a bad idea. I'd love to see A facility to learn historical Indigenous ways of agriculture and living on this space.

I'm guessing the NBEX footprint is firm but I'd like to see it reduced in favour of more green space.

Move NBEX grounds and add more residential.

It's not really possible to assess the project without specifics on zoning and clarity around flex spaces. Transition from low density residential areas to mixed use development area seems a bit abrupt.

Too much NBEX grounds

Would rather see a community centre which may have components of a field house. The area needs a multipurpose building /rooms that community groups & non profits etc could meet in with no rental costs or membership & would allow for flexible use.

It looks like there is less green/park space than in scenario A. I wonder if a garden/park space could be created on the roof of buildings like the fieldhouse. I believe that rooftop/stacked/ nontraditional green spaces are done in other countries

I would like to see the NBEX grounds be slightly larger for parking or more mixed us during the NBEX and other events as Parking has always been an issue.

Doesn't seem as urban as Scenario A. Relegating the school to the back corner of the development.

## Scenario C

### What do you like about Scenario C?

more residential

All of it

I like the idea of making green space and parks

Green space centrally located, seems to be more room for residential space depending on the school being built or not.

Other than alot more residential homes it doesn't seem to provide what scenerio A has.

I like that a large area is left for fair grounds

I like the park separation. It makes the placement of the school with residential better

My least favourite developments wise

It has some of the elements of the other plans, but not nearly enough to be worth the effort and potential of this space.

Idiotic and pathetic of the city

As with Scenario B I like use of commercial buildings around the perimeter of the NBEX grounds.

I don't like much

That it's the cheapest

I think this is best because of its open spaces.

It looks the same as what we have now

I believe this is the worst scenario of the three. I don't believe this is the space for commercial use. There is a chance to create a space people here will love to use and I think parks, multipurpose space, affordable housing & a cultural centre will do

Fiscally responsible. Less disruptive to current users of the grounds.

No

Not a big fan

Better than existing.

Not much.

I don't like scenario C

It's better than A or B

Not as much; feels too simple and too uninspired for the future.

If abandoning the school idea, I like the western half residential development.

residential

Looks like there's more housing and maybe a better use of green space.

Lower investment cost.

Don't like it

Nothing.

Nothing in particular

Only the part the investment is cheaper. Nothing stands out here to allow it to benefit the public.

This doesn't provide the "wow" factor, nor pave the way for the prosperous future for this new community.

Housing, green space, commercial.

Not a whole lot.

Same comments as scenario B.

The park

Everything is contained within the existing plot.

all of it.

Nothing.

Could be more intesly used for residential

Large residential use and school sites

This has too much NBEx grounds that will not be well used

Even less change than B. But like the formal green space that's added.

I don't like this as much as the other two. I understand we may get here if the funding isn't at the place it needs to be. This scenario feels incomplete and like a work in progress.

Least cost option

Very open spaces

Nothing really

Lowest investment costs

Out of the 3 this seems to be the best flow, but the school should be next to the park.

Strongly dislike

lots of residential, I hope affordable

Not much.

Like the housing space and the little lake in the park. I also like that it has specific commercial space.

I like the layout. School is near the residential area and separated by a park with the NBEX grounds.

This seems like the most realistic. I like the park separator down the middle.

This is the only scenario that would leave adequate housing for animals should the NBEX continue to offer large scale agricultural shows.

Nothing

New residential area in the city.

nothing

I like the residential and green space

I like commercial space location and we need middle school



Cheapest	It's better than the current situation	Like this one the least. It feel like we'd just just see more big stores stuck onto the existing site.
Seems to be the simplest. The underutilized race track is put to better use.	Not much.	Preferred option
Nothing, Not enough room for green space and events...too crowded	It does not affect existing businesses and leaves the bulk of the current space that is currently used for events available.	Requires less investment.
Residential	This has a larger focus on residential, which is very important for our city.	I am most in favour of developing the site with the maximum residential units possible.
Significant residential area which I believe is what is most necessary in our community.	Nothing in particular.	nothing!
Sizeable residential and green space	Residential area with row houses and apartments and central park.	The spine of green space fronting the NBEX facilities.
School location. Central Park area	It has the most autonomy for the city and NBEX,	I like the barrier between NBEX and Res.
0	I don't like it.	I like the park and residential.
All components are presented	It's cheap	least optimal scenario
Use of buildings to block off Smythe street from NBEX buildings and grounds. Like that a person can walk from wilmot to trail.	Lowest cost.	Looks like it's built mostly to be car friendly.
Still have commercial along Smythe (with storefront facing Smythe?). I like how the green park corridor extends all the way from one end to the other. But don't like how narrow it is, though the Central Park in the residential area looks nice.	Same as #5 & 7 above. Residential development in Zone A with it's associated activities appears contrary to the spirit and intent of the protected designation order to minimize bacterial risk etc to the public water supply.	Not much. Great for redeveloping the race track but doesn't help the rest of our downtown neighbourhood. It makes the Exhibition much more profitable at the neighbouring residents expense. You would have to drastically decrease my property taxes.
More green space and less business and residential.	I appreciate that this scenario doesn't rely on taking away space on an existing collector to support developer visions	Reduced development cost and timescale.
Commercial sites are on the external, easy for pedestrians and anyone passing by to stop and shop.	The green space, cultural centre and mixed-use area.	Not much, it's not as ambitious or successful as scenarios A and B
Lower cost	Hard to find something good to say.	School and park placement are still nice here.
Nothing, really. It looks to be the least costly, but also offers a lot less transformation	Nothing	Cheaper and only thing missing is mixed use building
3rd choice	Residential space is nice.	Best. Light development. Good public through access. Move City market here. I live on Rookwood right to the west.
Too much housing. Keeping the old NBEX buildings is a mistake.	Minimal disruption to current facilities, possibility to commence the residential component right away.	The proposed connector walking trail should not go through my front yard and instead should be incorporated in this scenario.
Maintains existing Frex buildings. Connection to Southern Trail	Does not create a favourable impression by users that is competitive to other cities multi-use facilities. This should be a economic driver for the the downtown core similar to what the New Rinks created for the North side and the Knowledge Park drive .	I don't like it.
The long green space in the centre. The new school.	I get that cost is an issue, but if Fredericton grows it's going to need to maximize the space we have to avoid sprawl that other cities have. Fredericton is only walkable in a few neighbourhoods and there is very little cultural identity between them	Best of a bad trio. Don't need the school. Don't need these dense residential (i.e. apartment) complexes.
School / Transpo locale	Lower cost is probably good.	I prefer this scenario the best but still question why a new school needs to be located here. Again, we should explore additional affordable housing single and small family options with on site supports.
Nothing.	This is my choice. It can happen a lot faster because of less cost. I'm not so sure there needs to be a school in the equation.	Lower density
Not much	This has the best set up wise in that it's closest to what everyone knows and has a clear divide with a green space between Agricultural side and new development.	Maintains NB ex visibility and focus and focus on commerical
Nothing	Park connection to trail system that extends alongside the back of Superstore	I do not like that there is no field house.
This is the least satisfactory plan.		Works
Residential development in race track land.		Nothing
Most realistic to achieve.		Best of a bad trio, but still too dense.
The public outdoor area is interspersed with the residential area, which is a fantastic idea for promoting a welcoming and interesting neighbourhood.		Not much
Cultural centre on Saunders		There is nothing to like in this Scenario. the commercial spaces
Lots of park space		
Nbex grounds and facilities		
Potential new school in close proximity to the residential section		

commercial space

nothing.

It does not drive a change that will have a significant impact on Fredericton's character.

this is quite similar to what we already have with change to the race track.

Nothing. This plan almost seems worse than the status quo because once we go down this road it kills all hope of this property ever reaching development potential. This plan perpetuates noise and disruption for adjacent residential neighbourhoods.

Nothing, it does little to address the issues for the surrounding neighbourhoods to the north and east and leaves little hope for future improvements. This scenario leaves too much wasted space

I like the long green corridor, and the middle park.

The commercial might be more drawing than a Field House

This is the worst scenario, because Smythe street needs improvement (mixed use, pedestrian friendly). A definite NO to this one.

Commercial property and even more residential than the others

This one to me is the best. I like the green space all the way along the back of the facility. I like the placement of the NBEX. Is there parking on the street with this one.

Housing

Scenario C is better than B, but I think there will be a lot of school traffic in the residential area. Also, the school grounds look small.

Location of school.

I like the integrated commercial and NBEX layout.

It's still a better use of space than the current state.

No!

Not much

Requires most sustainable level of commitment and covers most needs and concerns of the public.

Improved pedestrian crossing on saunders

Nothing

Given post-pandemic budgets, this seems most realistic.

Cheaper is better the school needs own entrance/ exit

Maintains the true character of the original site. With a replica of the Victorian Exhibition Building, this could be a landmark our City could be proud of.

Nothing

leave it alone FREX land is our heritage land

not much.

Minimal partner reliance

Residential as long as its affordable

No parking on Smyth St.

Poor attempt to leave as little of agriculture as possible to get people to go for it

Not quite sure how light development translates to turning a racetrack into a housing development. No parking on Smythe is an improvement.

As a resident of Sunshine Gardens, I feel this scenario is most compatible with our existing neighbourhood.

No school added.

I love the size of the residential area.

This should be the priority. I also like the strip of park that acts as a buffer between residential and the NBEX grounds.

This scenario is preferable however there is still reference to a school. There is insufficient space for a school and there should not be residential development. The existing green space should be better utilized for recreational space/development

Retains the walking trail.

Keeps the present buildings, with improvements hopefully.

This seems to be the most practical option. It also eliminates the problem of granting vehicle access to the site via the walking trail behind it.

Keeps Frex where it is for same reasons as in B/ carries park/trail through to V. trail in keeping with "Emerald Necklace concept/Retains integrity of Valley trail and SuperStore. Maintains Smythe as one of only two connections from downtown to hilltop.

I think that if we're going to redevelop the area we need to go all out, or at least put us in a position we can continue to develop over time.

Again, less waste of rebuilding entire grounds.

I like residential, assuming it includes subsidized housing. I would not be in favour of high-end units only going in here, it should be a mix of housing types. Again, a way into the area from Odell / Waggoners is needed.

At least there is some residential added.

Strong residential component, which is a key need. Concentration of retail and community space along Smythe makes sense for access and as transition from lower intensity uses. May allow ongoing assessment and more organic development of potential of site.

potential school location

makes use of existing FRX buildings; good link to Wilmot Park. Less costly & manageable

Again, seeing the school. The connection to the Capital Winter Club.

I believe that this is the best setup as it builds on what is currently there and is more realistic in the sort term to get more value from the property.

Nothing

## Scenario C

**Do you think anything could be improved in this scenario?**

smaller NBEX area. get rid of commercial for more affordable housing. this entire property should be dedicated to affordable housing.

No enough densification

Nothing i can think of

Improving food security

Too much space allocated to FREX facilities.

Go with plan A

Does not seem like much of an upgrade of space and could be better utilized

Requires more density

I prefer the first two options.

Scenario C does not maximizes the potential of this site.

Shake your heads. Or start making buildings with gardens and play structures on the roofs and allowing solar, wind and rain power along with rain collection and clothes lines. The government is the issue with how poor the city's ppl are

This scenario doesn't focus enough on nature and open public spaces

The NBEX needs more than just a facelift and updating I've spent many hours there over the years and this option is not long term sustainable. More details on the future commercial development? Not a fan of commercial dev in this area.

Remove the school, add pedestrian streets

I feel that we need a recreation facility that will continue to house my sports league

Remove the commercial space, reduce NBEX grounds, reduce school grounds a little. Insert larger park.

Change commercial to mixed use.

Yes our people need to find a solution to affordable housing instead of building more places people can not afford to live in that essentially discriminate against families

Field house or maintenance and upgrade of both sides of the CEC

I think this is a huge opportunity to re-shape a long over due eye sore in the DT area and lets be bold! I think we have the leadership politically and the civil servants in the city and we should go for it!

Too much separation between community areas and residential areas. It feels like a shrinkage of NBEX with a residential area being installed on the racetrack. Don't like how all the traffic from the residential area links to Saunders rather than Smyth.

it needs more development

Feels suburban cul de sac. No connection to activeway. Segregationist land use policies discourage small walkable development.

Move the school and build less residential

A lot; but that would make it Scenario A or B.

The entire eastern half. Not sure why potential school can't still go in southeast corner - seems like NBEX has more buildings in this one. Inefficient use of space? Lack of access direct from Smythe. Smythe St view still giant parking lot.

I think we will see many issues with this relating to the commercial developments. There is already a lot of vacant space in our city and this will just add to underdeveloped areas.

Everything

This scenario is unacceptable, shortsighted and would compromise the downtown by making more commercial space (just plunked in) be the most obvious feature. It's simply not good enough.

It could be option A

If it is the one chosen, then the NBEX facilities should be "all new" in orders the work best with the overall community development

It needs to have a sports complex that enables turf sports to play and practice during winter months.

Too nbex focused. Lots of wasted space.

No, this would be a good balance I think. I understand integrating business space, but we're not lacking that in the city. And given it would be brand new, the rent prices would be high. This will deter many small businesses.

This is the best option of the three choices.

same as previous comments

Making the site accessible to traffic only from Saunders looks like a terrible idea!

Comment for question 11 below: Too many principles to attain, i.e the site can not be everything to everyone. Park space too small for "central park" concept, once site is halved with residential/school, hard to achieve objectives with remaining space.

I'd like to see the NBEX relocated. The buildings are not attractive, there is limited parking during the fall exhibition, and the land is better used for development.

Instead of a new school, maybe we could think about a new performing Arts centre.

More green public space and fenced off leash dog area.

Again park size is small, I don't like the commercial placement with the NBEX.

Exclude school and concentrate NBEX along south side

I think it is the best scenario

Put the school next to the park, but not next to Smythe. If not it's not possible this is the best case scenario.

Yes, do not change the existing facilities more green space, affordable housing

This appears to be just as unpleasant to look at from Smythe Street as it does now. This is a main corridor, can it look nicer?

I would really like to see a middle school put on the Frex grounds.

I worry that investing less into this could end up costing the city more in the future. I also think a school space is required.

This is my favorite

Larger school space.

A little more room for parking on the west side of the NBEX facilities. Getting large animal trailers turned around requires room. Also that area will be need for parking for people caring for the animals while at the NBEX.

Also garbage

Fieldhouse should be incorporated into the upgrades of the NBEX Grounds and Facilities.

I worry that this will be done haphazardly

take out the school and residential areas

I don't think this one does enough to revamp the existing structures or spaces, the lack of a field house seems like a major miss

Less space for NBEX

The layout of the current exhibition buildings is not great, I don't think just renovating them will do the trick

Highlight where something like Evelyn Grove Manor will be placed for low income/subsidized housing.

Leave more space...

No need for more commercial space or the new school

make the park larger

Most of the space is still a giant parking lot for biannual events.

Lack of mixed-use and ambiguity around "Potential new school"

New buildings are needed for NBEX

There's no main road access no one wants to enter off Saunders street as it is.

Better access between the frex area and central park area with road access

central park too small. rather have mixed use where the commercial buildings are.

This looks very much like what currently exists, except for housing in the race track area, and it is not an attractive plan. Too much space devoted to FREX which is under utilized. The existing commercial space is not attractive.

Why can't the Commercial be Mixed use in this scenario? What would prevent that?

Green spaces should have diverse and resilient plant species, all local to our region.

This is not a good plan - either of the prior scenarios are preferable

Reduce commercial.

Do not use the old NBEX buildings! The new school has no recreational space like a field house.

It requires much more density to bring commercial and higher density residential to the core.

Omit housing, this isn't the place for it.

The park should be widened, and the trail should be bordered with trees. A horticultural recreational/educational greenhouse should be added to the agricultural facilities.



Doesn't maximize potential for the site. Only really deals with the racetrack part of the land. The rest looks like status quo.

Protect space for communal use and benefit which includes 100% development of affordable housing solutions ( supported housing, SRO's, non-profit housing units) and no sell off of communal land for private ownership

I have no issue with this scenario

No

N/a

No need for a school at this location. New School on Hanwell and plans for northside School. Keep the barns and revitalize the racetrack.

Too much residential; no significant improvement to NBEX facilities.

Space isn't maximized for all uses.

Exclusively commercial spaces should be avoided. Mixed use is preferable. I think the NBEX grounds should be dramatically shrunk or removed. They see very little use that enriches the experiences of the majority of residents.

The space for the school, in particular, doesn't look adequate. Way too much high density residential.

Lacks fieldhouse and joint use facilities. Not in favour of commercial development on Smythe and concern regarding parking options.

What is going on? stop it with the residential space.

I like the idea of space for the middle school in that area, I'm sure George Street will need to be replaced in the near future.

Delete residential, larger park area, place to play ball hockey.

They need a field house and school.

Too much development and not enough green space.

Less space for NBEX

This overestimates the value of commercial there. There's enough strip malls up hill. We don't need them down here.

Same as #6 above

Add mixed-use.

Scattered landscaping instead of a central park. The school will need a field house.

More Park space ..the strip of grass is ridiculously small and hence ineffective as green space Again school sit is poorly situated for access and would be better fronting on Smyth Street

Remove Commercial and NBEX zones and replace with Residential / mixed use.

Densification of the commercial area and add residential facilities on the upper floors.

Do we need as a Saunders street or create additional parking closed to through traffic.

This land must be considered as the most important parcel left in the downtown region and anything other than a complete redevelopment would be a waste of an opportunity and a white elephant.

Field house and NBEX grounds are not used enough to be central. Smythe should not have street parking. Commercial is a strip mall...

Take out the school

Mixed use space

Doesn't seem to do enough to improve the overall usefulness of the site.

everything! just looks like turning race track into housing and leaving rest alone; we will regret this for generations

The street edge along Smythe has not been improved. School location seems to be an after thought.

Artificial water seems unnecessary. I like mixed use over commercial.

I think this version would not engage the community and not make the NB Ex as central and important a location as it has the potential to become.

city probably doesn't need vacant commercial buildings at this time. see comments above for maximizing residential uses.

Reduce streets for cars. This is basically reducing opening space by adding a bunch of housing and streets.

Scrap the Exhibition and put more residences on the Smythe Street side. This plan devalues the neighbourhood on this side.

Commercial properties should \*not\* be or remain as drive-thrus. Would prefer a tree-lined internal high street with pedestrian-friendly store fronts facing inwards.

I think it misses opportunity to add greenery, pedestrian-friendly areas and to integrate the various principles outlined in the project.

No mixed use space is a downside.

Even lighter would be better. In the next question (11 - very leading), I don't agree with the vision and principles of high density, high rise, so my answers reflect my vision.

The pool should be here as well as much larger green space.

Make Scenario 4. Much less development. More green spaces, City Market to associate with the original intent of the Exhibition grounds. The following question (11) is very leading. I don't agree with many of the aspects of the vision and principles.

still feel residential is too big an sschool has to go. Use more of this space for mixed.

Adding a field house for indoor sports/ events like rhythmic gymnastics. Our club can't get access to a proper gym :(

Will NBEX always have land leases for the commercial property or only in this scenario? If businesses along smythe st side are not going to add anything to the community - ie law firms, office space, etc.

It is not dense enough, this should be a Jewel neighbourhood for Fredericton.

Eliminate high rise apartments and number of buildings. Open to park. Walking trail connection through Ex. Solar panels. Solar farm on building roofs. The following #11 is leading. The answers are my responses to MY vision and principles.

Commercial areas should not be the focus. Add a pool, the Playhouse , and a new courthouse

Using all of this space for residential and commercial development would be a very bad idea. This area has always been the heart of Fredericton's recreation offerings. Removing this for housing would be terrible for the city.

no

adding a field house and mixed used space

THis scenario is too focused on housing, everything else is lost. This scenario is missing too much, it is all about money and not about community, hertitage, culture, agriculture. Everything is lost here except increasing revenue from property taxes.

More oriented to the first scenario.

Yes...scrap it and go for PLAN A!!!!

Drop it in favour of scenario A

The deadend-loop with no connectivity to traffic (including pedestrian and cyclists) is a bad inward looking area with affordable housing. It keeps too much of the old Frex layout, and all land uses are too segregated. I would not want to moove there...

The NBEX grounds need to move...

The Smythe half should have mixed use development: this scenario does nice things towards Sunshine Gardens, but does nothing for the West Platt

community that is of value for citizens, because the principles discussed are not applied for this section.

There needs to be lots of parking. I don't think there should be the commercial space in the top right corner as it takes away the parking.

Not very imaginative. Seems like a way for the city to simply increase their tax revenue by selling off city land to residential developers. Not enough park/open space. The parking lot dead zones that are currently present, remain in this scenario.

Where did the Smythe Street parking go? No matter what, keep the parking.

Swap the school area with the NBEX area.

I prefer scenario B because of the flexibility of mixed-use as opposed to designated commercial.

More parking. Seriously more parking. I will never visit this site as is due to the obvious difficulty parking.

I don't like how the school is located. The whole problem with George street middle is that it has no fields or green space, and this version doesn't really enhance that.

Throw it in the garbage as 1950's thought.

Need something for children other than a park

More park space

Don't have NBEX and commercial enterprises dominate Smythe St.

Access for housing will be a challenge with Saunders only entry/exit

Add more residential less commercial and make it more green space

Potential school site should be converted to more residential, park, and commercial area.

Make it scenario a or b

no leave it alone as FREX heritage land

DO not like the concept of keeping the old NBEX buildings

Delete the idea of a school which is not appropriate for this site and frees up more space for green space. Replace commercial with mixed use. Move cultural centre to school site and this frees up space for more mixed use/residential along Saunders St

Less profit focused development

Less frex. Substantially more green space

A whole lot as you can make the agriculture component as small as you think city can get away with

Way too much residential space.

Remove the youth school, and residential living area. Include a large historical education facility that hosts events all citizens can enjoy even during a pandemic. Make it pandemic ready and flood ready. Educating adults should be a pillar in development

I believe the school should be located on the Smythe Street side which is better able to handle increased traffic volumes as a major arterial.

Need field house, track, perhaps indoor pool

I believe that the central park (not the strip) and street widths are still too big. This scenario also leaves the NBEX grounds as they are today. I understand that this is the "Light Development" scenario but the NBEX grounds are a big eye sore :(

Use the existing green space for recreational facilities ie. soccer/football fields etc.

Too heavy on residential, light on park space and no mixed use at all. Could reduce NBEX size or relocate.

I think a large school needs to be at another location. Also no access for a school unless the capital winter club is purchased.

I would reduce the amount of residential space and increase the amount of park space.

Same shortcomings as A re wellfield not respected/ significant shortage of parking/ too dense/Park is too small It doesn't help with shortage of parking for Wilmot Park or Culture Centre/ Same school issues/ It is the most workable, affordable of the 3.

Lots, but without being able to ask questions it's hard to say.

Only change is racetrack turned into residential area, as well as no vision to improve NBEX events/programming. Definitely no inclusivity with this option.

Move the NBEX grounds outside this important area for residential growth. Dissatisfied that none of the options explored the option of this being an event centre site (i.e Mini Avenir Centre). Pretty sad that Summerside and Sydney have better event centre

Potential and parameters around pad leases is unspecified, as is NBEX's intended use of the property. Given NBEX's approach to the site so far (unkept lot, mix of welcome and inappropriate uses) I'd need to see a plan before evaluating this aspect.

Eliminate the school and add more park & open event space, shelters, commercial should cater to local small businesses & services ie social services

shared space, medical clinic The residential needs to have higher than 20% affordable housing.

This scenario doesn't seem to do much for the NBEX.

I think the potential school grounds should be used for nbex for parking or other uses. As the population of NB grows we are going to need more room to accommodate events and having a buffer would provide a lot of value for the future.

Use one of the other two scenarios. This one is bad and would be a wasted opportunity for this site.