



PLANNING ADVISORY COMMITTEE
APRIL 17, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL AND WEB CONFERENCING

AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – March 20, 2024

B. ZONING APPLICATIONS

1. Darren Blyth – 421-423 Union Street

- Zone Amendment to accommodate a new four-unit dwelling in the Multi-Residential Zone Four (MR-4).
- Additionally, the following variances are required:
 - 1 metre for the required side yard setback;
 - 12% for the required landscaped area;
 - 0.5 metres for the separation distance between the parking lot and the residential building; and,
 - 1.8 metres for the required separation between the parking lot and the adjacent residential zone.

2. 747212 NB Ltd c/o Yashovardhan Dobriyal – 24 Murray Avenue

- Rezoning from Residential Zone Two (R-2) to Residential Zone Three (R-3);
 - 1.14 metre lot frontage variance; and,
 - 22 m² lot area variance
- to accommodate a new semi-detached dwelling.

3. Virtual Cook House c/o Adam Luo – 360-368 Forest Hill Road

Amend terms and conditions of By-law Z-5.292 to permit a food service – take-out use in the Comprehensive Development District Zone (CDD).

4. City of Fredericton c/o Ryan Seymour – Cuffman Street

- Rezone portions of PID 75559559 from R-3 and R-5(H) to MR-2 and from R-5(H) to R-5;
 - Rezone portions of PID 75559542 from R-1N and R-5(H) to MR-2 and from R-5(H) to R-5;
 - Rezone a portion of PID 75549071 from EOS to MR-2; and,
 - Tentative plan of subdivision to create a new public street,
- To accommodate a comprehensive residential development with a mix of housing types north of Cuffman Street.

C. SUBDIVISION APPLICATIONS

1. City of Fredericton c/o Ryan Seymour – 128-132 Forest Hill Road

Tentative plan of subdivision to add land to the Forest Hill Road right-of-way for the creation of a sidewalk.

2. City of Fredericton c/o Ryan Seymour – 150 Turnbull Court

Tentative plan of subdivision to add land to the Forest Hill Road right-of-way for the creation of a sidewalk.

D. VARIANCE APPLICATIONS

1. 12 Neighbours Community Inc. c/o Marcel LeBrun - 140 Clark Street

Temporary use variance to permit a manufacturing-light use at the rear of the existing building.

2. Department of Education and Early Childhood Development c/o Pascal Landry – 20 Knowledge Park Drive

Similar Use Variance to permit an education, training and learning centre to accommodate the relocation of the Office of the Superintendent and the Fredericton Education Centre in the Research and Technology (RT) zone.

E. OLD BUSINESS

F. NEW BUSINESS

G. BUILDING PERMITS

To receive building permits for March 2024

H. ADJOURNMENT

PLANNING REPORT



PAC – April 17, 2024
File No.: Z-3-2024 V-5-2024 P.R. No. 9/24

To: Planning Advisory Committee
From: Melisa Tang Choy, Junior Planner
Proposal: Zone amendment and required variances to permit a new 4-unit dwelling in the MR-4 zone
Property: 421-423 Union Street (PID 75506303)

OWNER: Darren Blyth
429 Union Street
Fredericton, NB E3A 3M4

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot on the north side of Union Street, between McKeen Street and Jaffrey Street

Context: Mainly medium density residential neighbourhood, with commercial uses to the east, the Westmorland Bridge to the west and the Northside Trail to the north

Ward No: 4

Municipal Plan: North Core

Secondary Plan: Union Street Planning Area - Residential

Zoning: Multi-Residential Zone Four (MR-4)

Existing Land Use: Four-unit dwelling (to be demolished)

Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is proposing to construct a new Four-Unit Dwelling, as the previous building was damaged due to a recent fire. The proposed development would have dwelling units with individual entrances. Although the MR-4 zone permits Apartment Buildings, it does not permit Four-Unit Dwellings. The difference between both types of building lies in their respective definitions in the Zoning By-law, as Apartment Buildings share a common outdoor access, whereas a Four-Unit Dwelling can have individual entrances to each unit. Therefore, a zone amendment is required.

Additionally, variances are requested in order to accommodate the new building due to constraints of the existing lot. The proposed development would have setbacks that are closer to compliance with the standards in the Zoning By-law, which has resulted in a relatively smaller building footprint.

Staff is of the opinion that the proposed Four-Unit Dwelling further enhances the streetscape of Union Street, is appropriate for the development of the land, and do not anticipate any negative impacts. Staff support this application, subject to terms and conditions.

APPLICATION:

Darren Blyth has made application for the following:

- Zone Amendment to permit a Four-Unit Dwelling; and,
- Variances of:
 - 1 metre for the required side yard setback;
 - 11% for the required landscaped area;
 - 0.5 metres for the separation distance between the parking lot and the residential building; and,
 - 1.8 metres for the required separation between the parking lot and the adjacent residential zone,

to permit the construction of a four-unit dwelling at 421-423 Union Street.

PLANNING COMMENTS:

Proposal:

- The subject property contained a four-unit dwelling that was recently damaged by fire. The Applicant is proposing to demolish the existing building and construct a new four-unit dwelling, as shown on Map II. The proposed building would contain 4 one-bedroom dwelling units, each with its own independent exterior access and its own outdoor private amenity space in the form of porches or balconies, as shown on Map V. As per the Zoning By-law, this type of building would fit under the definition of a “Four-Unit Dwelling” and not an apartment building, with the difference being that an apartment building has “shared outside access.” Therefore, a zone amendment is required, as this building form is not listed as a permitted use in the MR-4 zone.
- The location of the previous building was legal non-conforming, as it was built before the Zoning By-law was implemented and encroached into the Union Street public right-of-way. As shown on Map II, the proposed location would bring the structure closer to conformance with the side yard setback requirement. The proposed building will occupy a smaller building footprint in order to permit a greater side yard setback on the non-driveway side, as there’s currently almost no separation with the neighbouring property at 417 Union Street. The increased side yard setback will result in additional landscaping on the property, and a reduced driveway width to 4 metres.
- Additional variances are being requested in order to accommodate the required 3 parking spaces at the rear of the property. The existing access from Union Street will remain unchanged. As shown on Map II, a black wrought iron fence is proposed along the shared rear and non-driveway side property lines to provide separation from neighbouring properties.

Union Street Secondary Municipal Plan:

- The subject property is designated Residential in the Union Street Area Secondary Plan and is already zoned MR-4. From a zoning perspective, the MR-4 zone is intended to accommodate larger infill developments, which would require lot consolidation along Union Street. To staff’s knowledge, there are no immediate plans to consolidate and redevelop neither of the adjacent properties fronting Union Street. As such, the proposal is still consistent with Residential Land Use policy 3.5, which states:

High to medium density residential development will be directed towards the major arterials with the intent of maintaining predominately low density housing in the interior of the neighborhoods.

- Additionally, the proposed parking at the rear is consistent with Urban Design policies regarding Parking policy 17.9, which states that:

New development, particularly in residential areas, will be encouraged to provide vehicle parking at the side or rear of the principal structures. In addition, when it is practical given the site conditions, all loading bays associated with commercial activities shall be located at the rear or the side of any new development.

Zoning By-law:

The proposal complies with the standards of the MR-4 zone as follows:

Standard	Required	Provided	Variance
Lot Area – Density (max.)	364 m ² (91 m ² /dwelling unit)	370.72 m ²	N/A
Lot Frontage (min.)	30 m	15.33 m	N/A (existing lot)
Lot Coverage (max.)	45% (166.82 m ²)	35.5% (131.63 m ²)	N/A
Landscaped area (min.)	35% (129.75 m ²)	24% (89 m ²)	11% (40.75 m ²)
Setback (min.)			
Front Yard	0 m (subsection 7.2(2))	0.5 m	N/A
Side Yard (driveway)	3 m	4.5 m	N/A
Side Yard (non-driveway)	3 m	2 m	1 m
Rear Yard	7.5 m	9.3 m	N/A
Parking spaces	3 (0.75 sp/dwelling unit)	3	N/A
Parking separation (min.)			
From residential building	1 m	0.5 m	0.5 m

- No changes are being proposed to the existing dimensions of the lot. Although the lot frontage is below the required minimum for the MR-4 zone, this is existing, so no lot frontage variance is being requested.
- As seen on Map III, each dwelling unit would have a private outdoor amenity space in the form of balconies for dwellings on the second floor and covered porches on the ground floor. Therefore, density bonus has been applied to calculate the lot area.

Setback variance

- While the requested side yard setback variance is not insignificant, Staff believe that in this case, the variance is reasonable given the relatively narrow lot. Additionally, the new location of the building would bring the building closer to conformity, as the previous non-driveway side yard setback was close to 0 metres.
- The front yard setback does not require a variance. Subsection 7.2(2) of the Zoning By-law outlines an exemption to the front yard setback requirement. As the buildings of both neighbouring properties along Union Street encroach into the Union Street public right-of-way, the 0.5 metre front yard setback is in compliance with the Zoning By-law.

Landscaped area variance

- A 11% (40.75 m²) landscape area variance is being requested. The increased side yard setback enables additional landscaping on the property. The proposed landscaped area represents an increase from the previous development, and allows the development to accommodate the required parking spaces. Additionally, the proposed balconies and porches provide outdoor amenity space for each dwelling unit.

Parking separation variances

- As shown on Map II, parking spaces are located at the rear of the property and complies with urban design policies in the Union Street Secondary Municipal Plan. In order to accommodate the required parking (3 spaces), variances are being requested regarding the design of the parking lot.
- The Applicant is proposing a 0.5 metre separation distance between the residential building and the parking lot, whereas 1 metre is required. Staff would have concerns if the parking spaces were to be perpendicular to the building (directly facing the building) due to potential adverse impacts on residents. However, the Applicant is proposing to have the parking situated parallel to the rear of the building, facing away from the building and thus away from its residents.
- A 2-metre landscaped buffer is required between the parking lot and the adjacent residential zone, and the Applicant is proposing a 0.2-metre buffer along the rear property line. An iron wrought fence is being proposed in order to aid in screening from adjacent property at the rear. A letter of support from the neighbour at the rear (114 McKeen Street) has been attached to this report.

Building Design:

- The proposed building design presents a significant improvement over the previous building. Whereas the previous building did not have any outdoor amenity space, the addition of balconies (for units on the top floor) and porches (for units on the ground floor) fronting Union Street further contribute to the enhancement of the streetscape, as shown on Maps III and IV.
- Overall, given the constraints of the existing lot, Staff is of the opinion that the requested variances are appropriate for the development of the subject property.

Access & Services

- Engineering & Operations have no concerns with the application.

Summary

- Staff have no issues with the proposal. The intent of the MR-4 zone was to create an opportunity for larger scale, comprehensive developments with higher density, which would require lot consolidation. However, in this case, the Applicant is proposing to re-build what was previously a four-unit dwelling on the existing lot.

RECOMMENDATION:

It is recommended that the application submitted by Darren Blyth for the following:

- Zone Amendment to permit a Four-Unit Dwelling; and,
- Variances of:
 - 1 metre for the required side yard setback;
 - 11% for the required landscaped area;
 - 0.5 metres for the separation distance between the parking lot and the residential building; and,
 - 1.8 metres for the required separation between the parking lot and the adjacent residential zone

to permit the construction of a four-unit dwelling at 421-423 Union Street, be approved subject to the following terms and conditions:


- a) The site be developed substantially in accordance with Map II attached to P.R. 9/24 to the satisfaction of the Development Officer, including a black wrought iron fence;
- b) Final building design be generally in accordance with Maps III, IV and V attached to P.R. 9/24 to the satisfaction of the Development Officer;
- c) Final parking and landscaping plans be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) Stormwater management and access to be provided to the satisfaction of the Director of Engineering and Operations; and,
- e) A building permit be obtained prior to construction.

Prepared by:

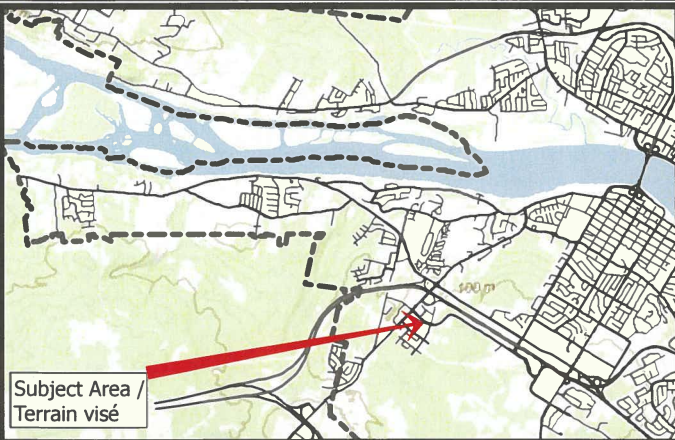
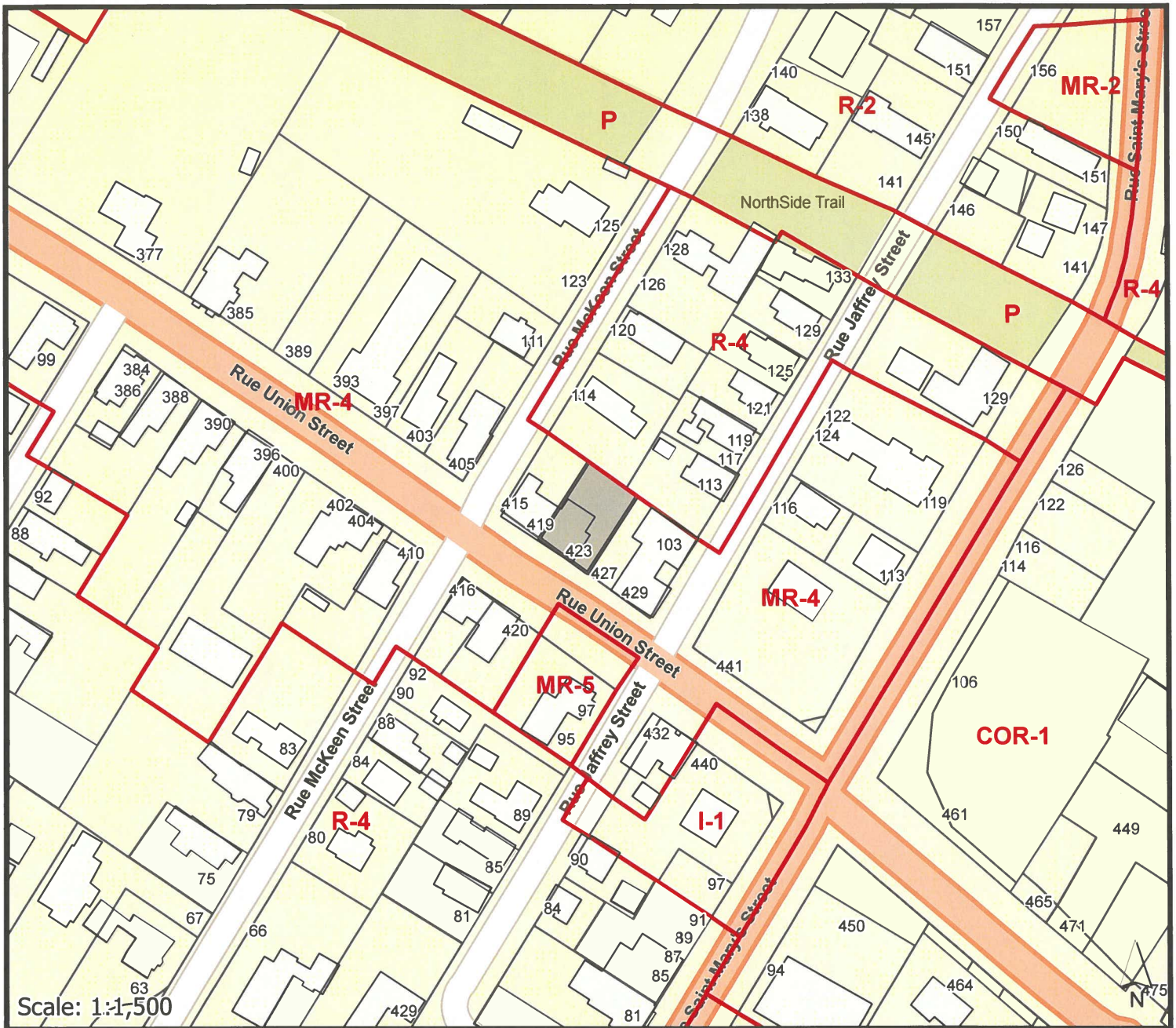


Melisa Tang Choy, Junior Planner
Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



 Subject Properties / Propriétés visées

Zone amendment to permit a new Four-Unit dwelling in the MR-4 zone. Variances required.

Une modification de zone pour accueillir une nouvelle habitation de quatre logements dans la zone multirésidentielle quatre (MR-4)

Fredericton

Community Planning
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Map \ carte # I

File \ fiche: PR-09-2024

Date \ date: avril \ April 17, 2024

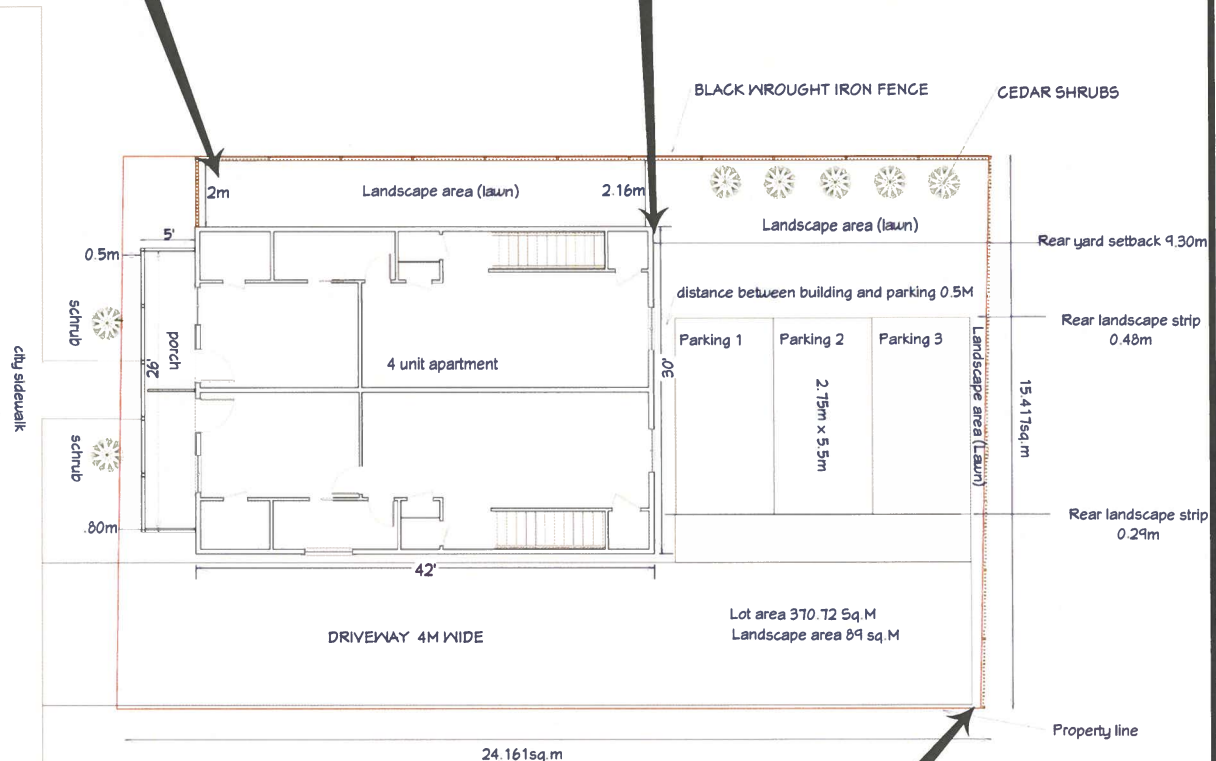
Subject \ sujet: rue 421-423 Union St
Darren Blyth

0.5m variance required for the separation distance between the parking lot and the residential building/ 0,5 m dérogation requise pour la distance séparant l'aire de stationnement et le bâtiment résidentiel.

1m side yard setback variance required / Dérogation 1 m à la marge de recul de la cour latérale requise.

Westmorland bridge

Union Street



12% variance required for the landscaped area/ 12 % dérogation requise pour l'espace paysager

1.8m variance required for the separation between the parking lot and the adjacent residential zone/ 1,8 m dérogation requise pour la distance séparant l'aire de stationnement et la zone résidentielle adjacente.



Site Plan / Plan du Site



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Map \ carte # II
File \ fiche: PR-09-2024
Date \ date: avril \ April 17, 2024
Subject \sujet: rue 421-423 Union St
Darren Blyth



Union Street (South) / rue Union (Sud)



North / Nord

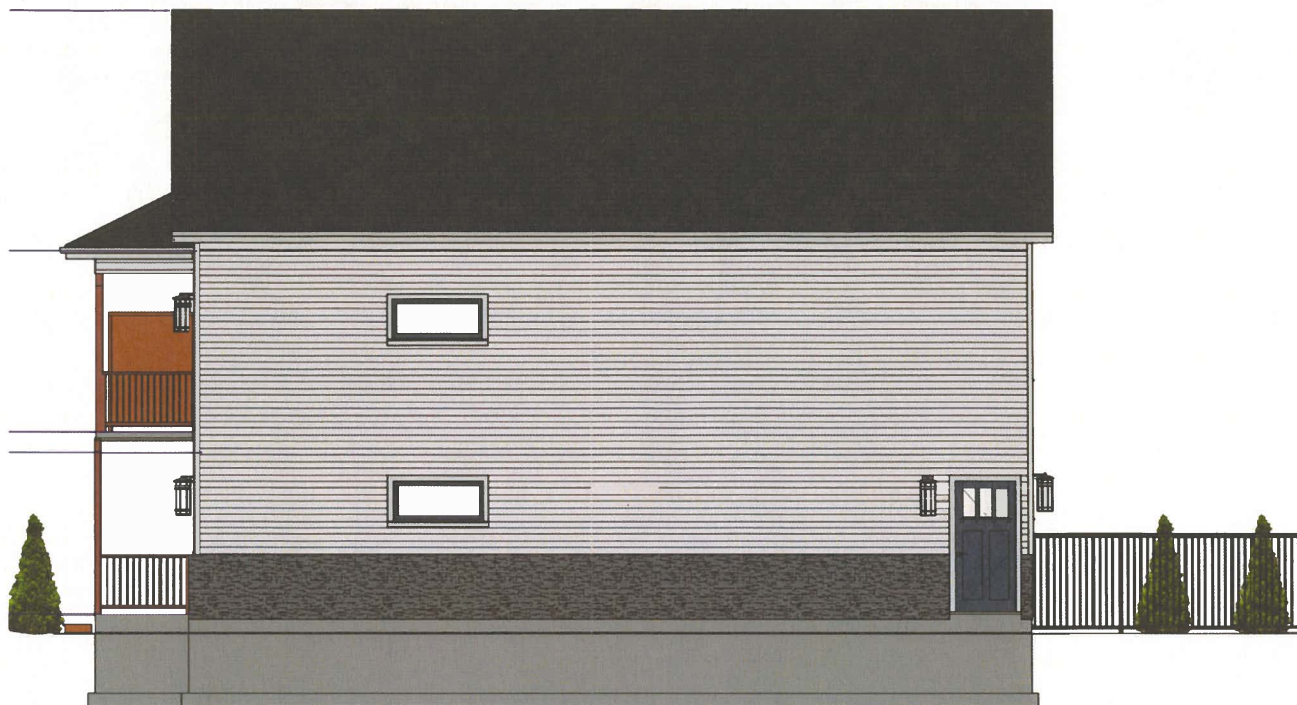
Elevations / Élévations



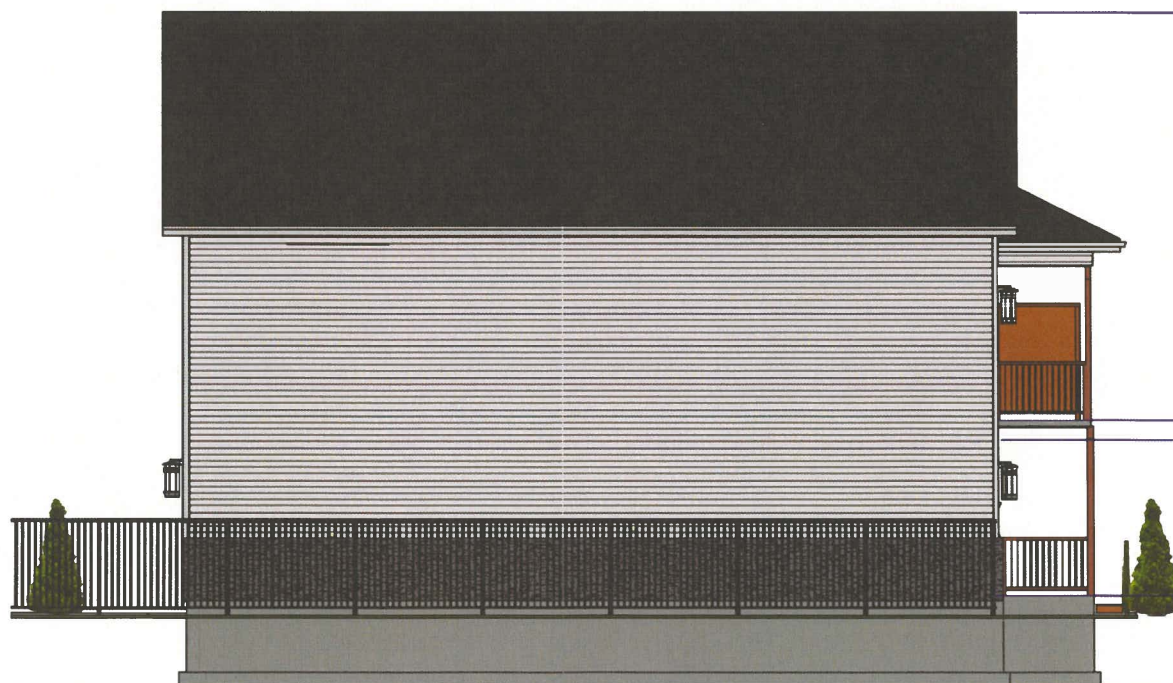
Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-09-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: rue 421-423 Union St
Darren Blyth



East / Est



West / Ouest

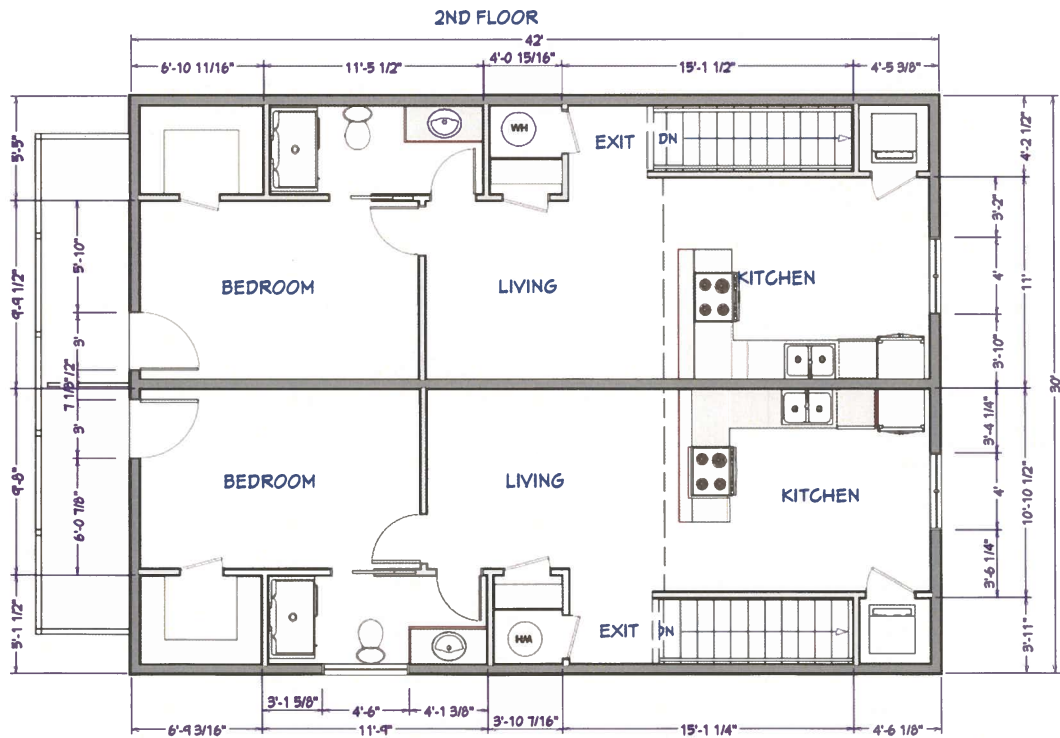
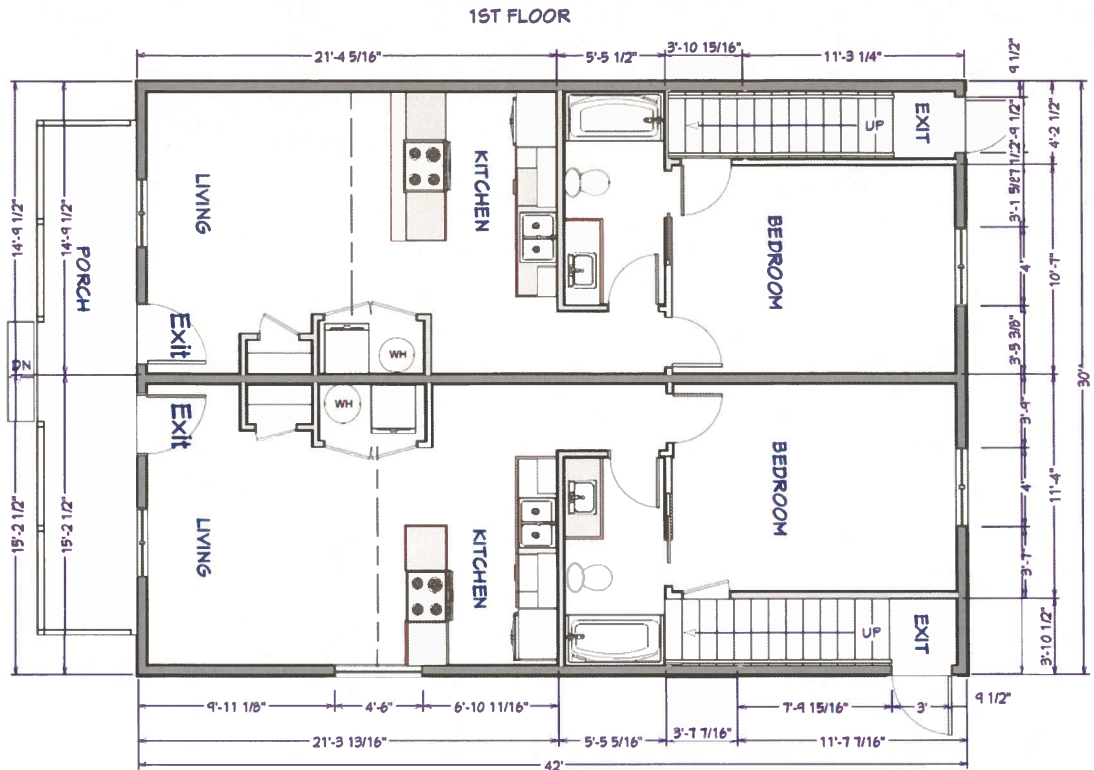
Elevations / Élévations



Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-09-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: rue 421-423 Union St
Darren Blyth



Elevations / Élévations



Fredericton

Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-09-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: rue 421-423 Union St
Darren Blyth

Letter of Support

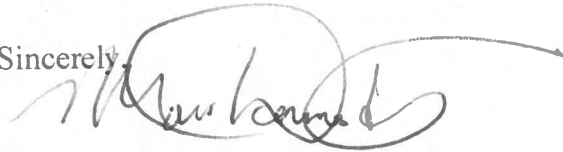
Feb 20, 2024

Attn: Fredericton city Planning (Melisa Tang Choy)

My name is Mark Carmody and I am the owner of 114 Mckeen St. Darren's property backs onto my property and I am aware that he will require a variance for the 2m landscape strip that backs onto my side property line. I am in support of Darren's proposed 4 unit building at 423 union St.

Please feel free to contact me if u have any more questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Carmody', with a large, sweeping flourish extending to the right.

Mark Carmody

PLANNING REPORT



PAC – April 17, 2024
File No.: Z-5-2024 V-6-2024 P.R. No. 13/24

To: Planning Advisory Committee
From: Melisa Tang Choy, Junior Planner
Proposal: Rezoning from R-2 to R-3, and variances for the lot frontage (1.14 m) and lot area (22 sq.m.), to permit a new semi-detached dwelling
Property: 24 Murray Avenue (PID 01546696)

OWNER: 747212 NB Ltd (c/o Yashovardhan Dobriyal)
790 Irvine Street
Fredericton, NB E3A 3E7

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot on the east side of Murray Avenue, Canada Street and Macpherson Street
Context: Mainly low and medium density residential neighbourhood, with the Nashwaak Trail to the south, and adjacent to a vacant lot to the east
Ward No: 5
Municipal Plan: Established Neighbourhoods
Zoning: Residential Zone Two (R-2)
Existing Land Use: Vacant lot
Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is proposing to rezone the subject property from Residential Zone Two (R-2) to Residential Zone Three (R-3) to permit the construction of a new semi-detached dwelling. Additionally, a 1.14 metre lot frontage variance and a 22 m² lot area variance are required. The Applicant is proposing to construct the semi-detached dwelling using light gauge steel, which would contribute to a more sustainable and affordable development. The property will be subdivided at a later date for homeownership. The proposal is also in line with planned changes to the Zoning By-law, which would permit more units as-of-right.

There is a variety of mixed residential uses on this block of Murray Avenue, ranging from single detached dwellings to multi-unit buildings. Therefore, Staff is of the opinion that the proposed semi-detached dwelling is appropriate for the development of the land, and do not anticipate any negative impacts. Staff support this application, subject to terms and conditions.

APPLICATION:

Yashovardhan Dobriyal has made application for the following:

- Rezoning from Residential Zone Two (R-2) to Residential Zone Three (R-3) to permit a semi-detached dwelling;
- 1.14 m lot frontage variance; and,
- 22 m² lot area variance,

to permit the construction of a new semi-detached dwelling at 24 Murray Avenue.

PLANNING COMMENTS:

Proposal:

- The subject property is currently vacant, and the Applicant is proposing to construct a semi-detached dwelling for future divided ownership, as shown on Map II. A rezoning from Residential Zone Two (R-2) to Residential Zone Three (R-3) is required, as well as a 1.14 metre lot frontage variance, and a 22 m² lot area variance. As shown on Map III, each dwelling unit will have a total of three bedrooms, two bathrooms, their own attached garage, storage space and outdoor amenity space.
- Subdivision will take place once the foundation is in place in order to ensure that the new property line is made along the common party wall. Land for public purposes is not applicable in this case.
- The Applicant has noted that the semi-detached dwelling would be built using pre-fabricated light gauge steel framing, resulting in a more effective, affordable and sustainable way to build, compared to using traditional building materials and methods.

Municipal Plan:

- The proposal is consistent with housing policies in the *Municipal Plan*, specifically Section 3.1.1(1) notes to “promote housing diversity by requiring a mix of housing types, sizes, and densities that will accommodate changes in community needs over time. The City shall promote opportunities for increased housing densities and intensification for residential development”. The proposal is also in keeping with Section 2.2.1(18)(vii) with respect to the requirement that infill development be compatible with adjacent properties, given that adjacent buildings are categorized as low-density building forms.
- It should also be noted that, although the majority of interior lots on this portion of Murray Avenue are zoned R-2, a number of properties on this block have a variety of densities, ranging from basement apartments to apartment buildings. For instance, 44 Murray Avenue has an existing, non-conforming 6-unit building and is currently zoned R-2. A couple of properties zoned R-2 have basement apartments, which are already permitted as-of-right. The proposed semi-detached dwelling would add one additional unit to the lot, making a total of dwelling units on the lot, which would be considered a modest intensification. The proposal is consistent with policies in the *Municipal Plan*, and compatible with the uses permitted in the R-2 zone.
- As an additional note, in November 2023, the City of Fredericton signed the Housing Accelerator Fund agreement with the Canadian Mortgage and Housing Corporation. As part of the agreement, the City committed to increasing the minimum allowable dwelling

units to 4 units as-of-right in serviced areas. This proposal would be keeping with future changes to the Zoning By-law.

Zoning By-law:

The proposal complies with the standards of the R-3 zone as follows:

Standard	Required	Provided	Variance
Lot Area (min.)	720 m ²	698 m ²	22 m ²
Lot Frontage (min.)	24 m	22.86 m	1.14 m
Lot Depth (min.)	30 m	30.49 m	N/A
Lot Coverage (max.)	40%	35.81%	N/A

Variations:

- Although variations would be required for the lot area and for the lot frontage, the proposed development would still be able to meet all other requirements of the zone. As the proposed lot coverage (35.81%) is within the allowable maximum (40%), the development would still be able to provide for adequate outdoor amenity space, both in front and rear yards of the property.
- As seen on Map II, the future subdivision line would be along the common party wall, with each subdivided lot measuring 349 m², and each of the main residential buildings having a footprint of approximately 125 m². This would result in a lot coverage area of 35.81% for each individual lot, which is still within the allowable maximum (40%). As the lot is undersized, no additional variance application for the lot area and lot frontage will be required once the subdivision takes place.
- Thus, staff is of the opinion that the variations are minor in nature, appropriate for the development of the land and is in keeping with the general intent of the Zoning By-law.

Building Construction:

- The use of prefabricated light gauge steel framing is innovative, yet relatively new, compared to traditional building materials and methods, like wood. Thus, drawings stamped by a professional engineer registered in New Brunswick will be required at the building permit application stage.

Access & Services

- As shown on Map II, there is an existing storm pipe shown on the side of the property closest to 20 Murray Avenue. Engineering & Operations have indicated the possibility of this being a private storm pipe, and not owned by the City. Any removal of the pipe or replacement with an alternate storm system would need to be addressed with the impacted private owners prior to approval of the building permit application.
- Lot grading, servicing and curb reinstatement/reinstatement are to be addressed at the time of the building permit application. The Applicant is responsible for the costs of any applicable driveway curb cuts and reinstatements.

RECOMMENDATION:

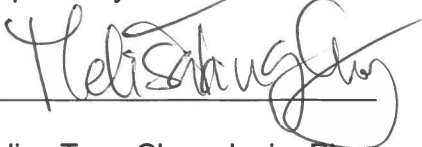
It is recommended that the application submitted by Yashovardhan Dobriyal for the following:

- Rezoning from Residential Zone Two (R-2) to Residential Zone Three (R-3) to permit a semi-detached dwelling;
- 1.14 m lot frontage variance; and,
- 22 m² lot area variance,

to permit the construction of a new semi-detached dwelling at 24 Murray Avenue, be approved subject to the following terms and conditions:

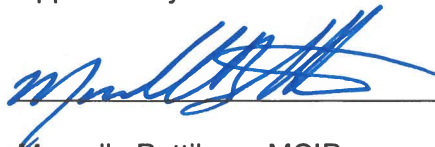
- a) The site be developed generally in accordance with Map II attached to P.R. 13/24 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance to Maps III, IV and V attached to P.R. 13/24 to the satisfaction of the Development Officer;
- c) Final parking and landscaping plans, be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) Stamped drawings by a professional engineer registered to practice in New Brunswick be provided prior to the issuance of a building permit;
- e) Removal of any portion of the storm pipe shown on Map II or replacement with an alternate storm system is to be addressed to the satisfaction of impacted private owners and to the satisfaction of the Director of Engineering and Operations prior to approval of the building permit application;
- f) Servicing and lot grading of the site be provided to the satisfaction of the Director of Engineering and Operations.

Prepared by:

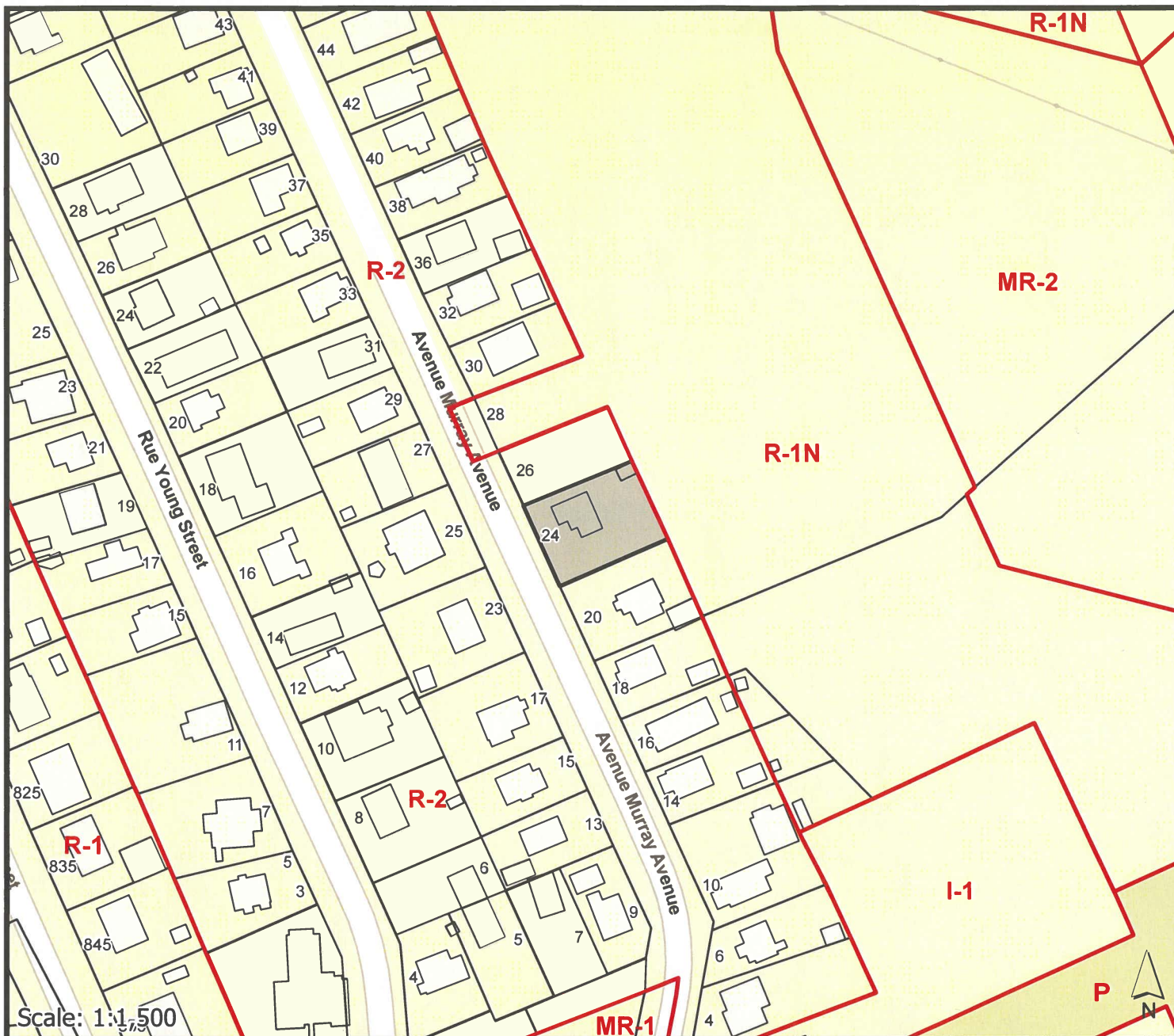


Melisa Tang Choy, Junior Planner
Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Properties / Propriétés visées

Rezoning from R-2 to R-3, 1.14 metre lot frontage variance, and 22 m² lot area variance to accommodate a new semi-detached dwelling.

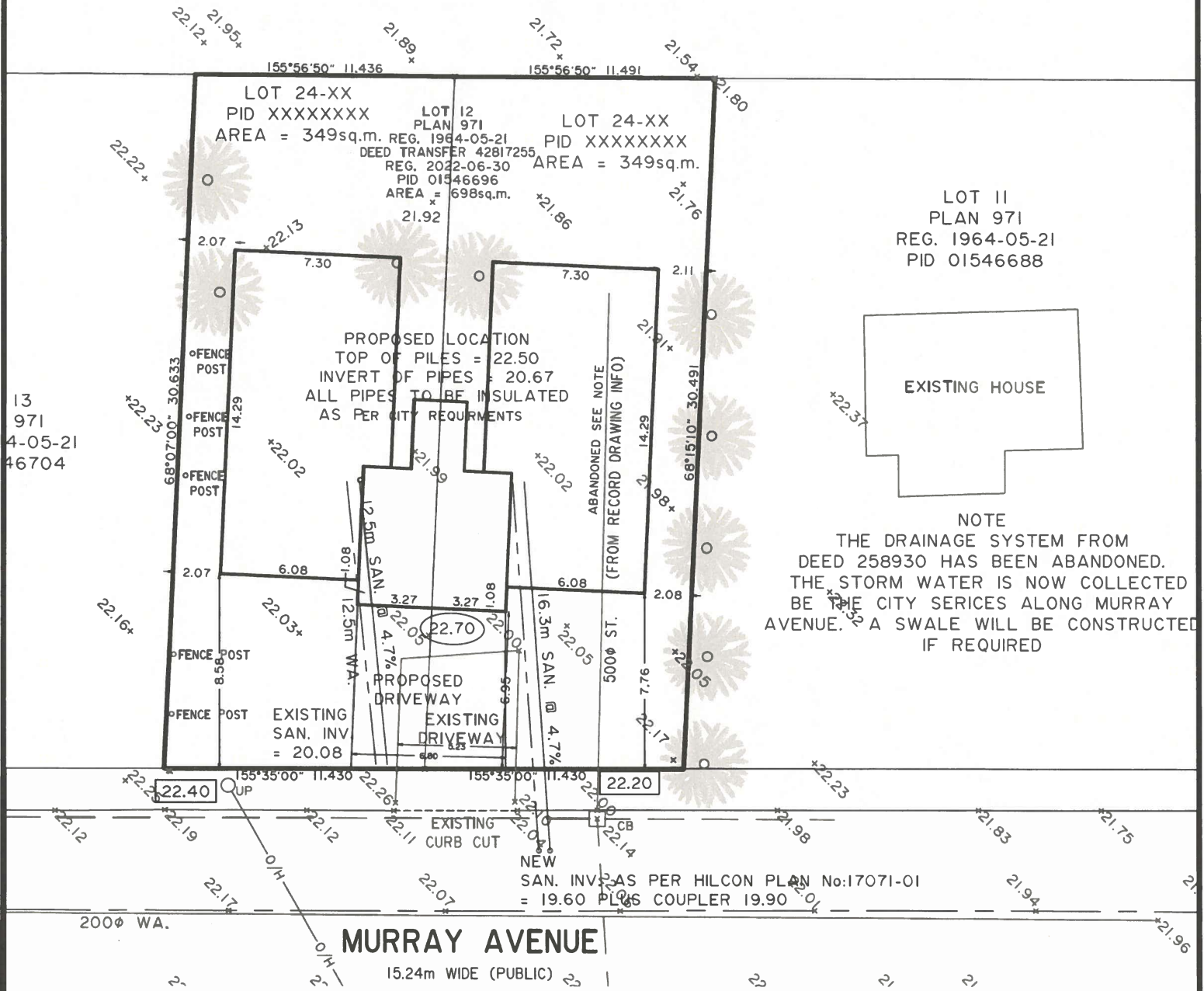
Un rezonage de R-2 à R-3, une dérogation de 1,14 m à la façade du lot, une dérogation de 22 m² à la superficie du lot, le tout afin de permettre la construction d'une habitation jumelée.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
 File \ fiche: PR-13-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: avenue 24 Murray Avenue
 747212 NB Ltd
 (c/o Yashovardhan Dobriyal)

PARCEL C
 PLAN 9541
 REG. 1989-03-23
 PID 01554294

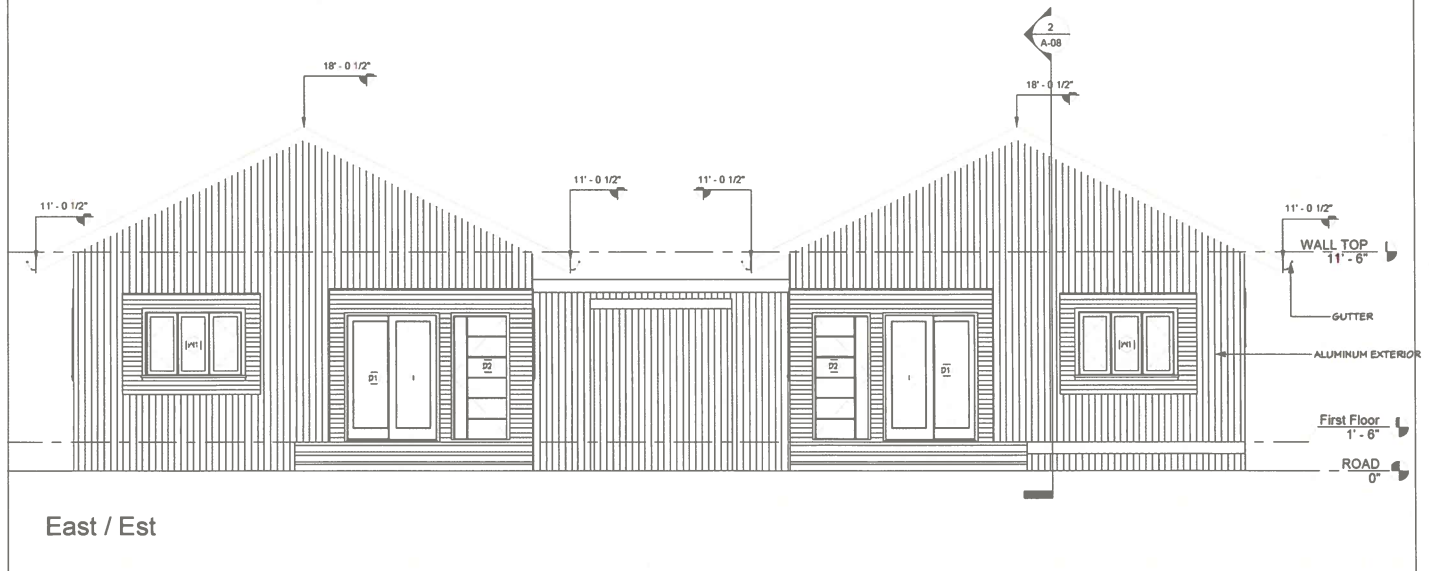
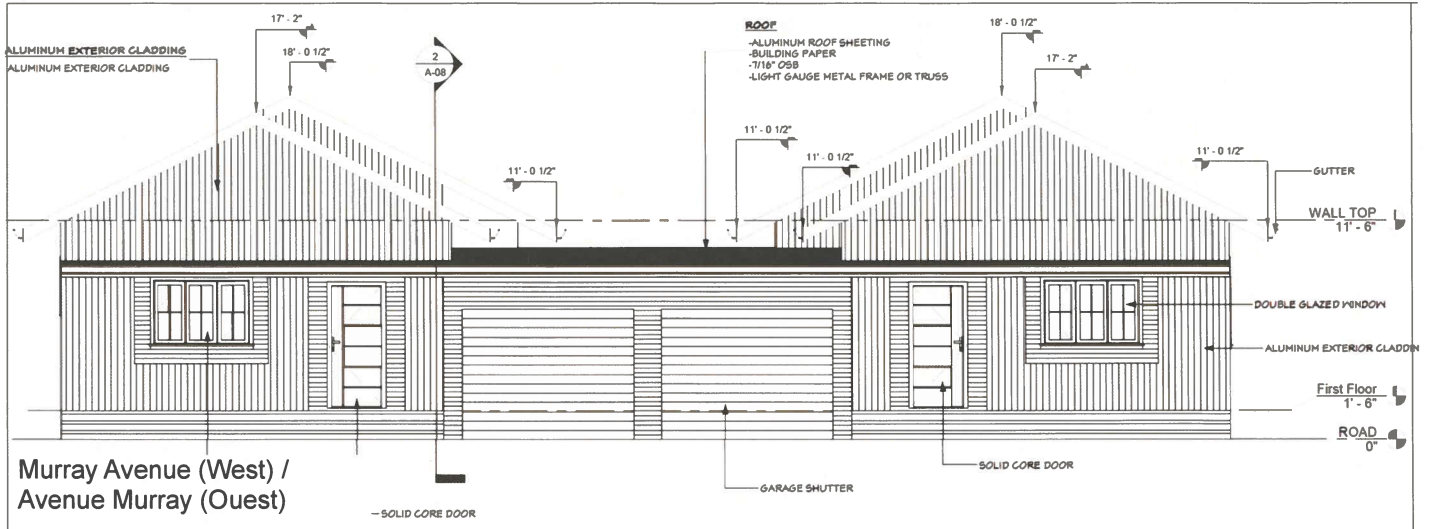


Site Plan / Plan du Site



Community Planning
 Planification urbaine

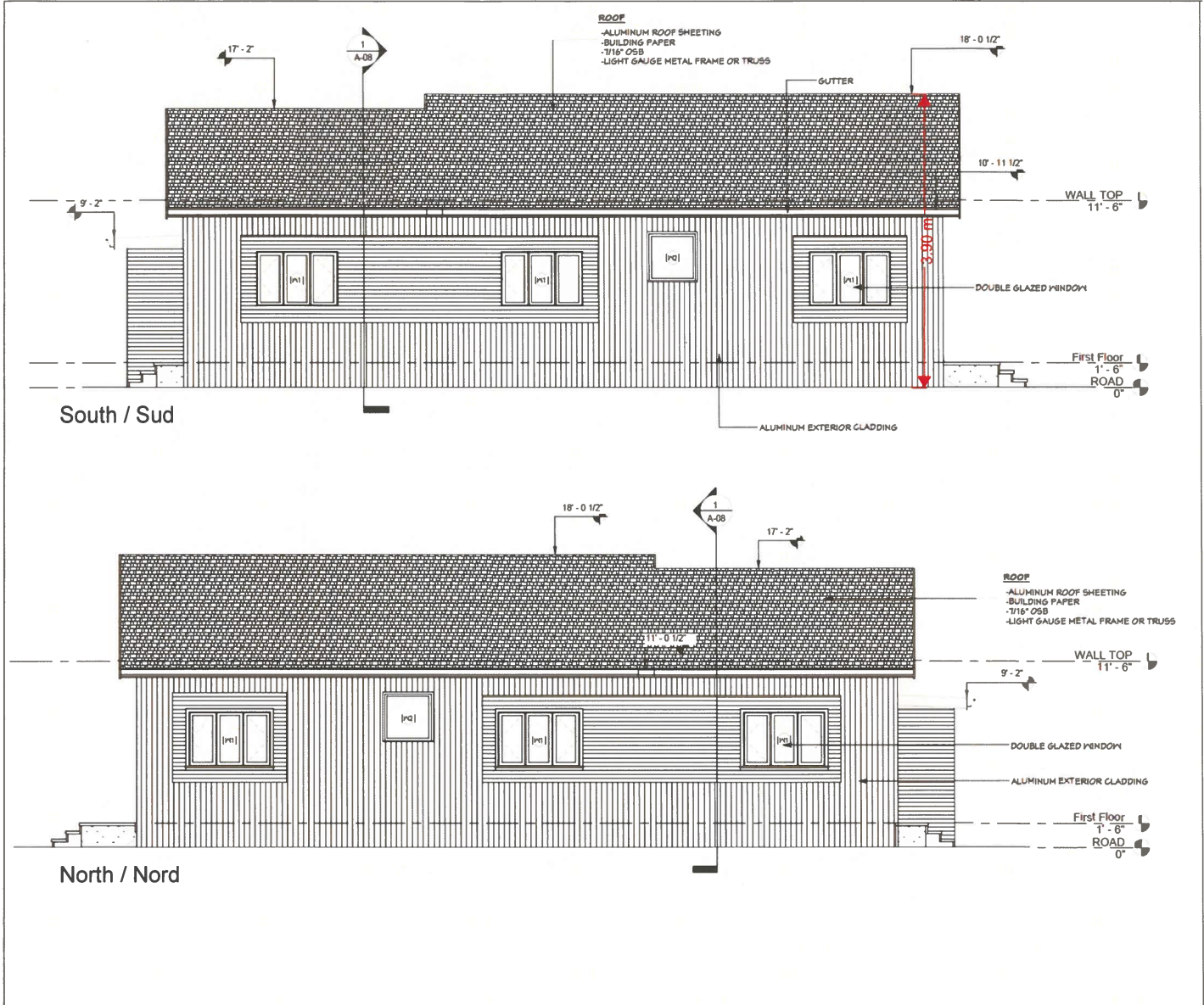
Map \ carte # II
 File \ fiche: PR-13-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: avenue 24 Murray Avenue
 747212 NB Ltd
 (c/o Yashovardhan Dobriyal)



Elevations / Elévation

Fredericton
 Community Planning
 Planification urbaine

Map \ carte # III
 File \ fiche: PR-13-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: avenue 24 Murray Avenue
 747212 NB Ltd
 (c/o Yashovardhan Dobriyal)

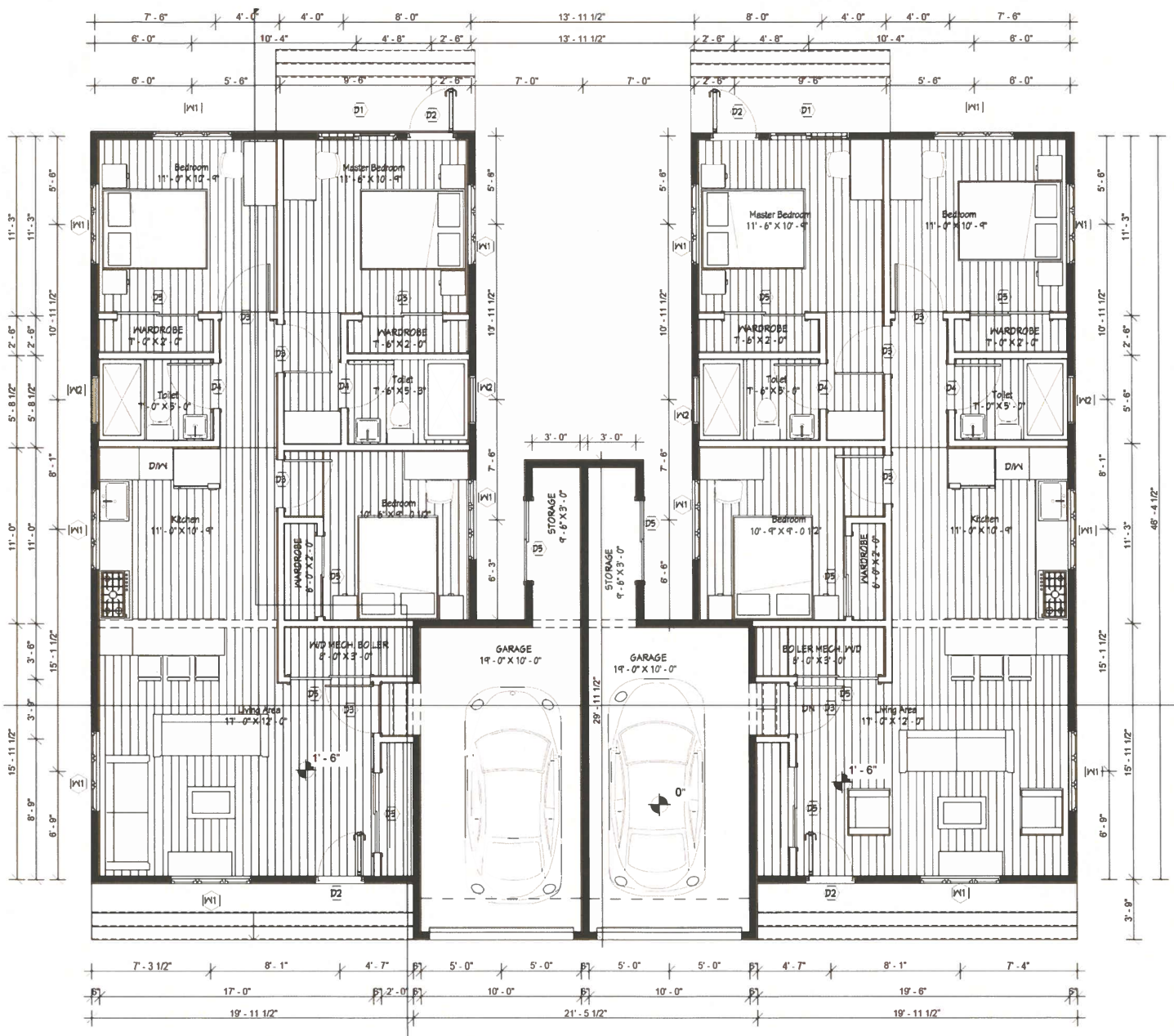


Elevations / Elévation

Fredericton

Community Planning
 Planification urbaine

Map \ carte # IV
 File \ fiche: PR-13-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: avenue 24 Murray Avenue
 747212 NB Ltd
 (c/o Yashovardhan Dobriyal)



Floor Plans / Plan d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # V

File \ fiche: PR-13-2024

Date \ date: avril \ April 17, 2024

Subject \ sujet: avenue 24 Murray Avenue

747212 NB Ltd

(c/o Yashovardhan Dobriyal)

PLANNING REPORT



PAC – April 17, 2024
File No.: Z-6-24, P.R. No. 15/24

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Amend previously approved terms and conditions to permit a food service – take-out use
Property: 360 & 368 Forest Hill Road (PID 75395160)

OWNER: 681751 N.B. Ltd.
3695 Rte 102
Islandview, NB, E3E 1G4

APPLICANT: Virtual Cook House c/o Adam Luo
194 Jeremy Street
Fredericton, NB, E3G 5V6

SITE INFORMATION:

Location: North side of Forest Hill Road, east of Princess Margaret Bridge
Context: Primarily low-rise residential uses to the south, mutli-residential uses to the north and east, and the Princess Margaret Bridge to the west
Ward No: 8
Municipal Plan: Established Neighbourhood
Zoning: Comprehensive Development District Zone (CDD)
Existing Land Use: Communal housing, restaurant-licensed, and instructional facility uses (former St. Thomas University (STU) residences - Rigby & Chatam Hall)

Previous Applications: P.R. 20/23, P.R. 32/11, P.R. 193/02

EXECUTIVE SUMMARY:

The subject property was rezoned in 2023 from Institutional Zone Two (I-2) to Comprehensive Development District Zone (CDD) to permit communal housing, restaurant-licensed (El Mariachi), and instructional facility uses (martial arts studio and hockey instructional club) as the building was no longer associated with St. Thomas University. The Applicant is now also looking to renovate the former ballroom kitchen on the main floor of Rigby Hall into a food service – take-out use (Virtual Cook House). As the previously approved terms and conditions of By-law Z-5.292 included the specific floor plans/uses within the buildings, the modification and change of use to the former ballroom kitchen into three “virtual kitchens” requires an amendment to the terms and conditions, specifically term and condition ‘a’.

In staff's view the proposal represents an innovative approach to a commercial kitchen, provides greater food options for residents of the buildings on the property, and maximizes the use of an otherwise underutilized space within the building. Staff consider the proposed food service – take-out use appropriate for the building and property, as adequate parking is provided on site and the building is already very much mixed-use in nature. The proposal meets all applicable zoning standards and has been reviewed by the Building Inspections Department to ensure that the conversion of the space meets all required Building Code standards. Staff support the application subject to the amended terms and conditions.

APPLICATION:

Virtual Cook House, on behalf of 681751 N.B. Ltd., has made application on property located at 360 & 368 Forest Hill Road to amend previously approved terms and conditions of By-law Z-5.292 to permit a food service – take-out use on the main floor of Rigby Hall within the former ballroom kitchen.

PLANNING COMMENTS:

Background:

- Prior to 2002, the property was zoned Highway Commercial and included a motel (Keddy's Motel), but it was rezoned to Institutional in 2002 to accommodate St. Thomas University's institutional uses, including student residences and a conference centre/ballroom. In 2022, St. Thomas University sold the subject property, and the use of the property was no longer associated with the university. In 2023, the current owner rezoned the property to Comprehensive Development District Zone (CDD) to recognize the existing residential use on the property that is no longer associated with St. Thomas University, along with the conversion of the former cafeteria to a restaurant-licensed use (El Mariachi) and the former conference centre/ballroom to instructional facility uses (martial arts studio and hockey instructional club). To provide additional context on the current uses of the property, Chatham Hall contains 92 units while Rigby Hall includes 110 units, for a total of 202 units on the property. Each unit consists of a single bedroom with its own washroom, fridge, and microwave. There is a shared kitchen on the main floor of each building. While the buildings are no longer associated with St. Thomas University, approximately 50% of the tenants are still students, but tenancy is also open to other single occupants and provides an affordable form of housing.

Proposal:

- Given the former institutional uses within Rigby Hall, there were a number of spaces within building that are now underutilized and not suitable for the current use of the building. One of those spaces is the former ballroom kitchen, which was across from the former conference centre/ballroom space (see Map III). The former ballroom kitchen is approximately 63 square metres in area and represents a small portion of the building. As the conference centre/ballroom space has already been converted as part of the previous application for the property, the ballroom kitchen is no longer in use.
- The Applicant is proposing to renovate the former ballroom kitchen into three "virtual kitchens" (see Map IV). The Applicant has outlined that the virtual kitchen model provides aspiring chefs and food entrepreneurs with turnkey commercial kitchen spaces to launch take out food businesses without major upfront investments. Staff would note that while the existing space is a kitchen, the proposal represents a material change in the use as it

would be considered food service – take-out under the Zoning By-law, which is defined as “a use where prepared food is sold for consumption off the premises and may include a delivery service”.

- The Applicant would employ 2 employees in the beginning of its operations to support the occupants of the virtual kitchens and operate between 8 am – 10 pm daily. The Virtual Cook House model is 100% food e-commerce, meaning that orders are delivery only through 3rd party delivery drivers (i.e. Skip the Dishes or Doordash). Staff would note that the primary building entrance from the parking lot is on the main floor and offers a direct connection through a shared hallway for the non-residential uses on the main floor. While temporary parking would be generated from pick ups for 3rd party delivery drivers, there would not be any walk-in customers and parking needed for chefs and their staff would be minimal. Staff would note that the property currently includes 108 parking spaces and that the parking rates for the uses on the property were established through the previous application.

Municipal Plan:

- The subject property is designated Established Neighbourhood in the Municipal Plan, which permits a full range of residential dwelling types, community facilities, parks and open space, institutional uses, and neighbourhood-supporting uses intended to serve local residents, such as local retail and service commercial uses. The proposed food service – take-out use is considered appropriate for the designation given its scale within the overall development, the existing mixed-use nature of the building, and its function in providing more food options for residents of the buildings on the property. Staff would add that the proposal also supports the community goals of the Municipal Plan, specifically a strong and diverse economy, through encouraging innovation, creativity, and entrepreneurship and offering small businesses with access to affordable space.

Comprehensive Development District (CDD) Zone:

- Through the previous application, the property was rezoned to the CDD zone. The CDD zone uses a broad approach with respect to land use to recognize the unique characteristics of development. The CDD zone permits multi-residential, commercial, institutional, and mixed uses subject to a Development Agreement approved by Council pursuant to Section 59 of the Community Planning Act. The proposal adds to the mixed-use on the property and represents a similar size to the existing small-scale commercial uses.

Vehicle Parking:

- There are currently 108 parking spaces available on site. The Applicant has noted that the residence has continued to operate along with the new restaurant/instructional facility uses without any parking issues. The previous application established a parking rate of 0.4 spaces/unit for the communal housing use and 2 spaces/100 square metres of net floor area for commercial uses. It is important to recognize that these rates were established through a comprehensive review of the uses, including the proximity to transit, the provision of affordable housing, and the scale of the commercial uses. These rates were also based on the criteria of the existing parking reductions available in the Zoning By-law.

- With 202 communal housing units and 1,128 square metres of commercial space, 81 residential parking spaces and 23 commercial parking spaces (104 total spaces) are currently required prior to the conversion of the former ballroom kitchen. As the proposed food service – take-out use would be 63 square metres, only 2 parking spaces would be required based on the established parking rate.
- Staff would acknowledge that there would be short term parking implications given the nature of the food service – take-out use (i.e. pick up from 3rd party delivery drivers), but that long term parking implications (i.e. parking for chefs/staff) would be minimal given the scale of the operation. To help with the short-term parking for delivery pickups, staff are recommending that the amended terms and conditions specify the requirement for a detailed parking plan with dedicated parking spaces for the Virtual Cook House. By providing dedicated parking spaces, it would allow for a more orderly parking area and minimize distribution to other parking users. Overall, staff are of the opinion that the existing parking area will be adequate to accommodate the food service – take-out use, but would note that should additional parking become necessary, the Applicant would have the option to expand the existing parking area to the east.

Development Agreement:

- Staff would note that all uses in the CDD zone shall comply with standards established in terms and conditions set out in accordance with the amending by-law and Section 59 Development approved by Council. As this application proposes to amend the approved terms and conditions, the existing Development Agreement between the property owner and the City would also need to be amended.

Building Inspections:

- Building Inspections staff, in conjunction with Planning staff, have conducted a site visit of the former ballroom kitchen. The Applicant has submitted all required plans and information to Building Inspections that would be required for the building permit to convert the former ballroom kitchen into the proposed food service – take-out use. Building Inspections have reviewed the plans and information and are satisfied that the proposal would comply with the applicable Building Code standards, in particular the required fire separation. A building permit will be required for the change of use to the former ballroom kitchen, and any additional safety measures required would be reviewed as part of the building permit process.

Access and Servicing:

- Engineering and Operations have no concerns with the application.

RECOMMENDATION:

It is recommended that the application submitted by Virtual Cook House, on behalf of 681751 N.B. Ltd., on property located at 360 & 368 Forest Hill Road to amend previously approved term and condition (a) of By-law Z-5.292, which reads as follows:

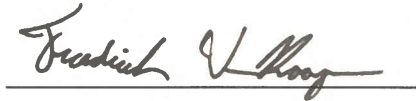
- a) The site be developed generally in accordance with Maps III & IV attached to P.R. 20/23 to the satisfaction of the Development Officer;

be repealed and replaced with the following terms and conditions:

- a) The site be developed generally in accordance with Maps III & IV attached to P.R. 15/24 (Rigby Hall) and Map IV attached to P.R. 20/23 (Chatham Hall), including a detailed parking plan with dedicated parking spaces for the Virtual Cook House, to the satisfaction of the Development Officer;

to permit a food service – take-out use on the main floor of Rigby Hall within the former ballroom kitchen.

Prepared by:

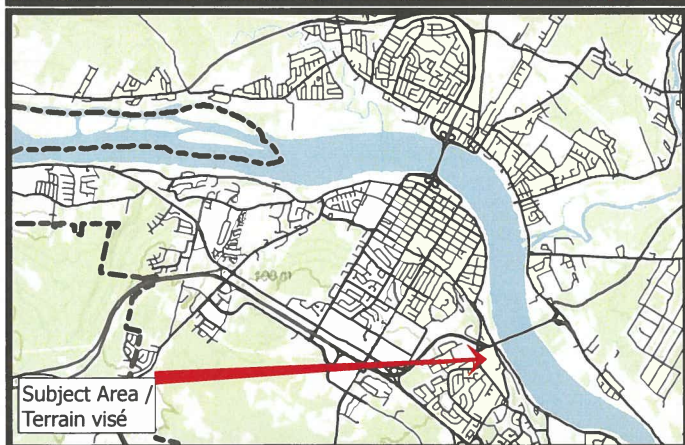
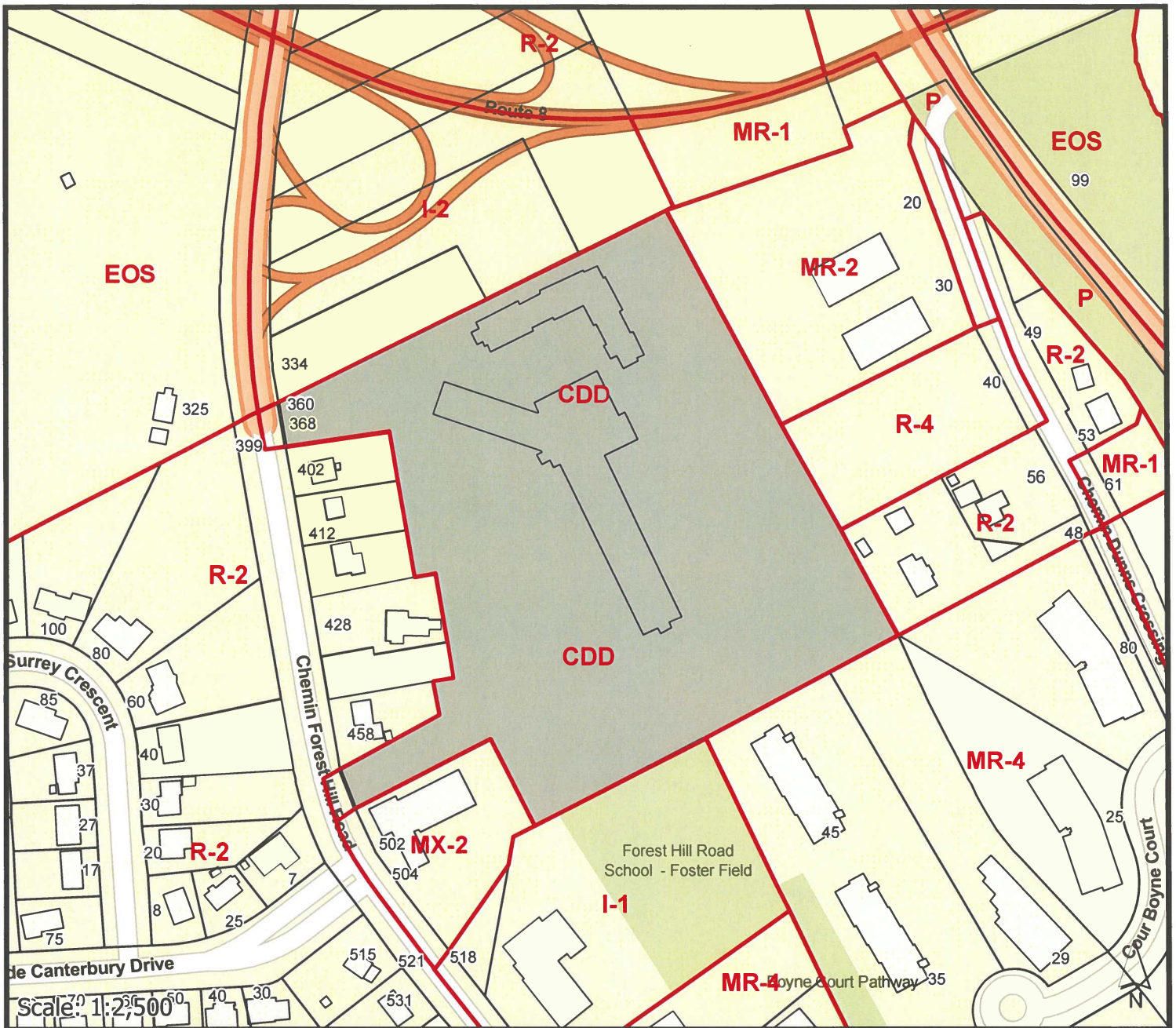


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Subject Properties / Propriétés visées

Amend terms and conditions of By-law Z-5.292 to permit a food service – take-out use in the Comprehensive Development District Zone (CDD).

Modifier les conditions de l'arrêté Z-5.292 de façon à permettre un usage de restauration – mets à emporter dans la zone d'aménagement intégrée (CDD).



Site Plan / Plan du site

Fredericton

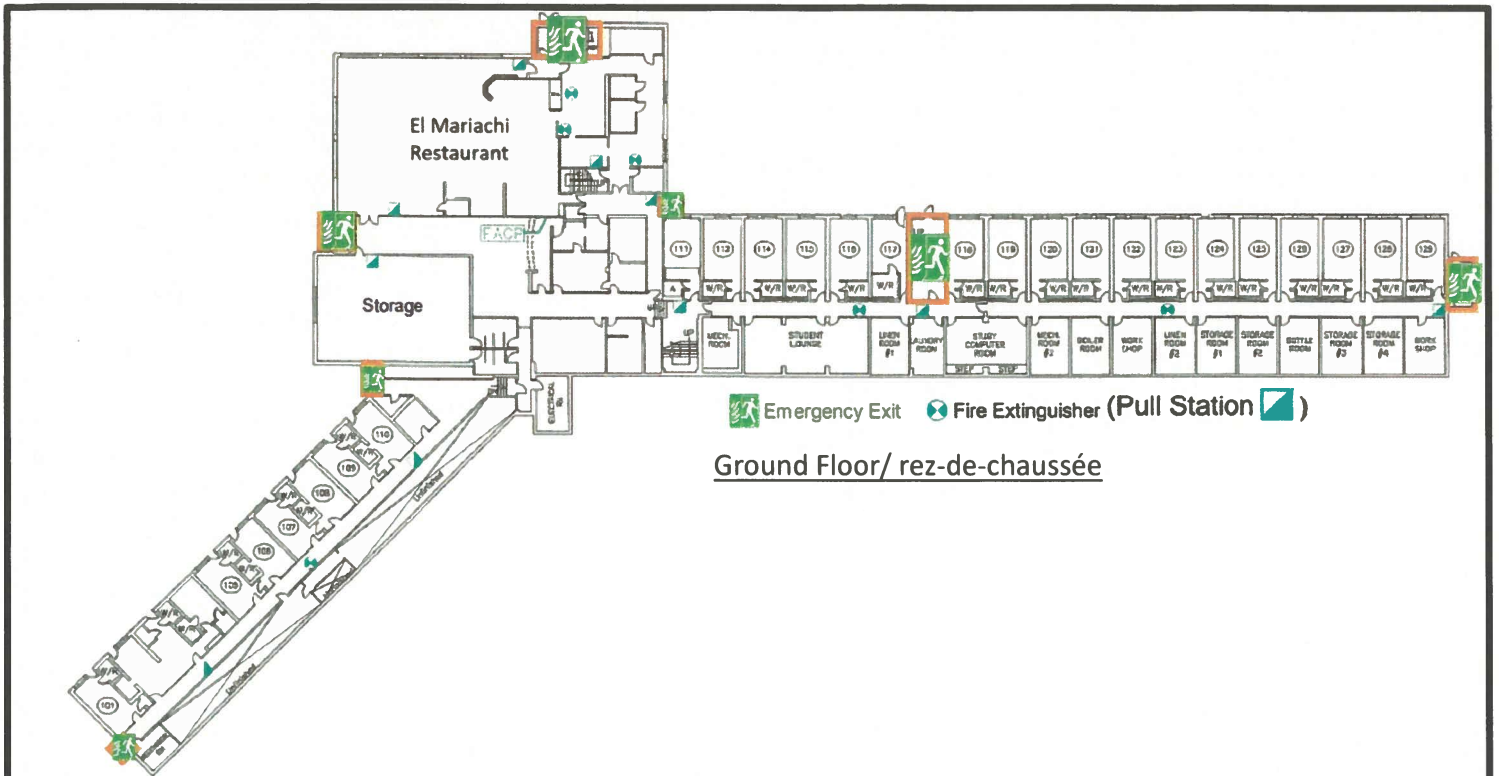
Community Planning
Planification urbaine




Map \ carte # II

File \ fiche: PR-15-2024

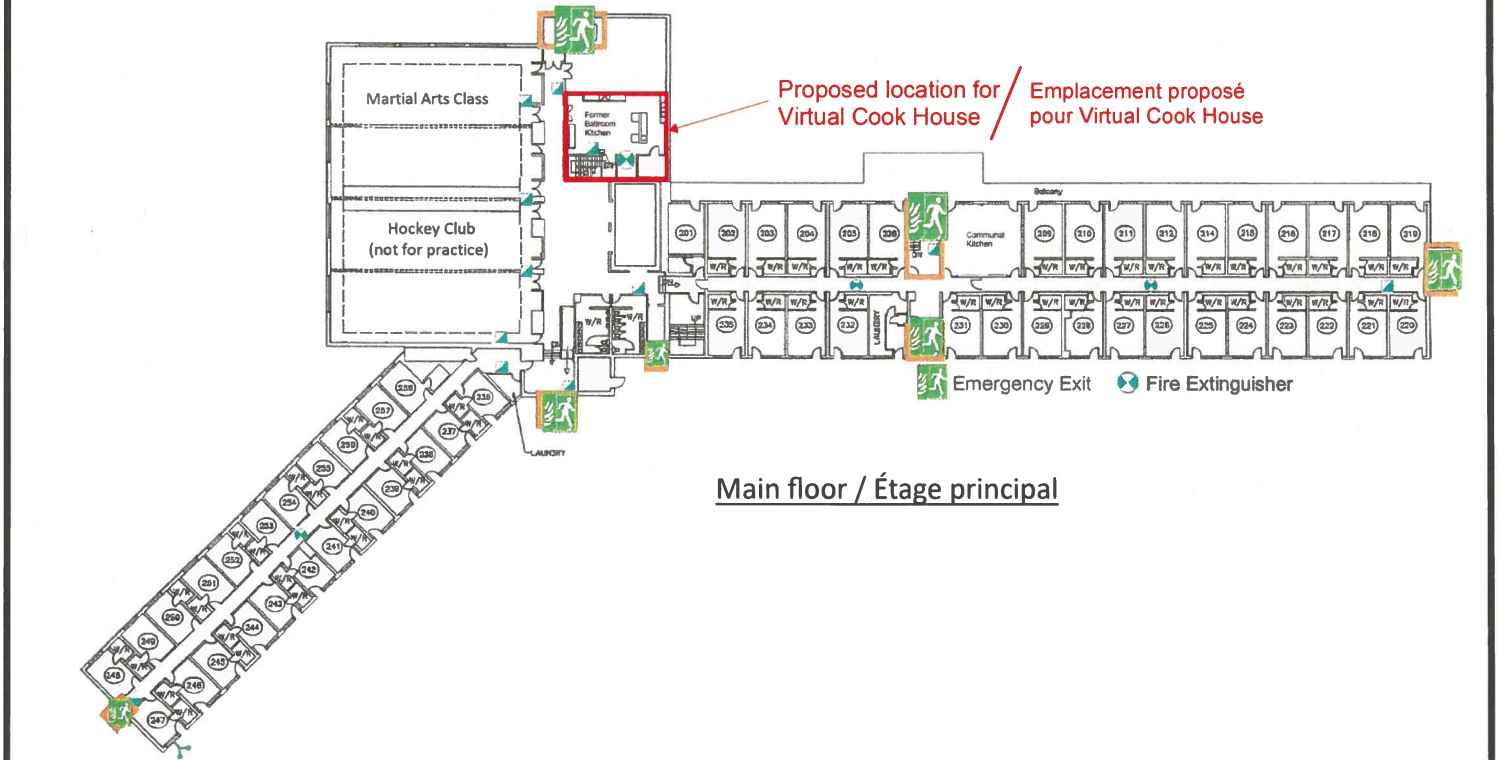
Date \ date: avril \ April 17, 2024

Subject \ sujet: chemin 360-368 Forest Hill Road
Virtual Cook House
c/o Adam Luo





 Emergency Exit
  Fire Extinguisher (Pull Station )

Ground Floor/ rez-de-chaussée



Proposed location for / Emplacement proposé
 Virtual Cook House / pour Virtual Cook House

 Emergency Exit
  Fire Extinguisher

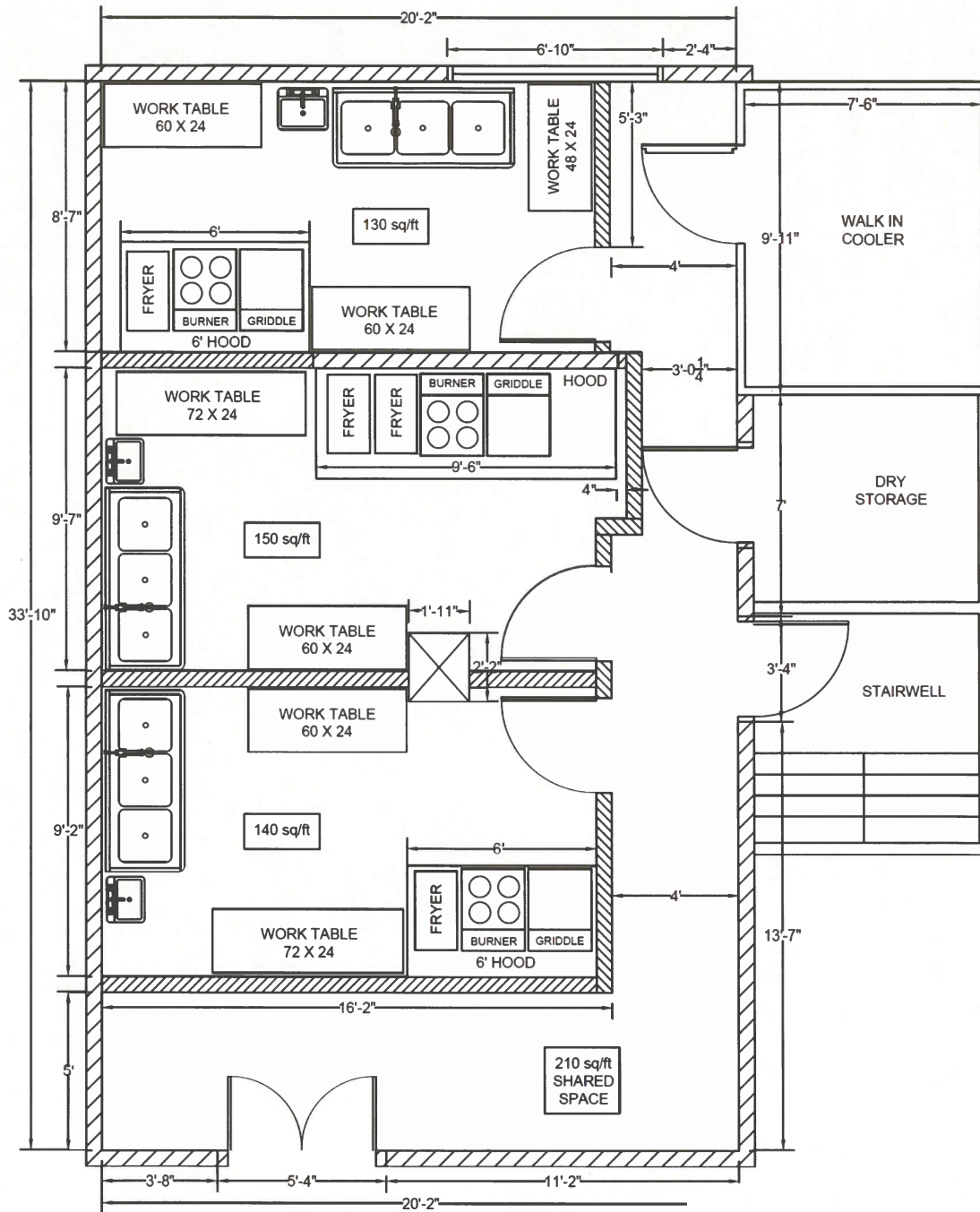
Main floor / Étage principal

Floor Plans - Rigby Hall / Plan d'étage - Rigby Hall



Community Planning
Planification urbaine

Map \ carte # III
 File \ fiche: PR-15-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: chemin 360-368 Forest Hill Road
 Virtual Cook House
 c/o Adam Luo



Floor Plan Virtual Cook House / Plan d'étage Virtual Cook House



Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-15-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: chemin 360-368 Forest Hill Road
Virtual Cook House
c/o Adam Luo

PLANNING REPORT



PAC – April 17, 2024
File No.: Z-4-2024, S-5-2024, P.R. No. 12/24

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Rezoning and Tentative Plan of Subdivision to accommodate a comprehensive residential development with a mix of housing types north of Cuffman Street

Property: Cuffman Street (PIDs 75559559, 75559567, 75559542, 75549071)

OWNER: City of Fredericton c/o Ryan Seymour
397 Queen Street
Fredericton, NB, E3B 1B5

APPLICANT: As above

SITE INFORMATION:

Location: Northside of Cuffman Street extension between Cliffe Street and Murray Ave

Context: Willie O'Ree Place along Cliffe Street and future elementary school to the west, future multi-residential and commercial plaza to the north and northeast, future multi-residential to the south, environment and open space and low-rise residential neighbourhood to the east

Ward No: 4

Municipal Plan: New Neighbourhood

Zoning: Residential Zone One Narrow (R-1N), Residential Zone Three (R-3), Residential Zone Five Holding (R-5(H)), Multi-Residential Zone Two (MR-2), Environmental & Open Space Zone (EOS)

Existing Land Use: Vacant land

Previous Applications: P.R. 86/21, P.R. 65/13

EXECUTIVE SUMMARY:

The Applicant is proposing a comprehensive residential development that would permit a wide range of residential uses including narrow singles, singles, semi-detached, townhouse, stacked townhouse or apartment buildings (max 4 storeys) along a new public street (Demerchant Drive). The tentative plan of subdivision provides a lot configuration where larger MR-2 lots would anchor either end of the property with the R-5 zone being the middle portion and currently designed as narrow single detached lots. It is important to recognize this plan is preliminary as changes to the middle portion are anticipated based on future owners/developers. The proposal is within the Northeast New Neighbourhood and is consistent with both the Growth Strategy and Municipal Plan by providing a mix of housing types in a more compact form and an important linkage through the Northeast New Neighbourhood that would offer convenient access to the various services and

amenities in the area, particularly the new elementary school on Cuffman Street. The proposal also supports the implementation of the City's Affordable Housing Strategy and Housing Accelerator Fund initiatives, notably making city-owned land available for affordable housing. Overall, staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application on Cuffman Street for the following:

- Rezone portions of PID 75559559 from Residential Zone Three (R-3) and Residential Zone Five Holding (R-5(H)) to Multi-Residential Zone Two (MR-2) and from Residential Zone Five Holding (R-5(H)) to Residential Zone Five (R-5);
- Rezone portions of PID 75559542 from Residential Zone One Narrow (R-1N) and Residential Zone Five Holding (R-5(H)) to Multi-Residential Residential Zone (MR-2) and from Residential Zone Five Holding (R-5(H)) to Residential Zone Five (R-5);
- Rezone a portion of PID 75549071 from Environmental & Open Space Zone (EOS) to Multi-Residential Zone Two (MR-2); and,
- A tentative plan of subdivision to create a new public street;

To accommodate a comprehensive residential development with a mix of housing types north of Cuffman Street.

PLANNING COMMENTS:

Background

In September 2023, the City acquired the subject property from the Province of New Brunswick. The acquisition was part of a larger cooperative effort between the Province and City to accommodate construction of new school infrastructure in the Northeast New Neighbourhood and a desire to encourage the development of housing and particularly affordable housing in this part of the city. Early in 2024, the City applied for funding from the Regional Development Corporation to prepare the design drawings for the road and infrastructure work required as part of the proposal. The scope of work involves the construction of +/- 280 metres of municipal servicing and road infrastructure and has the potential to provide fully serviced land for the construction of approximately 100 units in total. The lots created would be made available to accommodate rental and owned housing development, emphasizing more affordable construction.

Additionally, the roadway would provide a critical connection to the Manhattan Drive development to the north, and in the long-term, function as an important north-south collector road that would help tie together the significant future development within the Northeast New Neighbourhood. A resolution from City Council was passed on March 11, 2024 to proceed to tender to install municipal services, construct a new street on PID 75559567, and initiate the required planning application.

Proposal:

The proposal is a comprehensive residential development that would permit a wide range of residential uses including narrow singles, singles, semi-detached, townhouse, stacked townhouse or apartment buildings (max 4 storeys) along a new public street (Demerchant Drive). The proposed tentative plan of subdivision (Map II), which currently shows narrower single detached lots (R-1N lot standards) anchored by larger lots for apartment buildings (MR-2 lot

standards), should be regarded as preliminary. Changes to the lot configuration, specifically the narrow single lots in the middle, are likely as the future owners/developers are confirmed and number of units are refined. Staff would also note that one of the lots (Lot 24-40) has been committed to the Province of New Brunswick if they require it to provide an alternative access to the Cuffman Street school infrastructure, and if not required, it would accommodate an additional narrow single lot.

Affordable Housing Strategy & Housing Accelerator Fund Initiatives:

The City's Affordable Housing Strategy, the One-Year Implementation Plan, and the Year 2-5 Implementation Plan all call for the City of Fredericton to make municipally owned land available for affordable housing. Additionally, the proposal is intended to help implement the following three Housing Accelerator Fund initiatives:

- The Neighbourhoods of the Future Initiative by utilizing City-owned property to make housing more affordable and to provide a range of residential densities;
- The Modest Homes – Ownership Initiative for low to moderate income households by making building lots available for affordable and owned small-lot single detached, semi-detached, or townhouse development; and,
- The Rental Housing Initiative by making four MR-2 lots available for affordable or low-end of market multi-unit residential development in a designated New Neighbourhood pursuant to the Municipal Plan.

Growth Strategy:

The subject property is within the Northeast future residential growth area, one of four growth areas identified in the Growth Strategy that will accommodate three quarters of the City's future residential growth. These growth areas are intended to bring a variety of new housing in a more compact and complete neighbourhood form. The Northeast community in particular is intended to bring apartment buildings together with retail uses to create a mixed-use node off Cliffe Street. The proposed residential development with a mix of housing types helps support the density targets in the Growth Strategy and contributes to the vision of the Northeast community.

Municipal Plan:

The subject property is designated New Neighbourhoods in the Municipal Plan. The New Neighbourhoods designation comprises areas of the city that are intended to accommodate substantial new residential growth in newly developed neighbourhoods, providing a range of housing types that meet a variety of needs. Growth within the Northeast community will bring a variety of new housing, multi-residential development combined with retail uses to create a Mixed-Use Node off Cliffe Street.

The proposal is consistent with the Municipal Plan policy criteria for the design of new neighbourhoods. Section 2.2.1(24) states:

Council shall seek to ensure that the design of New Neighbourhoods:

- i. Fosters a sense of community and neighbourhood;*
- ii. Provides for the efficient use of land;*
- iii. Provides for the compatible mix of varied and innovative forms of housing and other uses;*

- iv. *Provides for the efficient and economic extension and delivery of water and sewer services and utilities;*
- v. *Provides for parks, schools and other community uses in central, convenient locations;*
- vi. *Minimizes the adverse effects of highways and other existing incompatible surrounding land uses;*
- vii. *Includes a hierarchy of streets that adequately and safely accommodates traffic flows and provides proper linkages to other areas of the City;*
- viii. *Promotes walking and cycling opportunities by providing trails; trail connections and interconnected street pattern designed to provide a variety of convenient walking routes;*
- ix. *Places particular emphasis on the needs of public transit;*
- x. *Minimizes adverse impacts on the environment; and,*
- xi. *Includes a focal point or nodes, where appropriate.*

The proposal meets the intent of this policy by providing:

- A full range of housing options including singles, semi-detached, townhouse, stacked townhouse and apartment buildings;
- The efficient extension of municipal services to support future residential development;
- A collector road that would function as an important link through the Northeast New Neighbourhood; and,
- An interconnected street pattern that promotes walking and cycling opportunities and allows for convenient access to the future school on Cuffman Street along with the future north-south trail just east of the property.

The proposal is consistent with policy criteria where a rezoning or zoning by-law amendment is required for a new mid-rise or high-rise residential use in the New Neighbourhood designation. Section 2.2.1(25) states that proposals shall:

- i. *Have direct access to an Arterial or Collector Road. If direct access to one of these road types is not possible, the development may gain access to an Arterial or Collector Road from a Local Road;*
- ii. *Incorporate underground parking facilities, where appropriate;*
- iii. *Provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;*
- iv. *Be adjacent to or in close proximity to an existing or planned transit route;*
- v. *Be adjacent to or in close proximity to parks, open spaces and/or other community facilities, services and amenities, and employment zones; and,*
- vi. *Provide high-quality building design that contributes positively to the City's urban form.*

The proposal meets the intent of this policy by providing:

- Direct access to a collector road in the proposed street;
- Appropriately sized MR-2 lots that would be able to provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;
- A location in close proximity to transit in the 14N/15S bus line that provides a connection to commercial on Two Nations Crossing to the north, downtown Fredericton and Regent Mall to the south; and,
- A location in proximity to existing and planned community amenities and services including commercial amenities at the Cliffe Street and Two Nations Crossing intersection, Willie

O'Ree Sports Complex, a new elementary school on Cuffman Street currently under construction abutting the subject property, and other nearby schools including Gibson-Neill Memorial Elementary School, École Les Éclaireurs and Leo Hayes High School.

The Municipal Plan also includes the following policies related to housing and in particular affordable housing:

3.1.1(1) Promote housing diversity by requiring a mix of housing types, sizes and densities that will accommodate changes in community needs over time. The City shall promote opportunities for increased housing densities and intensification for residential development.

3.1.1(3) Appropriately scaled accessible, affordable, and adaptable housing forms shall be integrated into residential neighbourhoods where community services and amenities are easily accessible.

3.1.1(6) While the provision of affordable housing is a core responsibility of the provincial and federal governments, the City will encourage the provision of an adequate supply of affordable housing by:

- i. Making available City-owned land for affordable residential development, where appropriate.*

3.1.2(2) Work with the private sector and not-for-profit organizations to support the provision of an adequate supply of affordable housing, recognizing that the provincial government is still responsible for the delivery and financing of affordable housing.

The proposal meets the intent of these housing related policies by recognizing the community need for affordable housing and specifically providing a mix of housing types, making City-owned land available for affordable housing, and working with not-for-profit organizations to increase the overall supply of affordable housing.

Rezoning:

R-1N, R-3, R-5(H), and EOS to MR-2 (north and south portions of property):

Staff would note that the numerous rezonings required on the southern portions of the property are primarily as a result of the outdated zoning lines and former alignment of the Cuffman Street extension that were established based on a previous plan for the area from 2013 (P.R. 65/13).

An important consideration in the proposed MR-2 zoning for the north and south portions of the property are the existence of a 10 metre local government service easement on the southern portion (for existing sanitary services) and a 17.51 metre portion of an NB power easement on the northern portion (see Map II). With these constraints, staff are of the view that by providing for multi-residential development in these locations it would better utilize the area as parking would be permitted within the easements. Additionally, with the development being anchored by MR-2 on either end, it provides a level of transition from the future development that is MR-4 (6 storeys) to the north and south.

The rezoning from EOS to MR-2 on the southeast portion of the property is being requested to allow for a greater depth for Lot 24-57 and ultimately provide a more buildable area. While this area is currently zoned EOS, the land is relatively flat and staff have ensured that the proposed

MR-2 zoning line is entirely outside of the 30 metre buffer area from the existing watercourse to minimize any potential impacts.

The proposed MR-2 lots (24-29, 24-41, 24-44 and 24-57) all comply with the minimum lot requirements and have been appropriately sized for multi-residential development. Staff would note that the MR-2 zone permits townhouses, stacked townhouses, or apartment buildings (up to 4 storeys in building height). Final building design, parking and landscaping would all be subject to the MR-2 zone standards and provided at the building permit stage to the satisfaction of the Development Officer. Staff would emphasize the importance of providing a continuous street wall along the public street (i.e. buildings that address the street), accentuated building entrances with connections to a sidewalk, and landscaping around parking areas, particularly for Lots 24-29 and 24-44 that front onto Cuffman Street. Overall, staff are of the opinion that the MR-2 zone is appropriate for the southern and northern portions of the property as it maximizes the use of the land given the easement constraints, provides a transition to abutting higher density to the north and south, and ultimately provides a mix of housing types and densities within the Northeast New Neighbourhood.

R-5(H) to R-5 (middle portion of property):

The proposed rezoning for the middle portion of the property is solely to remove the Holding (H) Zone. The Holding (H) Zone is applied to properties where urban development is considered premature due to location and/or lack of municipal servicing. The engineering consultant retained by the Applicant has prepared the necessary plans/drawings for the servicing along the new public street and are proceeding to tender as directed by City Council. Accordingly, staff have no concerns with removing the Holding (H) Zone.

The existing R-5 zone is intended to provide a comprehensive mix of low-rise building forms including singles (subject to either the R-1N or R-2 standards), semi-detached (subject to the R-3 standards), and/or townhouses (subject to MR-1 standards). Based on the preliminary tentative plan of subdivision, the lot configuration is geared towards narrow single lots for home ownership. All of the narrow single lots (24-30 through 24-40 and 24-45 through 24-56) comply with the R-1N lot standards. Staff would reiterate that changes to the lot configuration for the middle portion of the property are anticipated as the future owners/developers are confirmed and number units are refined. The R-5 zone allows for this level of flexibility and mix of housing types, and the final plan of subdivision would ensure that any changes to the lot configuration would comply with the applicable lot requirements.

The following table provides an outline of the proposed lots and minimum lot requirements:

Lot #	Zone/Permitted Use	Minimum Lot Requirements	Potential Units
<p>24-29 Area: 2,859m² Frontage: 87m Depth: 30m</p>	<p>MR-2 (townhouses, stacked townhouses or apartment buildings up to 4 storeys)</p>	<p>Lot Area: 161 sq.m. / unit (density bonus: 45 sq.m. for affordable housing units) Frontage: 34m Depth: 30m</p>	<p>17 units (up to 27 units with affordable housing density bonus)</p>
<p>24-41 Area: 1,567m² Frontage: 84m Depth: 30m</p>	<p>MR-2 (townhouses, stacked townhouses or apartment buildings up to 4 storeys)</p>	<p>Lot Area: 161 sq.m. / unit (density bonus: 45 sq.m. for affordable housing units) Frontage: 34m</p>	<p>9 units (up to 14 units with affordable housing density bonus)</p>

		Depth: 30m	
<p>24-44 Area: 2,856m² Frontage: m Depth: 30m</p>	<p>MR-2 (townhouses, stacked townhouses or apartment buildings up to 4 storeys)</p>	<p>Lot Area: 161sq.m. / unit (density bonus: 45 sq.m. for affordable housing units) Frontage: 34m Depth: 30m</p>	<p>17 units (up to 27 units with affordable housing density bonus)</p>
<p>24-57 Area: 2,712m² Frontage: 48.7m Depth: 55.7m</p>	<p>MR-2 (townhouses, stacked townhouses or apartment buildings up to 4 storeys)</p>	<p>Lot Area: 161sq.m. / unit (density bonus: 45 sq.m. for affordable housing units) Frontage: 34m Depth: 30m</p>	<p>16 units (up to 26 units with affordable housing density bonus)</p>
<p>24-30 through 24-40 and 24-45 through 24-56 Area: 345-351m² Frontage: 11.5m-11.9m Depth: 30m</p>	<p>R-5 (singles subject to either R-1N or R-2 standards, semis subject to R-3 standards, or townhouses subject to MR-1 standards)</p>	<p>R-1N standards for narrow single lots as shown: Area: 345m² Frontage: 11.5m Depth: 30m</p>	<p>22 single detached dwellings</p>

Tentative Plan of Subdivision

The proposed tentative plan of subdivision includes the creation of 4 MR-2 lots (Lots 24-29, 24-41, 24-44, and 24-57) and 23 R-5 lots designed under the R-1N narrow single lot standards (Lots 24-30 through 24-40 and 24-45 through 24-56) along a new public street (Demerchant Drive) that would be 20 metres wide as seen on Map II. The proposed lots have been appropriately sized, as noted in the above table. As previously mentioned, it is important to recognize that this tentative plan of subdivision is preliminary and changes to the lot configuration, specifically the narrow single lots in the middle, are likely as the future owners/developers are confirmed and number of units are refined. Staff would reiterate that Lot 24-40 has been committed to the Province of New Brunswick if they require it to provide an alternative access to the Cuffman Street school infrastructure, and if not required, it would accommodate an additional narrow single lot.

In accordance with the *Community Planning Act*, this tentative plan of subdivision application is specific for the location of the public street (Demerchant Drive). Staff would note that the 8% public land dedication requirement for the overall development was satisfied as part of the previous application for the school site on Cuffman Street (P.R. 86/21), which included 3.26 hectares of land dedicated as land for public purposes.

It is important to note that the portion of Lot 24-57 being rezoned from EOS to MR-2 was previously dedicated as land for public purposes. With this portion currently being land for public purposes, Section 76(1) of the *Community Planning Act* requires Council to receive the consent of the Planning Advisory Committee in order for the land to be sold in the future. This consent has been included in the recommendations of the report. As the public land dedication was greater than the minimum 8% requirement, the original size being 3.26 hectares, staff have no concerns with approximately 975 square metres being removed.

Engineering & Operations:

- Engineering & Operations have reviewed the preliminary servicing drawings prepared by CBCL for the subject property and have no issues with this application.
- This project will extend services and a future public street (Demerchant Drive) north from Cuffman Drive to future development along the extension of Manhattan Drive (P.R. 83/23).
- Engineering & Operations are managing the infrastructure construction as a capital project using an external consultant. The City (as the Applicant) will be responsible for all necessary work as all other developers are required for subdivision development, including full-time inspection, record drawings upon completion, and coordination with utility companies for power and communication services.

Transportation and Servicing:

Traffic

- The future public street (Demerchant Drive) is being designed with a 20m wide cross section which will facilitate a sidewalk on the northwest side of the street and on-street parking. It will serve as a collector street and provide a future connection from Eco Terra Drive and Irvine Street northeast to Crockett Street. The street is sized to accommodate anticipated traffic volumes from this development and other developments to the northeast.

Active Transportation

- The new street cross sections will be sufficient for a City sidewalk on one side. The new public street sidewalk would be on the west side of the street and connect Cuffman Street sidewalk for easy access to the future school. The proposed development would also have convenient access to a future multi-use trail that would extend from Cuffman Street in the EOS zoned property, southeast of the subject property. This trail will provide future connectivity from Eco Terra Drive and Irvine Street through the Northeast New Neighbourhood to the numerous community amenities and schools in the Northeast.

Stormwater Management

- Some of the municipal infrastructure for this application was already in place as installed in 2015. That infrastructure includes a stormwater management pond immediately on the southeast side of the proposed development. The applicant's consultant has provided a Storm Water Management Plan to assess the size and operation of the pond to account for the increased density of this development since the original approval in 2015.

Wetland and Watercourses

- The existing watercourse is shown on the tentative plan of subdivision (Map II), based on SNB mapping. Any work within 30 metres of a watercourse or wetland requires a permit from the Department of Environment and Local Government (DELG). The layout of the tentative plan of subdivision has been designed to be entirely outside of the 30 metre buffer to reduce any potential impacts. During all phases of construction, surface water runoff must be managed to ensure there are no negative impacts on adjacent properties, or wetland/watercourse water quality.

RECOMMENDATION:

1. It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on Cuffman Street to rezone:

- Portions of PID 75559559 from Residential Zone Three (R-3) and Residential Zone Five Holding (R-5(H)) to Multi-Residential Zone Two (MR-2) and from Residential Zone Five Holding (R-5(H)) to Residential Zone Five (R-5);
- Portions of PID 75559542 from Residential Zone One Narrow (R-1N) and Residential Zone Five Holding (R-5(H)) to Multi-Residential Residential Zone (MR-2) and from Residential Zone Five Holding (R-5(H)) to Residential Zone Five (R-5); and,
- A portion of PID 75549071 from Environmental & Open Space Zone (EOS) to Multi-Residential Zone Two;

to accommodate a comprehensive residential development with a mix of housing types north of Cuffman Street be approved subject to the following terms and conditions:

- a) Access, servicing, lot grading plans, and stormwater management plans are to be to the satisfaction of the Director of Engineering & Operations;
- b) All infrastructure construction is to be under full-time inspection by a consulting engineer, with all record drawings submitted at completion to the satisfaction of the Director of Engineering & Operations;
- c) Final landscape and parking plans be provided for Lots 24-29, 24-41, 24-44, and 24-57 to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) Final building design for Lots 24-29, 24-41, 24-44, and 24-57 be to the satisfaction of the Development Officer; and,
- e) The Developer(s) shall obtain any provincial approvals where required, including but not limited to, a Watercourse and Wetland Alteration (WAWA) permit from the Department of Environment and Local Government.

2. It is recommended that the tentative plan of subdivision submitted by Ryan Seymour, on behalf of the City of Fredericton, to create a new public street (Demerchant Drive) be forwarded to City Council with a recommendation that the location of the public street (Demerchant Drive) be approved as shown on Map II attached to P.R. 12/24.

Additional Information

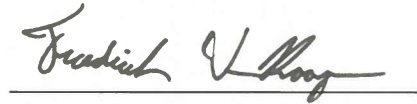
Pursuant to Section 77(1) of the *Community Planning Act*, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 12/24, recognizing that there are anticipated changes to the lot configuration based on future developers/owners, to the satisfaction of the Development Officer;
- b) Local Government Service Easements (LGSE), Public Utility Easements (PUE), drainage easements, and rights-of-way (ROW) are to be located/designed to the satisfaction of the Director of Engineering & Operations; and,

c) LGSEs and ROWs are to be granted gratuitously to the City of Fredericton.

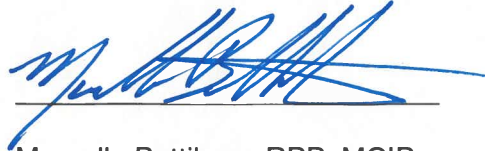
3. It is recommended that pursuant to Section 76(1) of the *Community Planning Act*, the Planning Advisory Committee consent to the sale of Lot 24-57.

Prepared by:

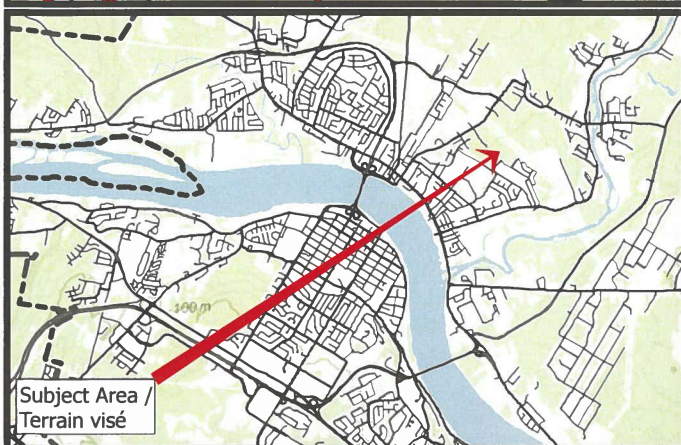
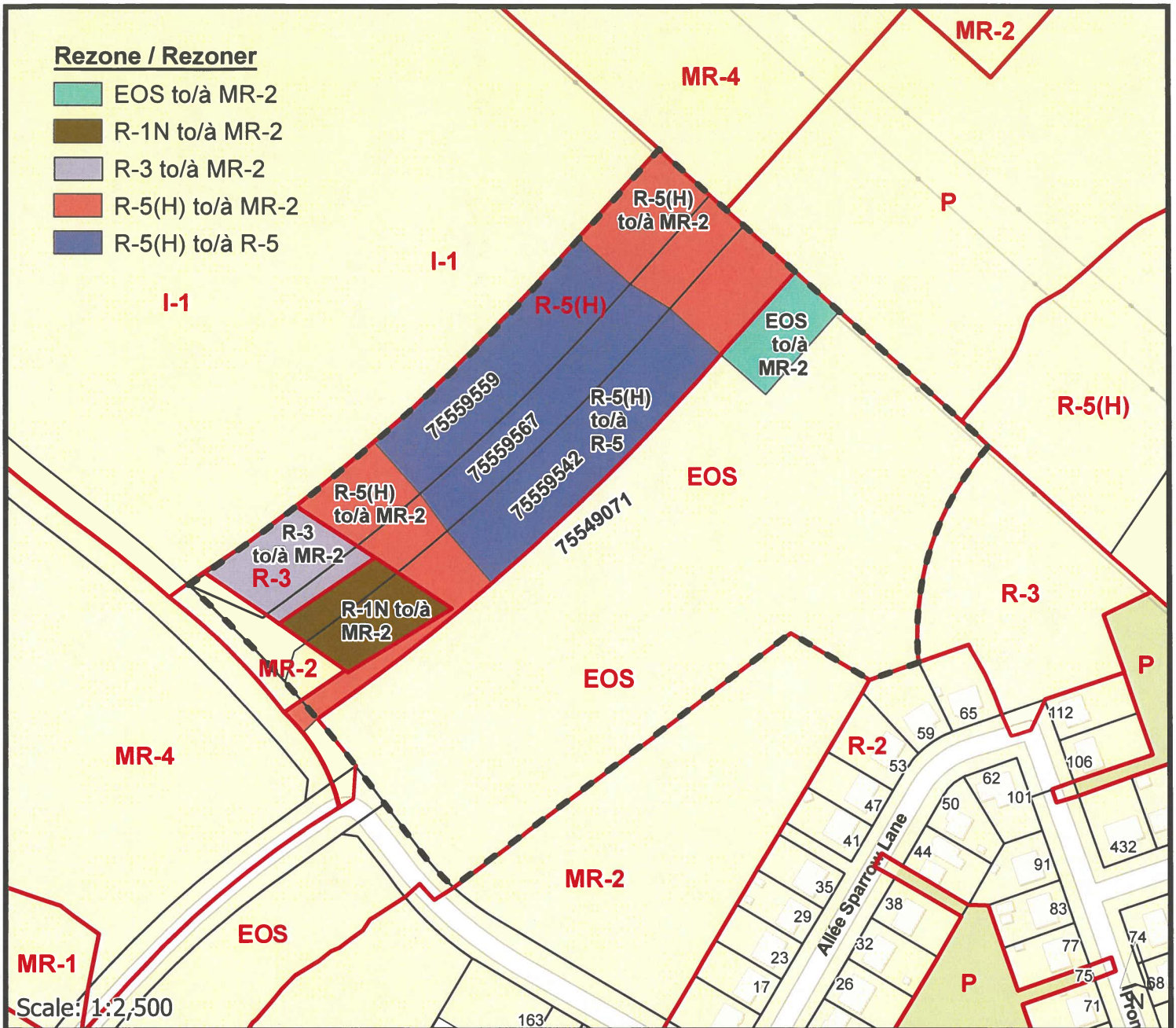


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



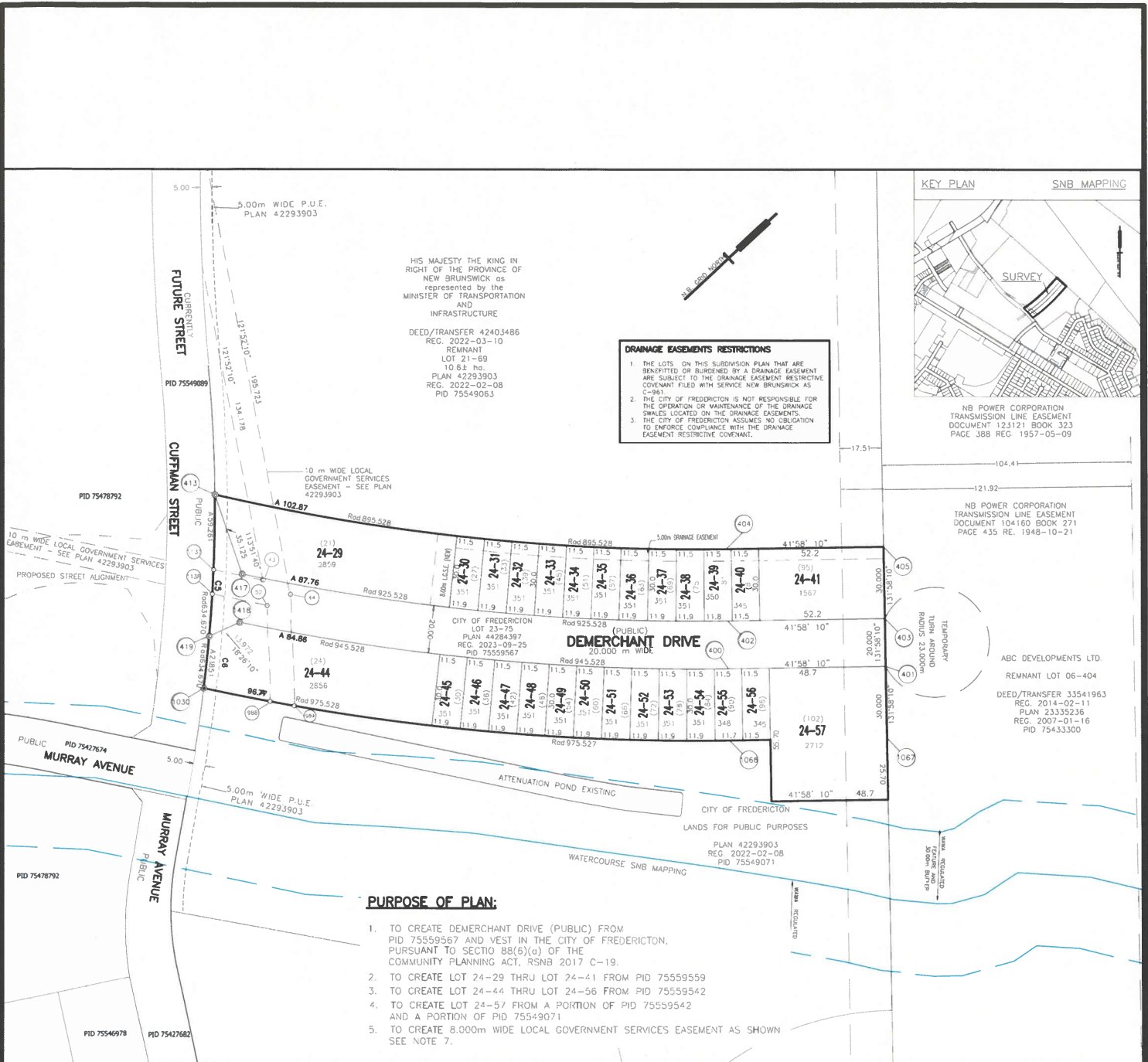
Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Subject Properties / Propriétés visées

Rezoning portions of PID 75559559 from R-3 and R-5(H) to MR-2 and from R-5(H) to R-5. Rezoning portions of PID 75559542 from R-1N and R-5(H) to MR-2 and from R-5(H) to R-5. Rezoning a portion of PID 75549071 from EOS to MR-2. Tentative plan of subdivision to create a new public street. To accommodate a comprehensive residential development with a mix of housing types north of Cuffman Street.

Le rezonage de parties du NID 75559559 de R-3 et R-5(H) à MR-2, et de R-5(H) à R-5. Le rezonage de parties du NID 75559542 de R-1N et R-5(H) à MR-2, et de R-5(H) à R-5. Le rezonage d'une partie du NID 75549071 de EOS à MR-2. Un plan de lotissement provisoire visant à créer une nouvelle voie publique. Le tout pour accueillir un aménagement résidentiel intégré comportant différents types d'habitations au nord de la rue Cuffman.



Tentative plan of subdivision / Plan provisoire de lotissement



Community Planning
Planification urbaine

Map \ carte # II
 File \ fiche: PR-12-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: rue Cuffman Street
 City of Fredericton
 c/o Ryan Seymour



PLANNING REPORT

PAC – May 17, 2024
File No.: S-3-2024 P.R. No. 10/24

To: Planning Advisory Committee

From: Gabriela Ratcliffe, Junior Planner

Proposal: Tentative plan of subdivision to add land to the Forest Hill Road right-of-way for the creation of a sidewalk. **Assent of Council required.**

Property: **128-132 Forest Hill Road (PID 01467638)**

OWNERS: Christian & Chrystalla Wilde
102 Collins Street
Lincoln, NB
E3B 8S7

APPLICANT: City of Fredericton (c/o Ryan Seymour)
397 Queen St
Fredericton, NB
E3A 4L5

SITE INFORMATION:

Location: East side of Forest Hill Road near to the intersection with Turnbull Court.

Context: Combination of single detached and converted dwellings.

Ward No: 8

Municipal Plan: Established Neighbourhood

Zoning: Multi - Residential Zone Four (MR-4)

Existing Land Use: Single Detached Dwelling

Previous Applications: PR 61/09, PR 8/23

EXECUTIVE SUMMARY:

The Applicant is applying for a tentative plan of subdivision to add land to the Public Right-of-Way. The parcel is required for a future sidewalk on Forest Hill Road. The proposed subdivision complies with all the requirements of the *Zoning By-law* and Staff support this application subject to terms and conditions. Assent of Council is required.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application for a tentative plan of subdivision to add land to the public right-of-way as it relates to property at 128-132 Forest Hill Road.

PLANNING COMMENTS:

Proposal:

- The City of Fredericton proposes to subdivide the subject property to add a 39 square metre parcel of land (as shown on Map II) to the public right-of way.
- The City of Fredericton intends to construct a sidewalk along the east side of Forest Hill Road. The approximately 1 metre-wide and 38.607 metre long strip of land will be added to the Forest Hill Road right-of-way to facilitate this.

Zoning By-Law:

- The proposed subdivision will not result in any deficiencies to the subject property in regard to the requirements of the current Zoning By-law, therefore no variances will be required. In addition, Staff do not believe that the proposal will have any negative impacts on the surrounding properties.
- The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given. Based on the above, Staff are prepared to support this application.

Engineering & Operations:

- Engineering and Operations have no issues with the tentative plan of subdivision.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to add land from property located at 128-132 Forest Hill Road to the public right-of-way, be forwarded to City Council with a recommendation that the location of the public right-of-way as shown on Map II be approved.

Additional Information

Pursuant to Section 77(1) of the Community Planning Act, the following term and condition will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 10/24 to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

BE IT RESOLVED THAT the final plan of subdivision prepared by SurTek entitled Lantz Subdivision 2023 showing Parcel B (Public), 128-132 Forest Hill Road, City of

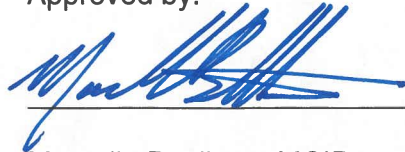
Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*

Prepared by:

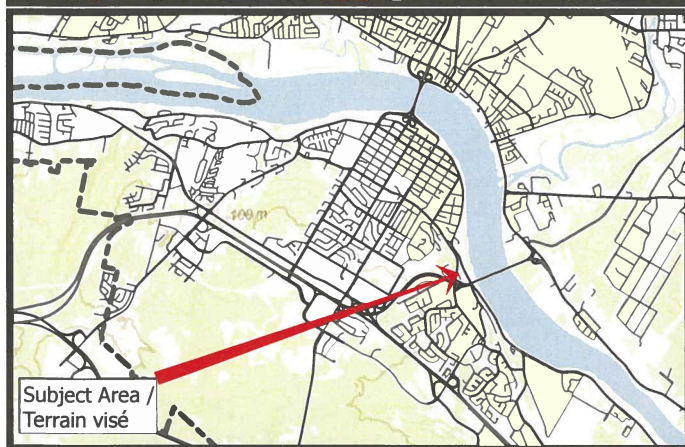
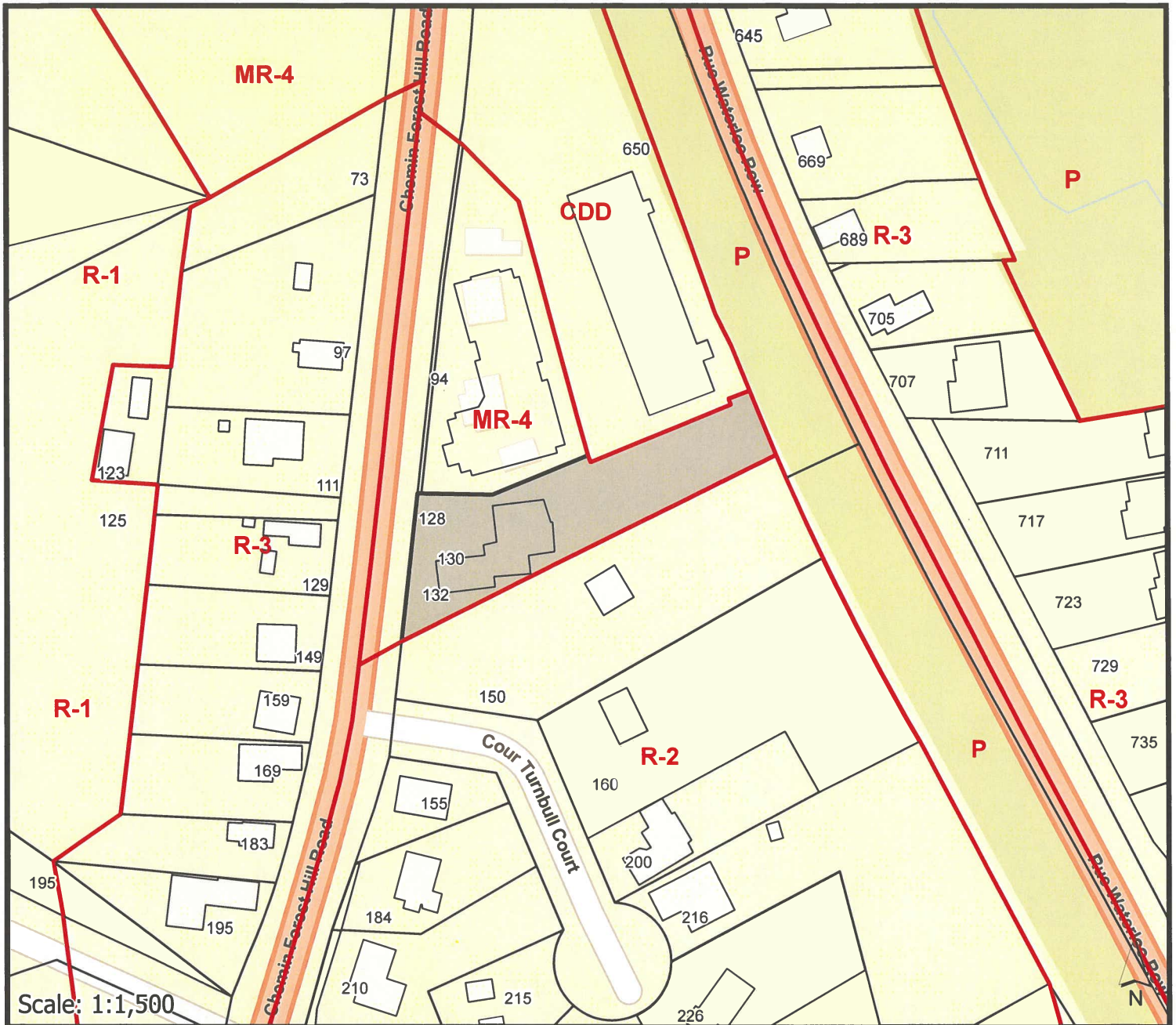
for 

Gabriela Ratcliff, MCP
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Properties / Propriétés visées

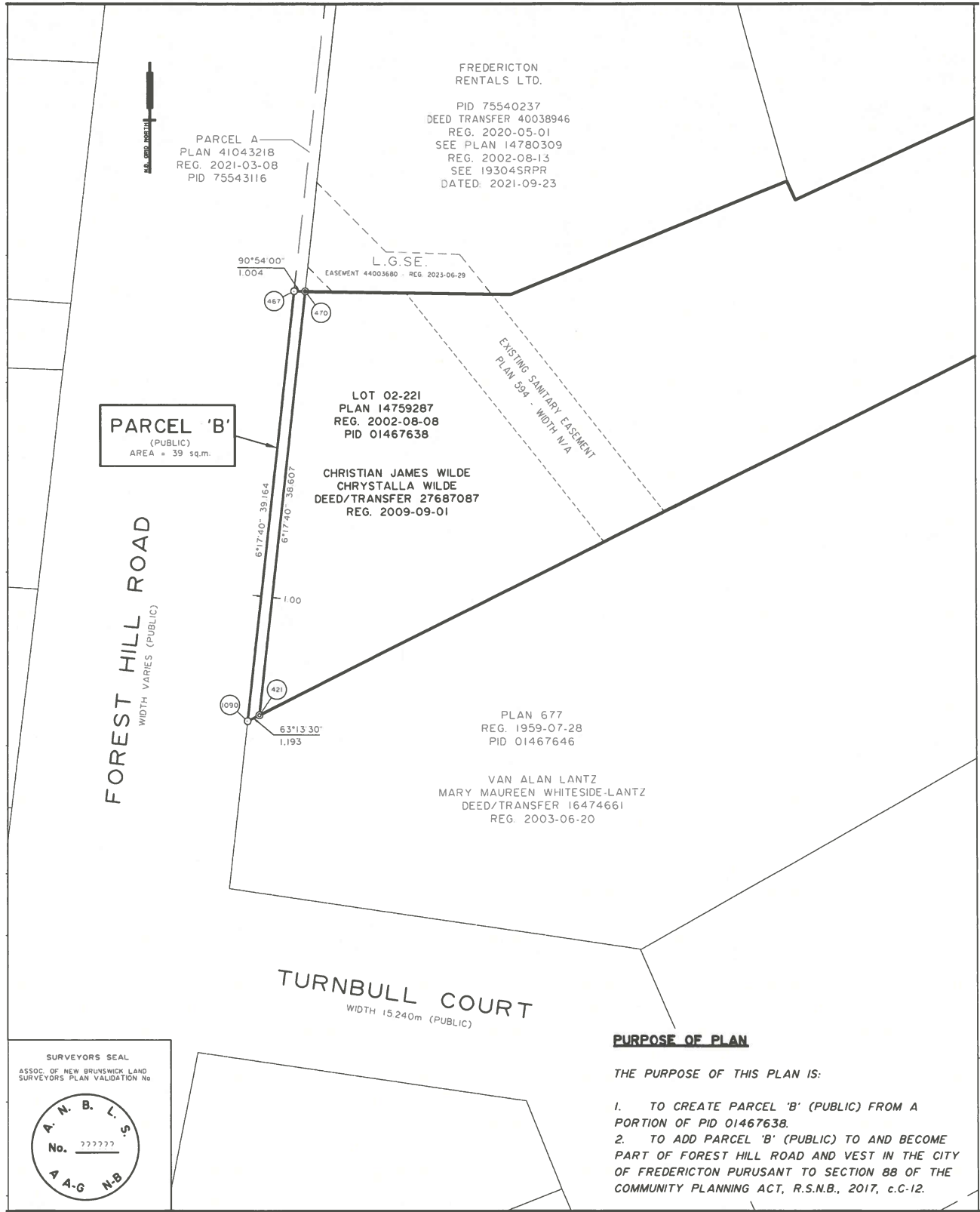
Tentative plan of subdivision to add land to the Forest Hill Road right-of-way for the creation of a sidewalk.

Un plan de lotissement provisoire visant à ajouter du terrain à l'emprise du chemin Forest Hill en vue de l'aménagement d'un trottoir.



Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-10-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: chemin 128-132 Forest Hill Road
 City of Fredericton
 c/o Ryan Seymour



PURPOSE OF PLAN

- THE PURPOSE OF THIS PLAN IS:
1. TO CREATE PARCEL 'B' (PUBLIC) FROM A PORTION OF PID 01467638.
 2. TO ADD PARCEL 'B' (PUBLIC) TO AND BECOME PART OF FOREST HILL ROAD AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017, c.C-12.

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

A. M. B. L. S.
 No. 777777
 A. A. G. N. B.



Tentative plan of subdivision / Plan provisoire de lotissement



Community Planning
 Planification urbaine

Map \ carte # II
 File \ fiche: PR-10-2024
 Date \ date: avril \ April 17, 2024
 Subject \ sujet: chemin 128-132 Forest Hill Road
 City of Fredericton
 c/o Ryan Seymour

128-132 Forest Hill Road

Murray, Elizabeth

From: Axle Barr
Sent: Thursday, April 11, 2024 11:35 AM
To: PLANNING AND DEVELOPMENT
Subject: Re: File 11/24 Forest Hill Road sidewalk proposal notification dated 3 April 2024

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Thank you for sending this, I have no objections to the proposal ie 10/24

Sent from [Outlook](#)

From: PLANNING AND DEVELOPMENT <planning@fredericton.ca>
Sent: Tuesday, April 9, 2024 6:56 AM
To: Axle Barr <axle@fredericton.ca>; PLANNING AND DEVELOPMENT <planning@fredericton.ca>
Subject: RE: File 11/24 Forest Hill Road sidewalk proposal notification dated 3 April 2024

Thank you Axle for getting back to me. Attached is the neighbourhood notice for planning report 10/24 for 128-132 Forest Hill Road.

Elizabeth

From: Axle Barr <axle@fredericton.ca>
Sent: Monday, April 8, 2024 9:57 PM
To: PLANNING AND DEVELOPMENT <planning@fredericton.ca>
Subject: Re: File 11/24 Forest Hill Road sidewalk proposal notification dated 3 April 2024

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Hello,

My comment was concerning file **PR 11/24**, the property at 150 Turnbull Crt.
This was the only document I received by mail.
Can you send me a PDF of 10/24?

Thank
Axle

Sent from [Outlook](#)

PLANNING REPORT



PAC – May 17, 2024
File No.: S-4-2024 P.R. No. 11/24

To: Planning Advisory Committee

From: Gabriela Ratcliffe, Junior Planner

Proposal: Tentative plan of subdivision to add land to the Forest Hill Road right-of-way for the creation of a sidewalk. **Assent of Council required.**

Property: **150 Turnbull Court (PID 01467646)**

OWNERS: Van Alan Lantz & Mary Whiteside-Lantz
150 Turnbull Court
Fredericton, NB
E3B 5C8

APPLICANT: City of Fredericton (c/o Ryan Seymour)
397 Queen St
Fredericton, NB
E3A 4L5

SITE INFORMATION:

Location: North side of Turnbull Court at the intersection of Forest Hill Road

Context: Combination of single detached and converted dwellings.

Ward No: 8

Municipal Plan: Established Neighbourhood

Zoning: Residential Zone Two (R-2)

Existing Land Use: Single Detached Dwelling

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is applying for a tentative plan of subdivision to add land to the Public Right-of-Way. The parcel is required for a future sidewalk on Forest Hill Road. The proposed subdivision complies with all the requirements of the *Zoning By-law* and Staff support this application subject to terms and conditions. Assent of Council is required.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application for a tentative plan of subdivision to add land to the public right-of-way as it relates to property at 150 Turnbull Court.

PLANNING COMMENTS:

Proposal:

- The City of Fredericton proposes to subdivide the subject property to add a 16 square metre parcel of land (as shown on Map II) to the public right-of way.
- The City of Fredericton intends to construct a sidewalk along the east side of Forest Hill Road. The approximately 1 metre-wide and 15.24 metre long strip of land will be added to the Forest Hill Road right-of-way to facilitate this.

Zoning By-Law:

- The proposed subdivision will not result in any deficiencies to the subject property in regard to the requirements of the current Zoning By-law, therefore no variances will be required. In addition, Staff do not believe that the proposal will have any negative impacts on the surrounding properties.
- The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given. Based on the above, Staff are prepared to support this application.

Engineering & Operations:

- Engineering and Operations have no issues with the tentative plan of subdivision.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to add land from property located at 150 Turnbull Court to the public right-of-way, be forwarded to City Council with a recommendation that the location of the public right-of-way as shown on Map II be approved.

Additional Information

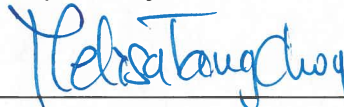
Pursuant to Section 77(1) of the Community Planning Act, the following term and condition will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 11/24 to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

BE IT RESOLVED THAT the final plan of subdivision prepared by SurTek entitled Lantz Subdivision 2023 showing Parcel C (Public), 150 Turnbull Court, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*

Prepared by:

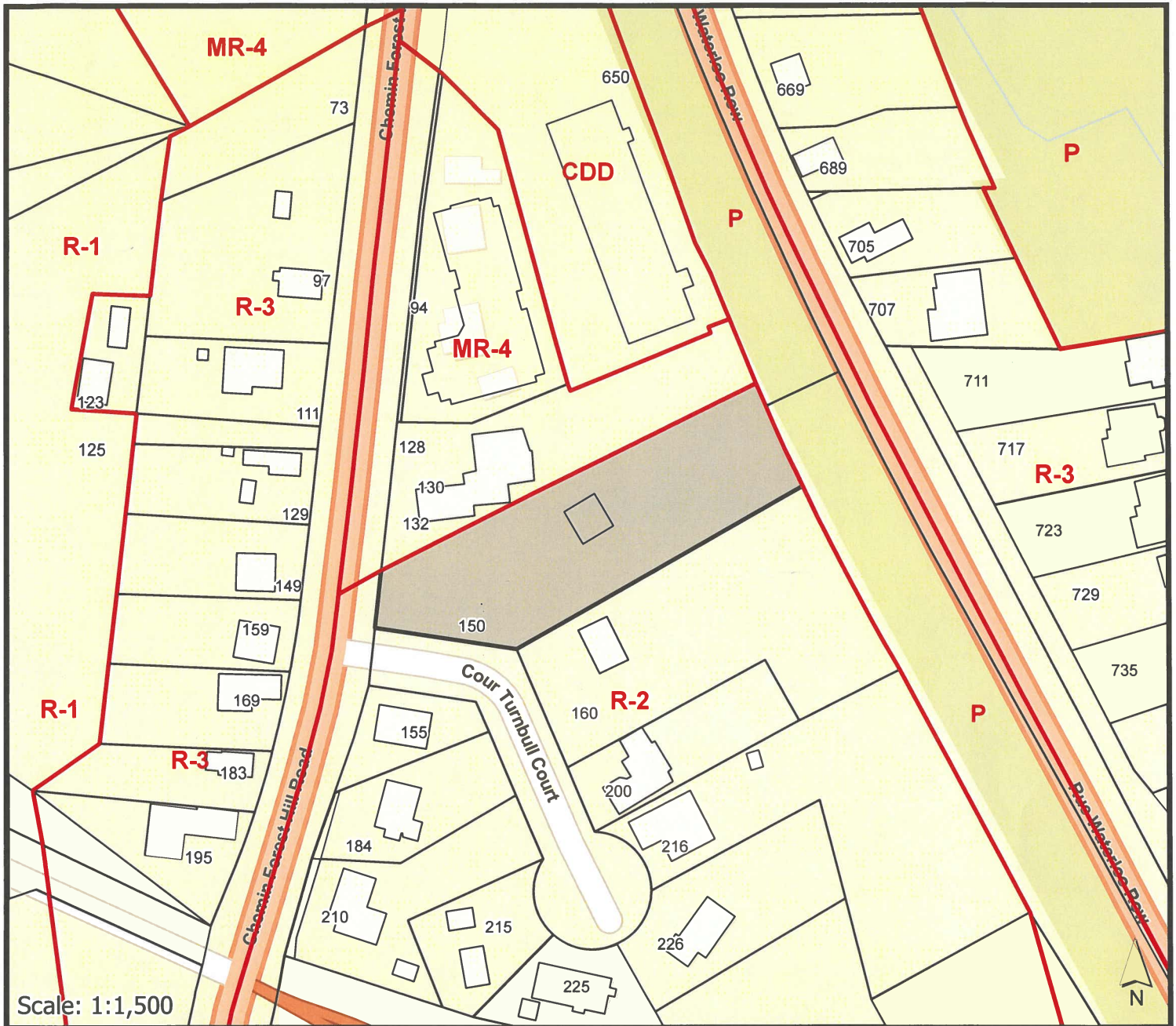
for 

Gabriela Ratcliff, MCP
Planner, Community Planning

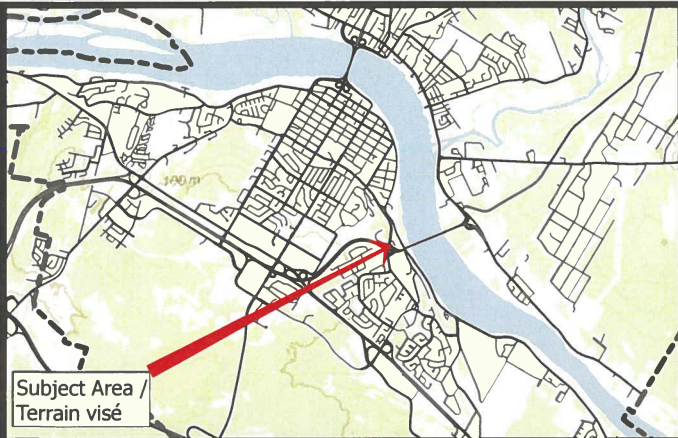
Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



Scale: 1:1,500



Subject Area /
Terrain visé

 Subject Properties / Propriétés visées

Tentative plan of subdivision to add land to the Forest Hill Road right-of-way for the creation of a sidewalk.

Un plan de lotissement provisoire visant à ajouter du terrain à l'emprise du chemin Forest Hill en vue de l'aménagement d'un trottoir.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-11-2024

Date \ date: avril \ April 17, 2024

Subject \sujet: cour 150 Turnbull Court
City of Fredericton
c/o Ryan Seymour

FREDERICTON
RENTALS LTD.
PID 75540237
DEED TRANSFER 40038946
REG. 2020-05-01
SEE PLAN 14780309
REG. 2002-08-13
SEE 19304SRPR
DATED. 2021-09-23

PARCEL A
PLAN 41043218
REG. 2021-03-08
PID 75543116

L.G. SE.
EASEMENT 44003680 - REG. 2023-06-29

LOT 02-221
PLAN 14759287
REG. 2002-08-08
PID 01467638
CHRISTIAN JAMES WILDE
CHRYSTALLA WILDE
DEED/TRANSFER 27687087
REG. 2009-09-01

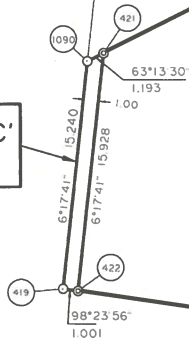
EXISTING SANITARY EASEMENT
PLAN 594 - WIDTH N/A

FOREST HILL ROAD
WIDTH VARIES (PUBLIC)

PLAN 677
REG. 1959-07-28
PID 01467646

VAN ALAN LANTZ
MARY MAUREEN WHITESIDE-LANTZ
DEED/TRANSFER 16474661
REG. 2003-06-20

PARCEL 'C'
(PUBLIC)
AREA = 16 sq.m.



TURNBULL COURT
WIDTH 15.240m (PUBLIC)

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS:

1. TO CREATE PARCEL 'C' (PUBLIC) FROM A PORTION OF PID 01467646.
2. TO ADD PARCEL 'C' (PUBLIC) TO AND BECOME PART OF FOREST HILL ROAD AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017, c.C-12.

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



Tentative plan of subdivision / Plan provisoire de lotissement



Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-11-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: cour 150 Turnbull Court
City of Fredericton
c/o Ryan Seymour

150 Turnbull Court

Murray, Elizabeth

From: Axle Barr
Sent: Sunday, April 7, 2024 11:08 AM
To: PLANNING AND DEVELOPMENT
Subject: File 11/24 Forest Hill Road sidewalk proposal notification dated 3 April 2024

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

City of Fredericton,

I live at Property Account Number : 00897180 and I have no objections to the proposed sidewalk described on the notification.

Axle Ronald Barr

PLANNING REPORT



PAC – April 17, 2024
File No.: V-7-24, P.R. No. 14/24

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Temporary use variance to permit a manufacturing – light use at the rear of the existing building
Property: **140 Clark Street (PID 75536896)**

OWNER: The Meeting Place Inc.
140 Clark Street
Fredericton, NB, E3A 2W7

APPLICANT: 12 Neighbours Community Inc.
3523 Woodstock Road
Fredericton, NB, E3E 1B7

SITE INFORMATION:

Location: East side of Clark Street adjacent to the Northside Trail and across from Devon Park Baptist Church
Context: A mix of existing commercial and institutional uses with newer multi-residential development
Ward No: 4
Municipal Plan: Established Neighbourhood
Zoning: Multi-Residential Zone Four (MR-4)
Existing Land Use: Place of worship
Previous Applications: P.R. 12/19, P.R. 119/2000

EXECUTIVE SUMMARY:

The Applicant is proposing to use the rear of the existing building, which was a former warehouse space, for 12 Neighbours Community to build affordable tiny homes. As 12 Neighbours Community has completed construction of the tiny homes part of their community, they are now looking to construct tiny homes as part of their social enterprise that would be for sale as garden suites to the broader community. In the long term, this construction would be at the rear of the social enterprise centre at the 12 Neighbours Community location off SmartCentres Way, but as this space is being finished, the Applicant is looking at the subject property as an option to support the initial operations of the social enterprise for constructing tiny homes. The proposed temporary use variance provides an opportunity for the Applicant to scale up the initial operations of the social enterprise and provide employment development opportunities in the construction industry. Staff have no concerns with the temporary use variance and support the application subject to terms and conditions.

APPLICATION:

12 Neighbours Community Inc. has made application on property located at 140 Clark Street for a one-year temporary use variance to permit a manufacturing – light use at the rear of the existing building.

PLANNING COMMENTS:

Background:

- The previous application (P.R. 12/19) amended the MR-4 zone at 140 Clark St to permit a place of worship and community centre. Christ Central Church outlined two phases of their development; the first phase being for the front half of the building for a 250-seat auditorium for worship services, meeting space, and offices, and the second phase being for the back half of the building for a future gymnasium and additional meeting rooms. Christ Central Church completed phase one in 2023 but have since noted that they do not have immediate plans to proceed with phase two. Accordingly, they have offered the back half of the building to 12 Neighbours Community to support their mission to provide affordable housing.

Proposal:

- The Applicant is proposing to utilize the existing warehouse space at the rear of the building for 12 Neighbourhoods Community to build affordable tiny homes. As seen on Map III, the floor area for the use would be approximately 789 sq.m. (8,500 sq.ft.) and would include several work areas, stations for the tiny homes, storage, and a loading area at the rear. 12 Neighbours has been occupying the space to support the completion of the tiny homes for their community for several months, notably without any issues from a compatibility or noise perspective, but as the current proposal involves the construction of tiny homes for sale in the broader community, the scale and intend of the use has been modified.
- The manufacturing – light use would operate in the space from 7am – 5pm, on Monday to Thursday, with up to 20 individuals working on site. The Applicant has noted that as the church's parking is primary used in the evenings and weekends, they would not overlap with 12 Neighbours and there would be adequate parking existing on site. The Applicant has also noted that they do not require any building modifications to accommodate the use. Staff would outline that as this is a temporary use variance, the application would look to permit the manufacturing – light use at the rear of the property for a one-year period to support scaling the initial operations of the social enterprise, recognizing that the long-term intent is to have the tiny homes constructed at the social enterprise centre located at the 12 Neighbours Community location. Should the Applicant wish to extend the manufacturing – light use beyond the initial one-year period, a zone amendment application would be required in the future.

Zoning By-law:

- The subject property is zoned Multi-Residential Zone Four (MR-4) in *Zoning By-law Z-5*, with an amendment to permit a place of worship and community centre. It is important to recognize that this area is in a transition from existing non-residential to more residential uses closer to Union Street in alignment with the Union Street Secondary Municipal Plan. Notwithstanding this transition, the rear of the existing building remains industrial in nature

from the previous warehouse use and the front of the building is institutional. The abutting land uses are also non-residential being a vehicle repair shop to the south, a place of worship to the west, a cleaning service to the north, and open space to the east. There is also significant vegetation and buffering the existing building to more established residential uses to the northeast. Accordingly, from a land use compatibility perspective, staff have no concerns with the manufacturing – light use within the former warehouse space for a temporary period, recognizing that in the fulsome of time, the property would transition from institutional/industrial to residential.

Parking:

- From a parking perspective, the parking rate for a manufacturing – light use is 1 space per 200 square metres of net floor area for the first 2000 square metres or 1 space per 3 employees on max shift, whichever is greater. Based on the floor area (789 square metres) and up to 20 individuals working on site, the parking required for the use would be 7 parking spaces. The site currently contains 64 vehicle parking spaces (see Map II). While the existing place of worship use requires a large number of vehicle parking spaces under the Zoning By-law, the place of worship and manufacturing – light would operate at different times, and so in staff's view the existing parking would be adequate. Nonetheless, staff would note that the Manager of Real Estate is currently working with the property owner on a land swap that would see the eastern portion of the property, where there is an existing watercourse, transferred to the city in exchange for a portion of the City-owned property to the north. This additional land to the north could be used for an expanded parking area in the future should it be warranted.

Engineering & Operations:

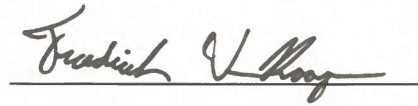
- The Engineering & Operations Department have no concerns with the proposed temporary use variance but note that any changes to municipal water or sanitary services, if required, are to be to the satisfaction of the Director of Engineering & Operations.

RECOMMENDATION:

It is recommended that the application submitted by 12 Neighbours Community Inc. on property located at 140 Clark Street for a one-year temporary use variance to permit a manufacturing – light use at the rear of the existing building be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map III attached to P.R. 14/24 to the satisfaction of the Development Officer;
- b) The temporary use shall expire on April 17, 2025;
- c) The Applicant shall obtain any required permits where required, including but not limited to a building permit; and,
- d) Any changes to municipal water or sanitary services, if required, are to be to the satisfaction of the Director of Engineering & Operations.

Prepared by:

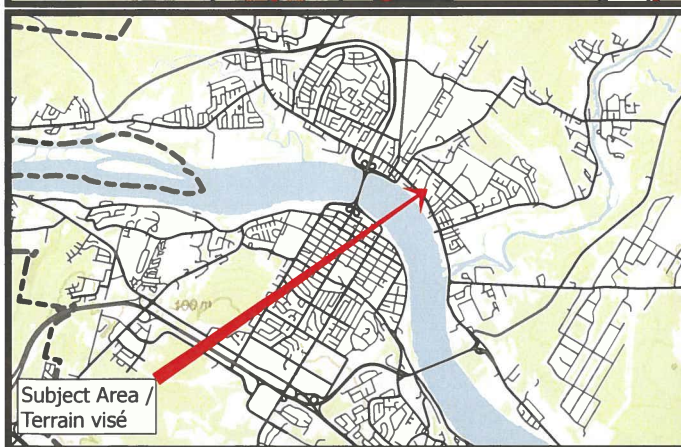
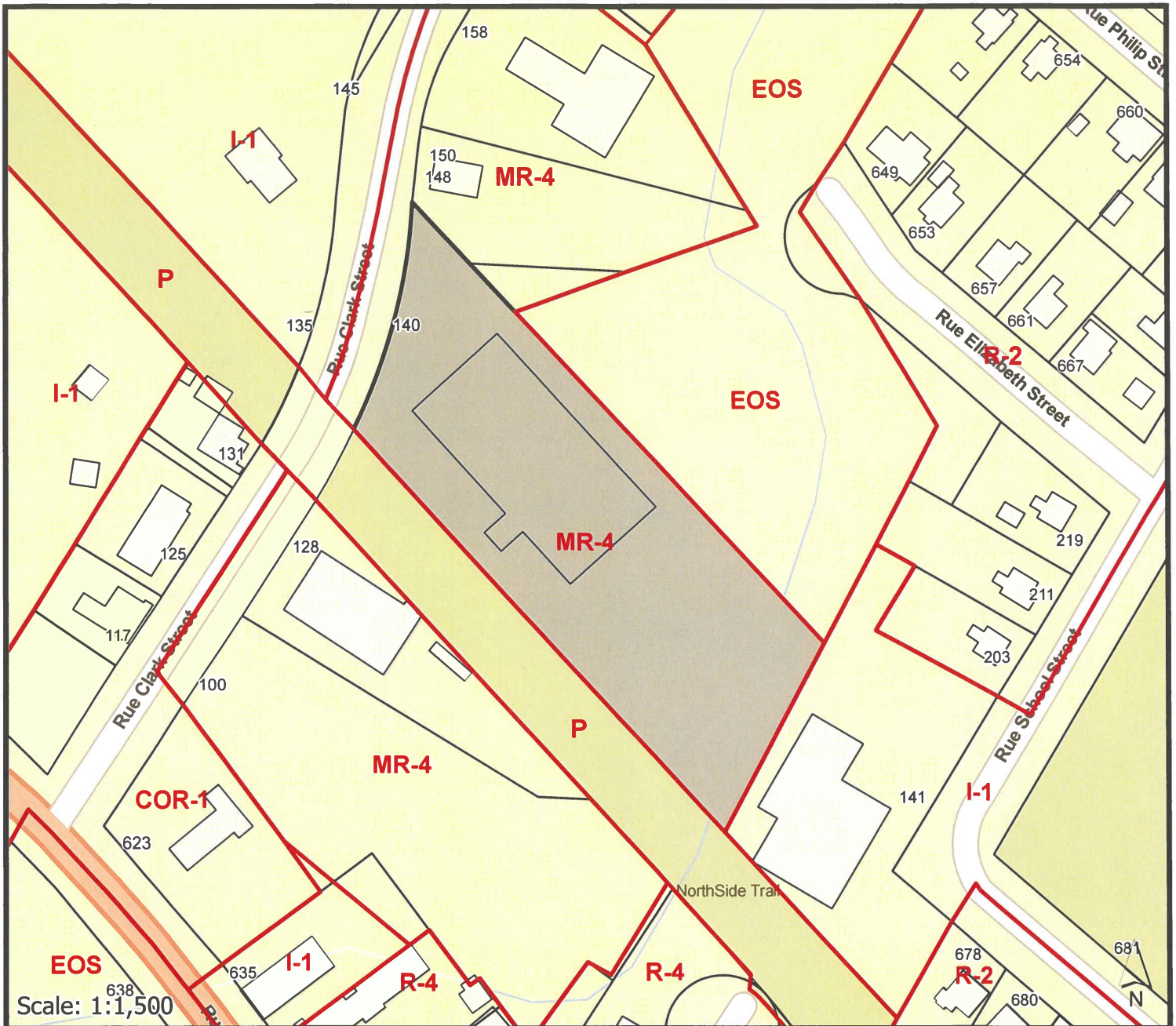
A handwritten signature in black ink, appearing to read "Fredrick Van Rooyen", written over a horizontal line.

Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:

A handwritten signature in blue ink, appearing to read "Marcello Battilana", written over a horizontal line.

Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



 Subject Properties / Propriétés visées

Temporary use variance to permit a manufacturing-light use at the rear of the existing building.

Dérogation temporaire pour permettre un usage de fabrication légère à l'arrière du bâtiment existant.

Fredericton

Community Planning
Planification urbaine

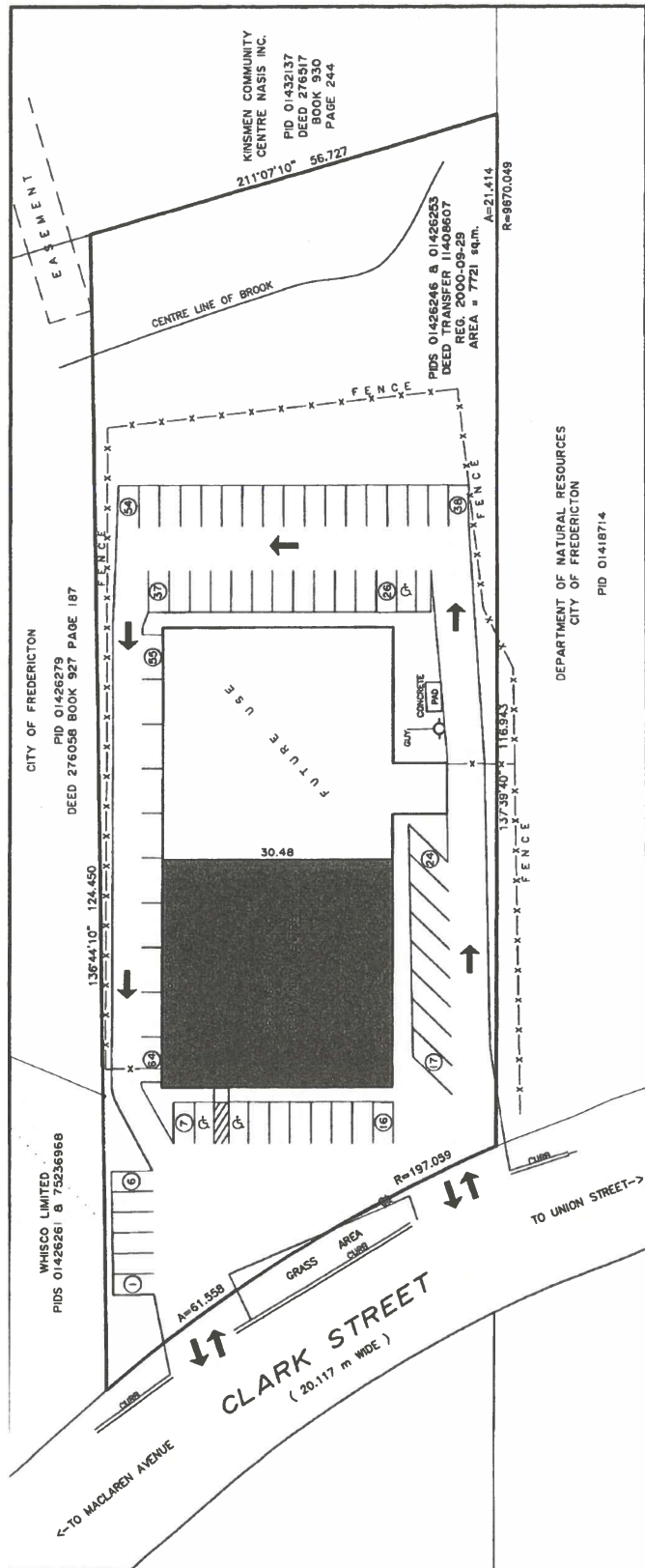
Map \ carte # I

File \ fiche: PR-14-2024

Date \ date: avril \ April 17, 2024

Subject \ sujet: rue 140 Clark Street

12 Neighbours Community Inc.
c/o Marcel LeBrun



Site plan / Plan du site



Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-14-2024

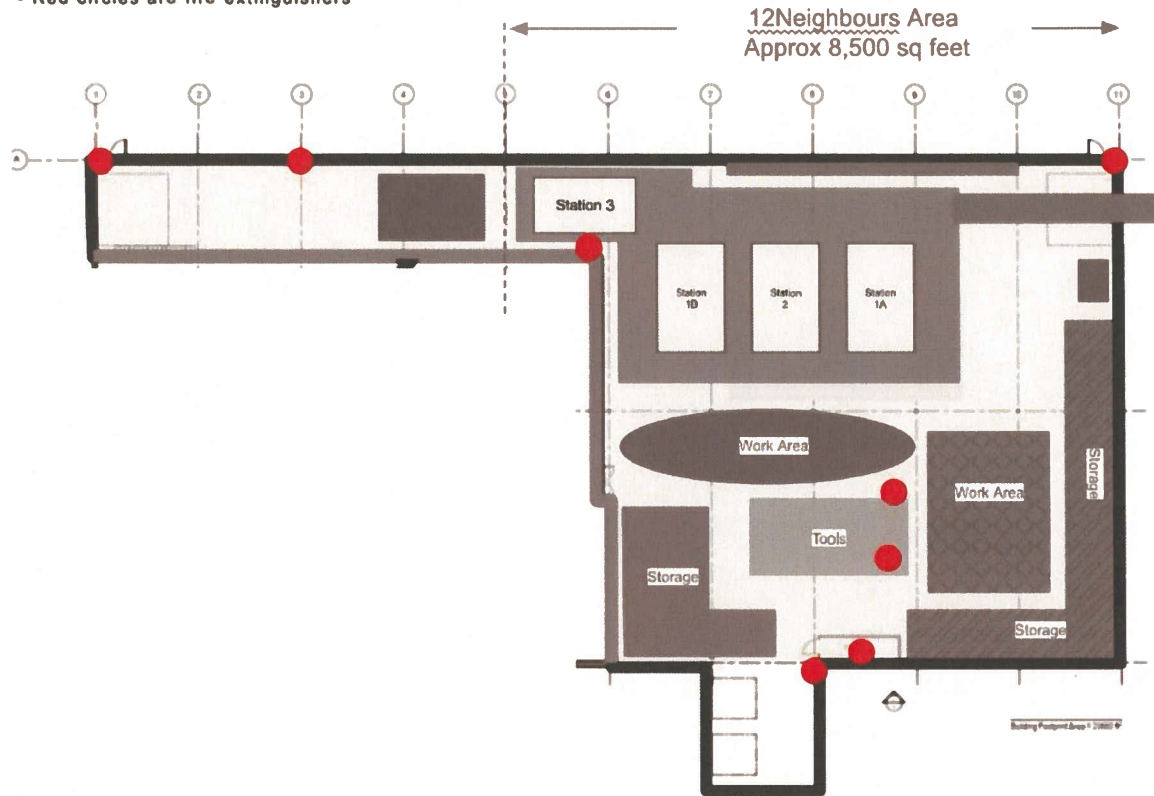
Date \ date: avril \ April 17, 2024

Subject \ sujet: rue 140 Clark Street

12 Neighbours Community Inc.
c/o Marcel LeBrun

140 Clark Street - Warehouse
Interior Layout

- Red circles are fire extinguishers



Floor plan / Plan d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-14-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: rue 140 Clark Street
12 Neighbours Community Inc.
c/o Marcel LeBrun

PLANNING REPORT



PAC – April 17, 2024
File No.: V-8-2024 P.R. No. 16/24

To: Planning Advisory Committee
From: Melisa Tang Choy, Junior Planner
Proposal: Similar Use Variance to permit an education, training and learning centre
Property: **20 Knowledge Park Drive (PID 75353748)**

OWNER: The Greater Fredericton Knowledge Park Inc. (c/o Jeff Thompson)
40 Crowther Ln
Fredericton, NB E3C 2R2

APPLICANT: New Brunswick Department of Education and Early Childhood Development
(c/o Pascal Landry)
250 King Street
Fredericton, NB E3B 9M9

SITE INFORMATION:

Location: Interior lot in Knowledge Park
Context: Commercial and institutional uses, with the Corbett Centre to the north and the John Flemming Forestry Complex to the south
Ward No: 8
Municipal Plan: Business and Industrial
Zoning: Research and Advanced Technology (RT) Zone
Existing Land Use: Office building
Previous Applications: N/A

EXECUTIVE SUMMARY:

The New Brunswick Department of Education and Early Childhood Development (EECD) is looking to relocate the Office of the Superintendent (OTS) and the offices of the Fredericton Education Centre (FEC) to the subject property. These entities provide support, training and professional development opportunities to teaching and school support staff within the Anglophone West School District. Due to increasing student enrollment pressures, their existing locations within schools will be reverted back into classroom space. This would help accommodate up to 480 students across 20 classrooms starting September 2024, which is a critical need. Thus, the EECD is applying for a similar use variance to permit an education, training and learning centre at 20 Knowledge Park Drive, in order to relocate both entities and their respective functions and programs.

A significant component the work of the OTS and of the FEC involves training and professional development for teaching, professional and other staff that service schools across the Anglophone West School District. Staff is of the opinion that the proposed use is in keeping and of similar nature to the education/training uses already permitted in the RT zone, and therefore prepared to support this application subject to terms and conditions. Attached to this report are letters from the Department of Education and Early Childhood Development detailing the proposed use, as well as from the landowner (The Great Fredericton Knowledge Park).

APPLICATION:

Pascal Landry, on behalf of the New Brunswick Department of Education and Early Childhood Development, has made application for a similar use variance to permit an education, training and learning centre in the RT zone on property located at 20 Knowledge Park Drive.

PLANNING COMMENTS:

Proposal:

- Due to increasing student enrollment in schools in the Anglophone West School District, the Department of Education and Early Childhood Development (EECD) has been looking to relocate the Office of the Superintendent (OTS) and the offices of the Fredericton Education Centre (FEC), as they are currently located within schools in the district, which includes the City of Fredericton. Their relocation would revert their former spaces back into classrooms, freeing up space to accommodate up to 480 students across 20 classrooms in the school district. The subject property was the only space identified by the EECD to be able to meet all their education, training and operational needs within the City of Fredericton, and that would be ready to be leased for occupancy by September 2024.
- The OTS and the FEC provide services and support to the entire Anglophone West School District. A significant component of their work involves training and professional development for teaching, professional and other staff that service schools across the district, all of which are being proposed to take place on the subject property. The activities of the OTS and the FEC range from research and training for educational staff on innovative teaching and learning techniques, to professional development and training for school support staff, including clerical, IT and facilities staff. The Applicant has indicated that the existing parking lot would be able to accommodate bus driver training on the subject property, which would be taking place outside of regular operation hours. Additionally, a variety of programs and supports for students would be coordinated from the site, including life skills instruction and tutoring for newcomers and low-income clients. In particular, the Newcomer Centre would be re-located to the subject property, which provides services and support to newcomers and their families. The facility would also accommodate public meetings of the District Education Council and would be open to community groups that wished to host life skills and tutoring programs. The Applicant has highlighted that having the OTS and the FEC within the same hub would foster staff collaboration and innovation, and thus, enhance students' education outcomes and the quality of service. Further details on the proposed operations of the OTS and FEC are outlined in the attached letter from the EECD.

- The subject property is located within Knowledge Park, and the OTS and FEC would occupy the entire building that was previously home to Skillsoft, an educational technology company. The building has 30,088 ft² (approximately 2,787 m²) of floor area across three floors, which would be able to accommodate nearly 200 employees. As seen on Map IV, the first floor would encompass most of the larger training and meeting spaces, with the subsequent floors being used for training and individual staff space, including meeting rooms and offices (Maps V and VI). All floors would have meeting space for training purposes. There are no exterior changes being proposed on the subject property, with all the changes to the building being internal conversions.
- The general hours operation would be Monday to Friday, 8:15 am to 4:30 pm, with some meetings and training taking place in the evening and weekends.
- Letters from the EEDC and from the property owner, which provide further detail on the proposed use and programs, as well as further rationale for the site selection, have been attached to this report.

Municipal Plan:

- The following policies under the Business and Industrial land-use designation in the *Imagine Fredericton: The Municipal Plan* are pertinent:
 - The Background section for the Business and Industrial land-use designation notes that “the City will continue to encourage flexibility in terms of land use within the Business and Industrial Designations”.
 - Section 2.21(38) is to “encourage development of a high-quality business and industrial area on lands north of Knowledge Park Drive, in co-operation with the university of New Brunswick.”
 - Section 2.2.1(39) notes that “Knowledge Park will continue to foster growth in the research and advanced technology sectors”.
- A major component of the OTS and the FEC involves professional and curriculum development, as well as training to achieve innovation in teaching and learning techniques. The proposal is generally consistent with achieving flexibility in land-use within the Business and Industrial designation, which includes education and training uses. Staff believe the proposed education, training and learning components of the OTS and FEC meets this intent. It should also be noted that the recently adopted workforce housing amendments also establishes even more flexibility by introducing a high-density residential option within this designation, and recognises the potential for transition away from the typical “business park” model. Furthermore, staff feel that the proposal is compatible with and can co-exist with no negative impacts on the existing uses in Knowledge Park and is therefore generally consistent with the above policies.
- As an additional note, the COVID-19 pandemic has had a significant impact on places of work, especially for the technology sector, with remote work continuing for many. Staff will continue to evaluate the future viability of the RT zone as the nature and the demand for business and industrial parks continues to change.

Zoning By-law:

- The key uses being proposed would include training, professional development, curriculum development, as well as the coordination of a variety of educational programs of the Anglophone West School District. The RT zone already permits Vocational/Technical School use, which is defined in the Zoning By-law as “a use where training or certification in a specific trade, service or skill is provided.” The RT zone also permits University and College use, which is geared towards higher education and learning. Both uses are included under the Education Group in the comparative use table charts in the Zoning by-law. This acknowledges that the RT zone is not limited to research and advanced technology uses, but also to uses centred on education and training. Although the Vocational/Technical School and University & College uses are geared towards post-secondary education, in this case, the focus is on public school (K-12) education. This qualifies the proposal to be considered as a similar use to the already-permitted uses in the RT zone.
- While the administrative and office space occupies the majority of the second and third floors, the main use of the subject property is related to training, professional and curriculum development, and program coordination, as mentioned previously. The administrative office component is intended to be secondary to the above uses.
- The property owner has indicated that there is sufficient parking on the subject property to accommodate 200 employees, and the overflow parking would be available on adjacent properties at 10 and 30 Knowledge Park Drive. Additionally, bus driver training would potentially be conducted on site outside of regular business hours, for which the existing parking lot would be sufficient to accommodate this. As such, no changes are being proposed to the existing parking lot.
- Surrounding buildings are part of the Knowledge Park business park, and Staff does not expect that the future activity on the site would generate greater land-use impacts than what is already permitted.
- Therefore, Staff is of the opinion that the proposed similar use variance is appropriate in this case and the use meets the intent of the Zoning By-law. The proposed use is similar in nature and compatible with the education and training-related uses already permitted in the RT zone and should not adversely impact surrounding land uses. Based on this, Staff recommendation is in support of the proposal, subject to terms and conditions.

Access and Servicing

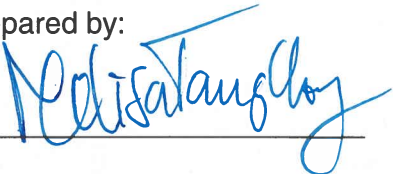
- Engineering and Operations have no concerns with the proposal.

RECOMMENDATION:

It is recommended that the application submitted by Pascal Landry, on behalf of the Department of Education and Early Childhood Development for a similar use variance to permit an education, training and learning centre in the RT zone on property located at 20 Knowledge Park Drive be approved subject to the following terms and conditions:

- a) The location of the education, training and learning centre site be developed substantially in accordance with Map II attached to P.R. 16/24 to the satisfaction of the Development Officer;
- b) A building permit be issued prior to any construction; and,
- c) Any new signage to be subject to Section 6 of Zoning By-law Z-5.

Prepared by:

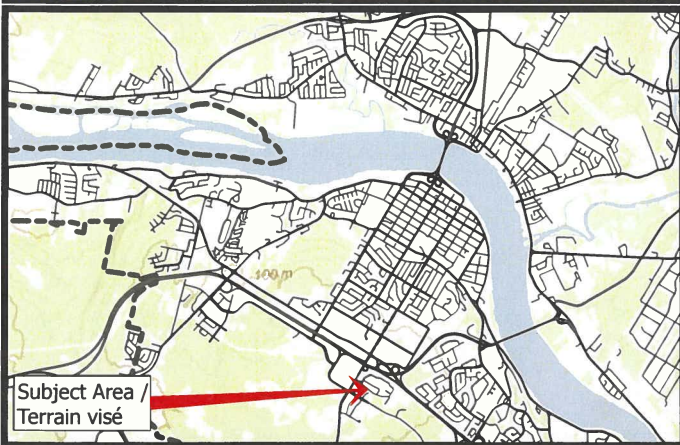


Melisa Tang Choy, Junior Planner
Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



■ Subject Properties / Propriétés visées

Similar Use Variance to permit an education, training and learning centre to accommodate the relocation of the Office of the Superintendent and the Fredericton Education Centre in the Research and Technology (RT) zone. Dérogation d'usage similaire afin de permettre l'aménagement d'un centre d'éducation, de formation et d'apprentissage en vue du déménagement de l'Office of the Superintendent et du Fredericton Education Centre dans la zone de recherches et technologies avancées (RT).

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-16-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: promenade 20 Knowledge Park Drive
Department of Education and Early Childhood
Development (c/o) Pascal Landry

LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  OTHER PROPERTY BOUNDARY

Reference:

DATA OBTAINED FROM AVAILABLE INFORMATION LICENCED UNDER THE GEONB OPEN DATA LICENCE. IMAGE DATE 2020.



Site plan / Plan du site



Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-16-2024

Date \ date: avril \ April 17, 2024

Subject \sujet: promenade 20 Knowledge Park Drive
Department of Education and Early Childhood
Development (c/o) Pascal Landry



Knowledge Park Drive (South) / promenade Knowledge Park (Sud)



Southwest / Sud-ouest



East / Est



North / Nord



Parking north / stationnement nord

Site photos

Fredericton

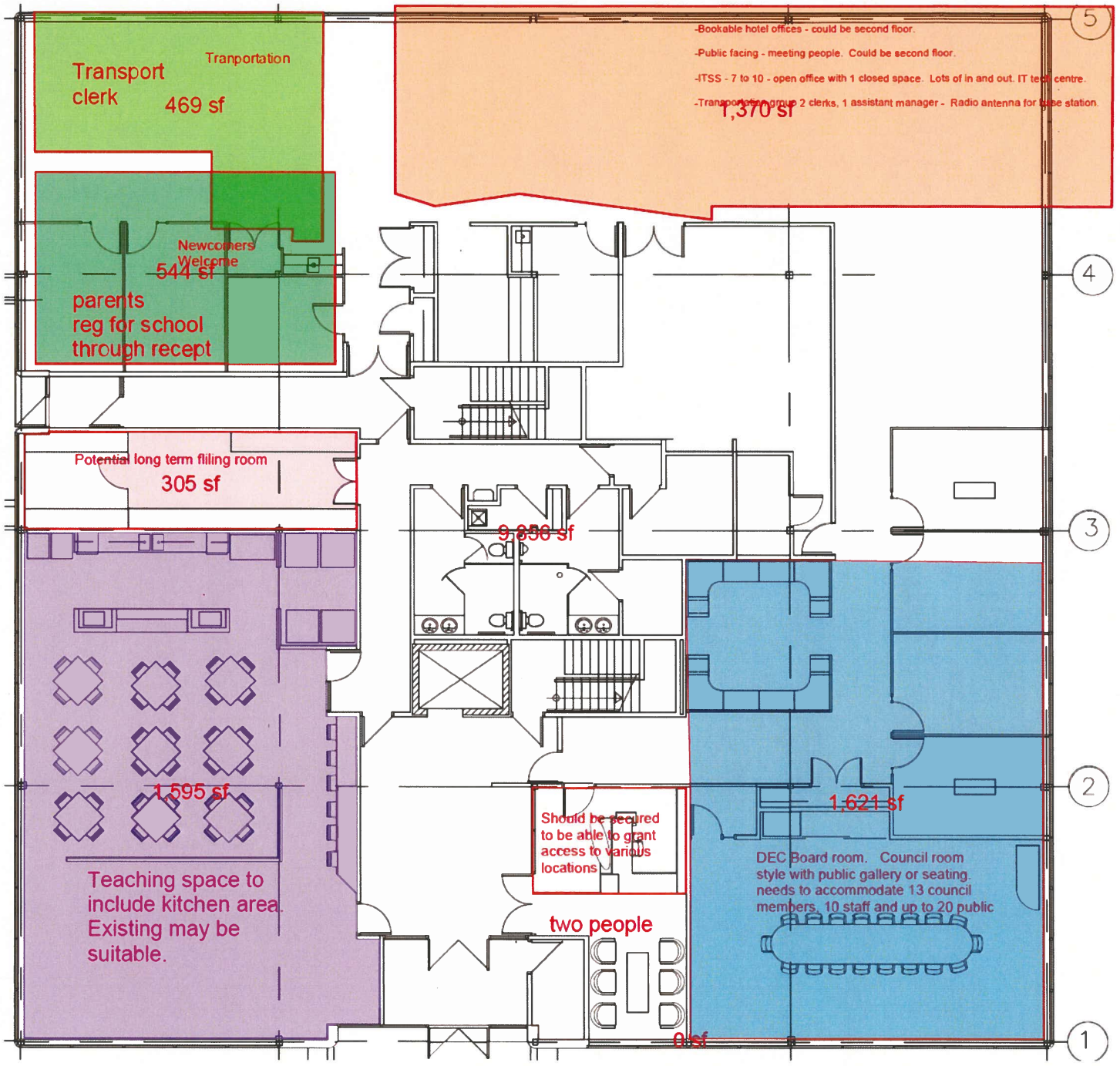
Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-16-2024

Date \ date: avril \ April 17, 2024

Subject \ sujet: promenade 20 Knowledge Park Drive
Department of Education and Early Childhood
Development (c/o) Pascal Landry



First floor / Premier étage



Floor plans / Plans d'étage

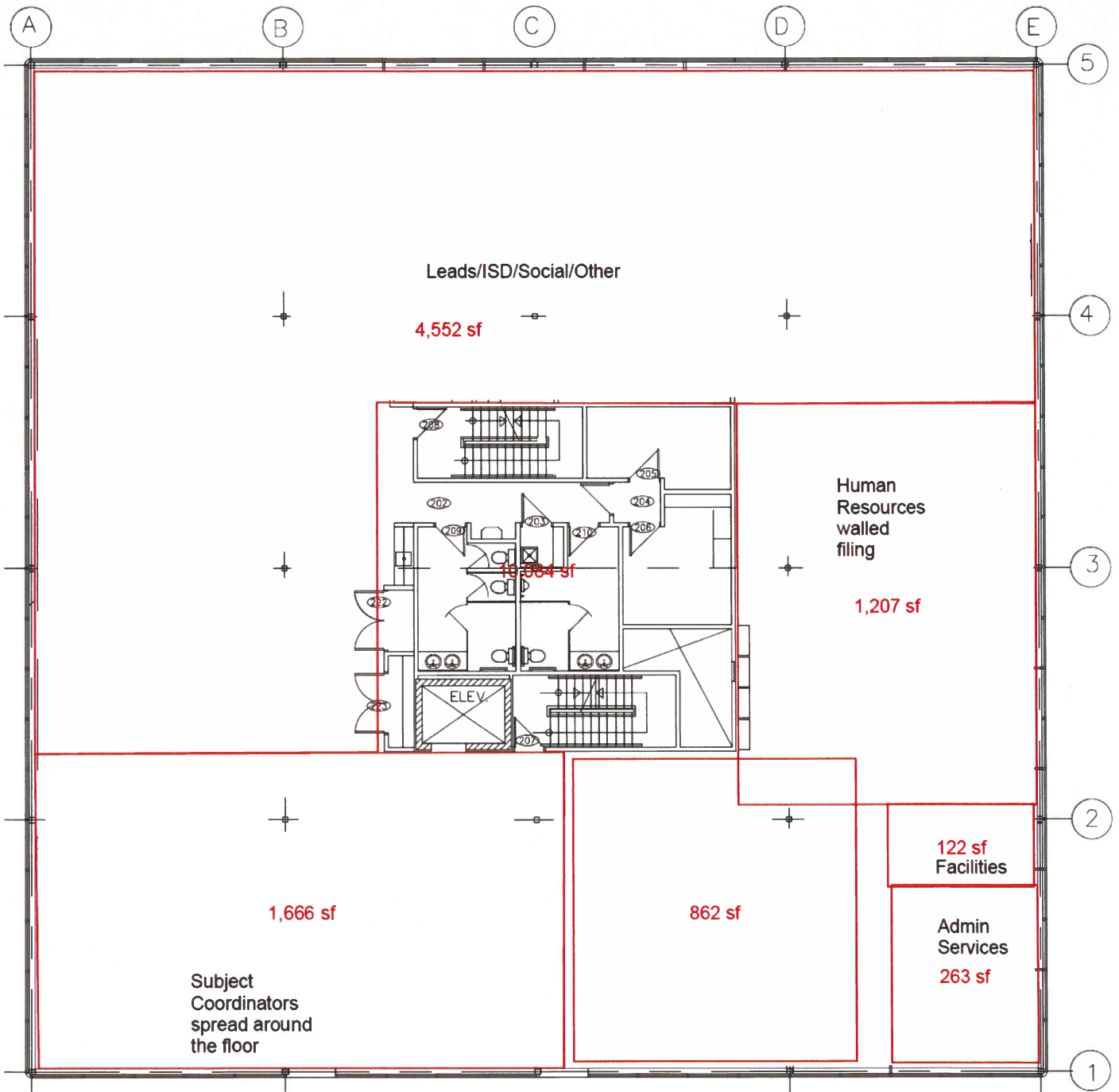


Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-16-2024
Date \ date: avril \ April 17, 2024
Subject \ sujet: promenade 20 Knowledge Park Drive
Department of Education and Early Childhood
Development (c/o) Pascal Landry

-Fredericton ED Centre Floor

-Subject coordinators - 10



Second floor / Deuxième étage



Floor plans / Plans d'étage

Fredericton

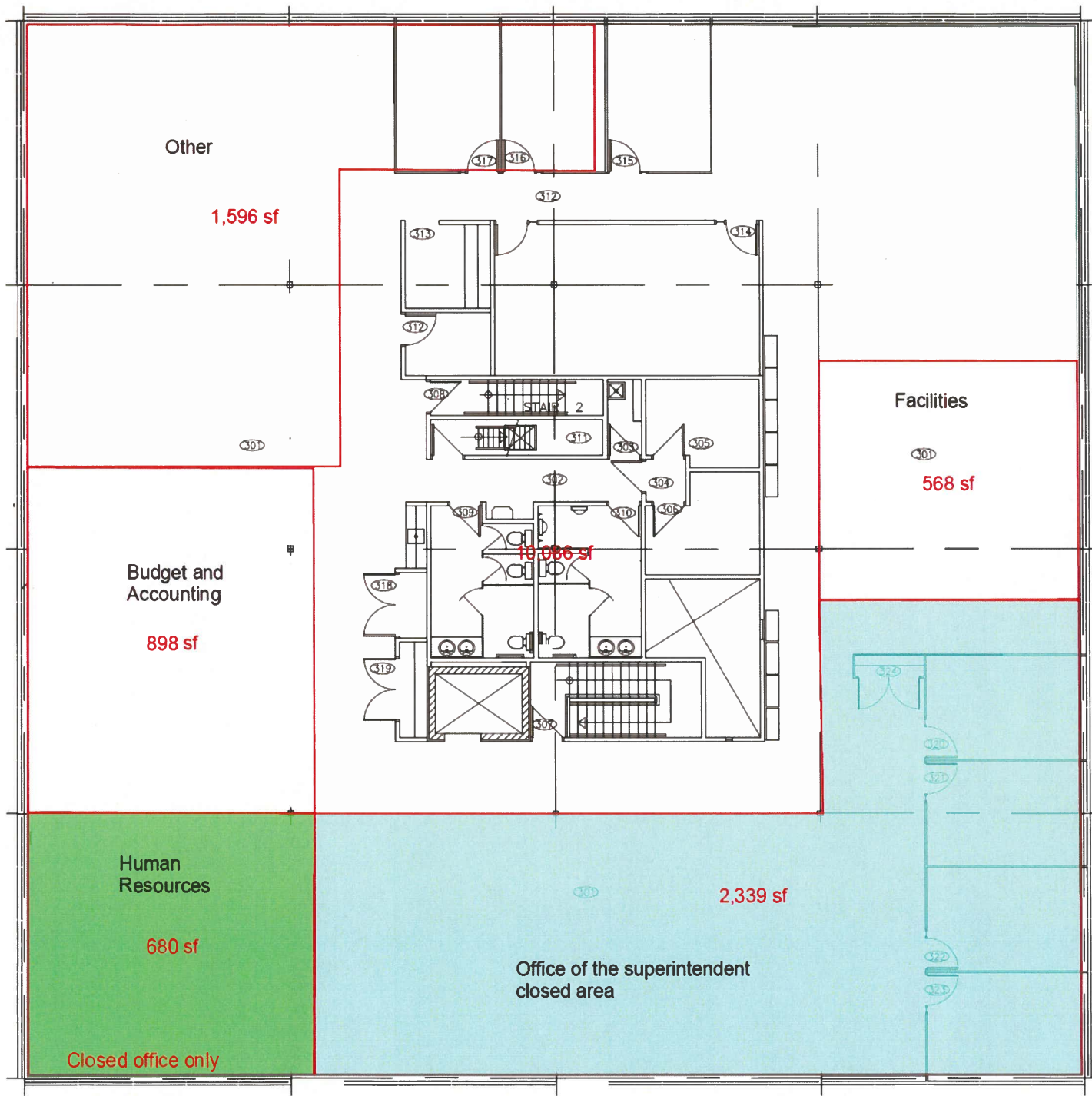
Community Planning
Planification urbaine

Map \ carte # V

File \ fiche: PR-16-2024

Date \ date: avril \ April 17, 2024

Subject \ sujet: promenade 20 Knowledge Park Drive
Department of Education and Early Childhood
Development (c/o) Pascal Landry



Third floor / Troisième étage

Floor plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # VI
 File \ fiche: PR-16-2024
 Date \ date: avril \ April 17, 2024
 Subject \sujet: promenade 20 Knowledge Park Drive
 Department of Education and Early Childhood
 Development (c/o) Pascal Landry

March 14, 2024

City of Fredericton
Planning Advisory Committee (PAC)
397 Queen Street
Fredericton, NB
E3B 1B5

RE: Variance request for 20 Knowledge Park Drive, Fredericton NB, E3C 2P5

The Department of Education and Early Childhood Development is requesting the City of Fredericton to approve a variance request for 20 Knowledge Park Dr. to allow the Anglophone West School District to move the Office of The Superintendent (OTS) currently situated in Fredericton High School (FHS) and the offices of the Fredericton Education Center (FEC) currently located in multiple schools including Fredericton High School, Priestman Elementary School (PSES), George Street Middle School (GSMS), and New Maryland Elementary School (NMES) to 20 Knowledge Park Drive in the former Skillsoft Building as this was the only building identified in the city of Fredericton that could accommodate nearly 200 employees and the unique business requirements for the school district.

Facing student enrolment pressures in the City of Fredericton, the move to 20 Knowledge Park Dr. will permit office space in schools such as FHS, PSES, GSMS and NMES to be turned back into classrooms to support growth in the student enrolment for the 2024-2025 school year. The move will help to accommodate up to 480 future students in 20 classrooms in these schools starting in September 2024.

The new facility will permit the creation of space to support the adult community with life skills instruction primarily, but not limited to, low-income clients and new commers, foster collaboration and innovations in new learning technics and curriculum development, and support professional development of teaching staff in one location. This will benefit the community with social adaptation skills as well as developing innovative education model delivery.

Sincerely,



Pascal Landry
Infrastructure Program Manager/Gestionnaire de programmes d'infrastructure
Educational Facilites and Pupil Transportation/Installations éducatives et transport scolaire

Cc: Jeff Thompson – CEO Knowledge Park



March 27, 2024

City of Fredericton
Planning Advisory Committee (PAC)
397 Queen Street
Fredericton, NB
E3B 1B5

RE: Variance request for 20 Knowledge Park Drive, Fredericton NB, E3C 2P5

To support the Department of Education and Early Childhood Development variance request for 20 Knowledge Park Dr., please accept the following detailed descriptions:

Office of the Superintendent

The Office of the Superintendent houses the senior management staff and management staff that provide services to all of ASD-W. Services include: educational staff, human resources, budget and accounting, facilities and transportation. While there are operational responsibilities, it is also incumbent upon staff from the Office of the Superintendent to provide professional learning as well as serve as leaders in promoting and facilitating professional development for all employees. This takes a tremendous amount of organization, research, and communication. Teaching and learning continuously evolves and requires leaders to stay current with practices and maintain the ability to provide for system learning. Naturally, meeting space is required for the organization and delivery of professional learning and this happens regularly.

The meeting spaces would be used daily for training and meetings for staff. Teachers from all over ASD-W would be invited in on a regular basis to participate in the learning center on the 1st floor. This location would also easily provide for participants to join in virtually for hybrid delivery of professional learning. Often speakers join remotely; the center will help facilitate the delivery of learning.

The Curriculum team meets regularly to work on the curriculum delivery for all schools in ASD-W. Their focus is on implementation of curriculum and provision of supporting resources. Professional learning is a key responsibility for coordinators. A collaborative approach is required, space is needed for organization and planning. Having the coordinators from various learning areas, in the same location as the leads /coaches, will continue to foster rich learning opportunities and cross- curricular delivery of activities.

The Office of the Superintendent provides governance, support, and training to over 3,500 teaching, professional and support staff.

Fredericton Education Centre

Fredericton Education Center (FEC) houses the education center staff responsible for servicing 26 schools in the Fredericton and some surrounding area. Staff included are subject coordinators and educational support services staff, Director of Schools, administrative services staff, facilities staff, transportation staff, and IT staff. The FEC engages in professional learning and training, but with a focus on the Fredericton area staff and schools. This could be a daily occurrence at most, and weekly occurrence at the least. Teaching and learning continuously evolves and requires leaders to stay current with practices and maintain the ability to provide for system learning. This location would also easily provide for participants to join in virtually for hybrid delivery of professional learning. Often speakers join remotely, and the center will help facilitate the delivery of learning.

Professional Development

Professional development for the following would occur on the premises of 20 Knowledge Park: teachers, bus drivers, custodians, manager and assistant managers, clerical training, human resources training, maintenance repairperson training, educational assistant training, senior management training, health and safety training, information systems training, and "other" educational training. Professional development is primarily offered during the regular workday but may, at times, require after-hour sessions for additional learning opportunities such as evenings and Saturday training sessions. Further, a lot of professional learning is offered on weekends and during the summer months. For example, Leadership Modules to support our School and District leaders in acquiring a Principal's Certificate issued by the Office of Teacher, Training for new teachers, and release of new initiatives. Having a location that can support both face to face and virtual participation would be beneficial to the district. HR Systems and Support Leaders will be able to provide training sessions for ASD-W as required with the implementation of new systems. Annual in-person orientation for ASD-W supply teachers.

Having a location that also houses the subject coordinators and leads, lends to frequent collaboration and planning. Further, this would provide for greater cross-curricular work, supportive of the Provincial Holistic Curriculum and shared tenets.

There is a need to invest in teachers that are innovative and willing to go the extra mile to make learning meaningful and exciting for their students. This requires research, professional development, and training in many areas, including technology, on a regular basis during the school year. We are in the midst of a transition to a new Holistic Curriculum in our public education system. This curriculum takes into account so much more than a simple "to do" list for covering topics. Innovation will be critical. A number of the staff are 12-month employees; planning, preparing, facilitating, and delivering professional learning and hosting meetings the entire 12 months.

Weekly usage of the training space would happen as we conduct multiple training sessions every month. The transportation group has a dedicated training coach that is specifically assigned the responsibility for training and coaching school district bus drivers. We also have a health and safety consultant who may support bus drivers as well as various other staff groups. This location would be a hub for training for bus drivers. ASD-W currently employes 265 bus drivers with a

growing number of casual drivers, all require regular training. Similar training programs are conducted with school custodial staff, the facility would be home for initial training and continuous development training for this group.

Adult Program, Life Skill, and community minded uses

The Newcomer Center will move to the facility and be a welcoming location for newcomers to the Fredericton and surrounding areas. Sessions are offered to families who wish to learn more about the education system. Likewise, if there are community groups that wish to secure the location for offering programs such as life skills and tutoring, then that could be considered through our Community use of Schools division. The teaching space with the kitchen facility could be used for this concept as well as any other community use for programming as well. The ASD-W Newcomer center is open 12 months a year. Having a location, climate controlled (outside of a school), will be an asset for 12 month a year staff). Having a location that offers parking and that is on a bus route is beneficial.

District Education Council (DEC) Meeting Room

This space will be used for leadership meetings for Senior Administration, Principals, Vice Principals, Coordinators, Managers and Assistant Managers. It could be added to the Community use inventory and be rented as a space for evening and weekend use if deemed appropriate.

The primary focus for this space will be as for a formal meeting area for the District Education Council with proper space for the public is long overdue. Our DEC is very engaged and would welcome the opportunity to raise the bar in terms of a professional setting to conduct their governance business, both in working session and publicly. This space would also be used for the ASD-W Council of Student Leaders which consists of formal council meetings and incorporates multiple learning sessions from internal and external experts for the benefit of students.

Hours of operation

Regular office hours are Monday to Friday 8:15 AM to 4:30PM
DEC meeting occur twice a month from 6PM to 9PM, one meeting monthly is open to the public.
Evening and Weekend use of the first-floor training facilities may be regularly scheduled.

Sincerely,



Pascal Landry
Infrastructure Program Manager/Gestionnaire de programmes d'infrastructure
Educational Facilities and Pupil Transportation/Installations éducatives et transport scolaire

cc:

Mr. Jeff Thomson, Acting Chief Executive Officer, The Greater Fredericton Knowledge Park Incorporated
Mr. David McTimoney, Superintendent Anglophone West School District



March 15, 2024

City of Fredericton
397 Queen Street
Fredericton, NB
E3B 1B5

Attn: Community Planning Division

Subject: Consent for the Department of Education and Early Childhood Development to Lease Space at 20 Knowledge Park Drive

To Whom It May Concern:

I am writing on behalf of The Greater Fredericton Knowledge Park Incorporated regarding the Department of Education and Early Childhood Development (EECD) 's interest in leasing office space at 20 Knowledge Park Drive (PID: 75353748).

We have been apprised of the intentions of the Anglophone West School District to relocate the Office of The Superintendent, currently situated in Fredericton High School and the offices of the Fredericton Education Center (FEC) from multiple schools in the City of Fredericton to 20 Knowledge Park Drive.

We understand that this move is necessary to accommodate student enrollment pressures in the City of Fredericton by relocating nearly 200 employees and repurposing existing offices within schools to, and in some cases, a return to, classrooms. This strategic move will create 20 classrooms for up to 480 students starting September 2024. We commend the foresight in leveraging available resources to optimize educational infrastructure and accommodate the pressing needs of a growing student population in the City of Fredericton.

Furthermore, we are encouraged by the prospect of fostering collaboration and innovation in education by providing a centralized location for administrative functions. In discussions with EECD, we understand the consolidation of offices at 20 Knowledge Park Drive will not only streamline operations but also facilitate the development of new learning techniques, curriculum innovations, support services for students, including newcomers, and provide professional development opportunities for teaching staff. We expect opportunities for collaboration with the University of New Brunswick on researching and developing innovation in education.

After extensive conversations with EECD and the Department of Transportation and Infrastructure, we understand that 20 Knowledge Park Drive was the only building identified in the City of Fredericton that could accommodate nearly 200 employees and their business requirements.

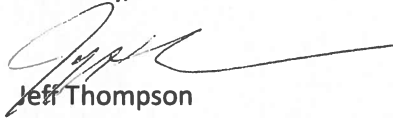
20 Knowledge Park Drive offers 30,088 square feet of office space across three floors that meet EECD's business and space requirements. There is potential to reuse existing fixtures, which will optimize the timeframes for a relocation in the fall of 2024. There is ample parking for staff and visitors, with asphalt paved parking reserved for staff at the rear (north) of the building and visitor parking at the front (south) of the building, with additional parking available in the adjacent buildings at 10 and 30 Knowledge Park Drive via a paved driveway. We have attached various drawings and photos of the subject property to provide additional context.

In granting our consent for the Department of Education and Early Childhood Development to lease space at 20 Knowledge Park Drive, subject to a variance or similar approval from the City of Fredericton, we affirm our commitment to supporting initiatives that enhance educational outcomes and contribute to the social and economic development of the City of Fredericton.

We are confident that this partnership will yield significant benefits for all involved.

Thank you for considering our perspective on this opportunity to support continued growth in the City of Fredericton and innovation in education for a growing and diverse student population.

Sincerely,



Jeff Thompson
Member of the Board of Directors
Acting Chief Executive Officer

The Greater Fredericton Knowledge Park Incorporated
40 Crowther Lane
Fredericton, NB
E3C 0J1

cc: Mr. Pascal Landry, Infrastructure Program Manager / Gestionnaire de programmes d'infrastructure
Educational Facilities and Pupil Transportation / Installations éducatives et transport scolaire

att.: Subject Property – 20 Knowledge Park Drive (Drawings and Photos)

20 Knowledge Park Drive

Murray, Elizabeth

From: Amy Ross
Sent: Friday, April 12, 2024 9:43 AM
To: PLANNING AND DEVELOPMENT; Jeff Yerxa
Subject: PAC April 17, 2024 - opposition letter
Attachments: PAC April 17th 2024_signed.pdf

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Hello,

Please see attached letter in opposition to the variance application by the Department of Education on 20 Knowledge Park Drive.

Kind Regards,

Amy Ross

ROSS VENTURES

April 12, 2024

Dear Members of PAC

We are writing to formally contest the similar use variance requested by the Department of Education that is scheduled for discussion at the upcoming Public Advisory Council meeting on April 17th.

We want to begin by acknowledging the need for facilities improvement and simply the need for more space in our schools. Moving the Office of Superintendent from Fredericton High School and the Fredericton Education Offices out of schools and into a shared facility could very well be a wise decision. Our argument is that these administrative offices are not themselves schools and therefore not an appropriate use of the variance.

With that said we want to provide context to our position including an introduction, many of you may be familiar with our company given our long history in Fredericton but for those who are not, Ross Ventures has been in business in the City for more than 50 years and is a second generation family run company that has deep roots in community involvement as well as good corporate citizenship. As a real estate investor and developer we are highly invested in all senses in our City and always take the approach of doing what is fair.

We believe this similar use variance is fundamentally flawed. It does not align with the very specific nature of the bylaws and it goes against the very reason the Research and Advanced Technology zone was created. The RT zone was established in order to allow for specific users of Knowledge Park, namely those in research, advanced technology and development and those secondary to those primary users. Equally as relevant to what it was created for is what it was created to prevent, unfair competition to the real estate investment community by providing government owned and subsidized office space to users that would otherwise go to other parts of the City, ideally downtown.

While vocational and technical schools are among the permitted uses in the RT zone, the proposed variance seeks administrative offices for a provincial education department. We believe this to be a weak argument for similar use and goes against the very reason the zone was created in hopes a hub for technology firms would be established, otherwise a publicly funded office park had been developed that competed with local and national companies alike.

Since the development of the Knowledge Park there have been rules and processes in place to ensure office users were relevant to research and technology and not simply government or other administrative offices that do not meet the long established criteria to occupy space in the park. The flexibility on these rules has long been a concern of our company, since the very inception of the park, among our attempts to address this concern was a letter sent to the City of Fredericton in 2021 (included in the appendix). We believe this letter provides very relevant context to the question before PAC today, particularly the worsening financial situation of Knowledge Park Inc and the repercussions of the development of the Cyber building. There are political factors at play that want to see these buildings occupied in order to avoid severe financial consequences and make the assets saleable and financeable.

Granting a land use variance for one government department may temporarily alleviate occupancy issues, but we believe it will only prolong and exacerbate the underlying problems. Ever since the pandemic, there has been an abundance of underutilized office space in North America. Other urban centres have seen these assets converted into much needed multi-residential spaces with a focus on middle to lower income families known as workforce housing. We had hoped to have the opportunity to explore the possibility of assisting with a conversion to attainable workforce residential given the tremendous shortage in Fredericton and across the country. We believe residential is the best long term



use for the underperforming commercial assets. This may very well be one of the few opportunities to introduce this type of housing in a developed area with facilities such as grocery, pharmacy, medical care, and other essential services all within walking distance. While Ross Ventures does not seek to acquire these assets, we are willing to lend our expertise to investigate this feasibility.

The question before PAC on April 17th is not whether alternative facilities exist for the Department of Education. However, we wish to highlight that there is a tremendous amount of office space readily available in our City. The attached 3rd party office space survey from Turner Drake indicates a total vacancy of 210,000 sq ft in central Fredericton. Our inquiries have identified at least three downtown options (none in our portfolio) that meet the space criteria for the applicant, underscoring the availability of viable alternatives outside the proposed variance. The City Centre Plan that was commissioned by the City specifically states the need to encourage office space to remain in the downtown core. We believe this to be an essential part of maintaining a vibrant core to the City, a benefit to all who live and work here.

We thank you for your consideration and time on this matter.

Ross Ventures Leadership Team

Amy Ross *Jeff Gerka*

ROSS VENTURES

Ross Ventures 2021 Letter

As developers, we have significant concerns about the past on ongoing activities of Knowledge Park. As you know, Knowledge Park was developed under circumstances that would have been impossible with a private sector developer. Vacant buildings were built with loan guarantees from the Provincial Government since these buildings did not qualify for traditional financing due to the lack of pre-leasing. This immediately caused an oversupply of office space in the market, essentially killing any opportunity for private sector development. The case was made by the City of Fredericton, one of the three founding partners of Knowledge Park, that these buildings did not compete with the private sector. That they were there to foster new and upcoming businesses in the technology sector with very little resources or operating history that the private sector would not be interested in renting to. It was said that these businesses would eventually grow into productive economic contributors and ultimately help fill private sector buildings.

However, the competition with the private sector began almost immediately. Knowledge Park Inc. showed little regard for the promises made to the private sector and began signing on any tenant that they could. Even removing established tenants from existing downtown private sector buildings to fill their own buildings.

A practice that continues to this day.

Recently, Knowledge Park has expanded their asset base with the addition of the "Cyber Building". This building was again built under special circumstances using public money. An opportunity that has never been made available to a private sector developer. Obviously, the

various levels of government are not able to make the same concessions and subsidies to private developers without going through a public procurement process. To my knowledge, such a process for these types of opportunities has never occurred. It's only through Knowledge Park's beneficial ownership structure and association with Provincial and Municipal governments that these policies could be circumvented.

We wanted to learn more about Knowledge Park, in hopes of better understanding the threat that it poses to the private sector and possibly propose a more cooperative structure that would allow us to feel confident in continuing to invest in the Great Fredericton Area.

It's our current understanding that although titles of the assets lie with Knowledge Park Inc., beneficial ownership of the organization still remains with the founding partners, The City of Fredericton, The Town of Oromocto, and the Village of New Maryland. Since municipal governments are clearly public entities, we expected the financial and corporate information of Knowledge Park Inc to be public as well. We were surprised to find that there was virtually no information on these matters easily accessible. As such, on December 20th, 2021, we requested the information from the Board Chair, Aimee Foreman. The Chair then redirected our request to the Executive Director, Larry Shaw who informed us on December 21st, 2021, that Knowledge Park was a private corporation and did not share financial or corporate information.

This causes us great concern. Three municipalities having beneficial ownership of a private corporation that accesses tens of Millions of dollars of public money to finance projects that are deemed unfinanceable by the lending institutions with absolutely no transparency to the public is a major contradiction to public policy on various levels.



To this day, we aren't sure why the local governments formed a corporation that directly competes with the private sector real estate sector. But it's not right. Furthermore, it raises many fundamental questions. What other private sector businesses are at risk from the same fate? Is there anything preventing the City from accessing public funds to open restaurants that operate with a distinct advantage over the privately owned ones? Clothing shops? Microbreweries? It may sound outlandish and dramatic to make these comparisons, but it's exactly what's happened to our industry. Other questions relating to public policy must be asked as well. If the Knowledge Park operates as a private corporation and has no accountability to the public, what's preventing the City from converting the rest of their operations to private corporations or even non-profits for the same reason? Water & Sewer? Public Works? Transportation? Where does it end? Why wouldn't a municipality eliminate any need for transparency and accountability to the public using private or non-profit corporations? The answer to that final question is simply "because it's wrong", but that's what's happening at Knowledge Park today.

Unfortunately, what's been done can't be undone. The buildings are there and need to be filled. It's absolutely the biggest blow ever delivered to the Fredericton commercial development community. It's had a bigger negative impact on us than the current COVID-19 pandemic.


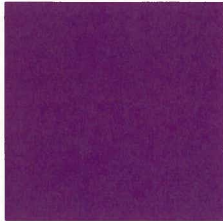
Recognizing that we can't undo the past, we'd like to propose some terms that will allow the Knowledge Park to operate and fill their buildings while minimizing, but not eliminating, the negative impact on the private sector.

First and foremost, we feel that it's imperative that there be a documented agreement that puts a moratorium on any future development of the Knowledge Park. This is without a doubt our would be a publicly funded building built to compete with us, and had we known it, we would not have proceeded. Now that we know it's an ongoing threat, our interest and ability to invest in Fredericton's commercial market has dissipated and we have no choice but to examine other markets for viable opportunities. The harsh truth is that for the private sector to have to compete against government subsidized properties is simply wrong and a huge disincentive to private sector development.

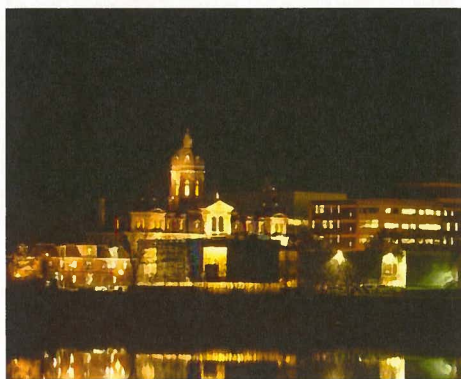
Secondly, we need clarity on the rules for what types of tenants are appropriate for Knowledge Park. We also need a commitment from the City that those rules will be enforced both at the board level as well as the municipal level.

Lastly, we need transparency on what the rules are for Knowledge Park, what their financials look like, where their funding is coming from, and how those funds are being used. We'd like to know how it's decided if a tenant is appropriate for the Knowledge Park or if that tenant would be more appropriate for the downtown. We feel strongly that the best way to accomplish this is to have representation from the commercial real estate development community sit as an active member of the Knowledge Park Inc. board of directors.

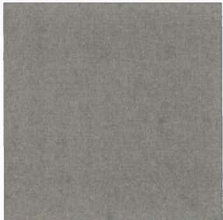
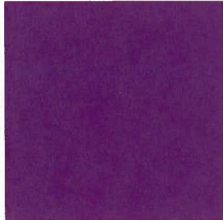

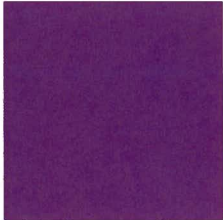
We appreciate your willingness to work with us on this very significant issue and look forward to working together to improve upon the current situation by acting on the necessary steps described above.



MARKET SURVEY NEW BRUNSWICK OFFICES DECEMBER 2023



Survey Scope: 173 office buildings
8,236,717 ft.² of rental office space
expert researchers
3 cities



Real Estate Counsellors, Brokers and Valuers
221-12 Smythe St., Saint John, NB E2L 5G5

Tel.: (506) 634-1811

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E-Mail: tdp@turnerdrake.com

DECEMBER 2023 MARKET SURVEY NEW BRUNSWICK OFFICES

Year at a Glance

	Fredericton	Saint John	Moncton
Office Inventory (ft. ²)	2,425,595	2,479,532	3,331,590
Net Absorption (ft. ²)	11,903	44,552	53,439
Vacancy Rate	17.63%	24.81%	14.31%
Avg. Net Rent/ft. ²	\$14.57	\$13.73	\$14.02
Avg. RTCAM/ft. ²	\$10.49	\$ 8.65	\$10.04
Avg. Gross Rent/ft. ²	\$25.48	\$22.27	\$25.09

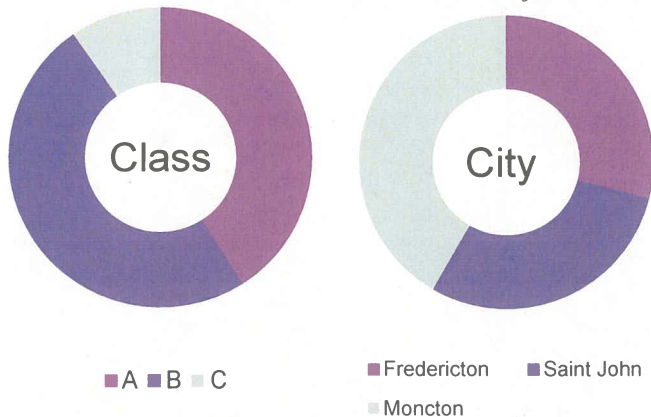
Survey Overview

These surveys included every office building with a total rentable area of 5,000 ft.² or greater, available for rent in the three major cities in New Brunswick: Greater Fredericton, Greater Saint John, and Greater Moncton. A team of trained researchers collected rental, operating expense and vacancy data on 173 buildings with an aggregate rentable area of 8,236,717 ft.², broken down by city as follows:

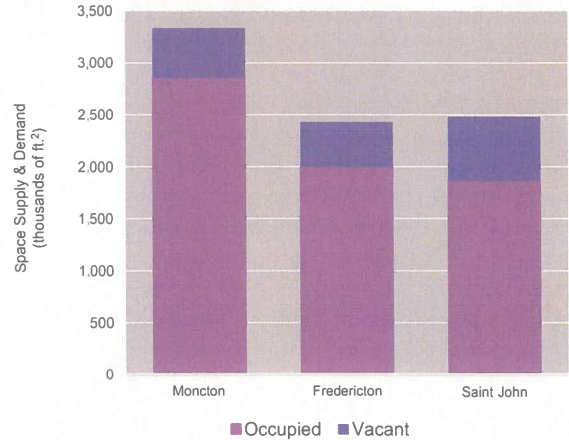
Greater Fredericton: 54 buildings 2,425,595 ft.² GLA
 Greater Saint John: 42 buildings 2,479,532 ft.² GLA
 Greater Moncton: 77 buildings 3,331,590 ft.² GLA

The survey successfully collected information on 89% of the rental stock polled. The results flow from what we believe is the most comprehensive survey of office space ever undertaken in New Brunswick.

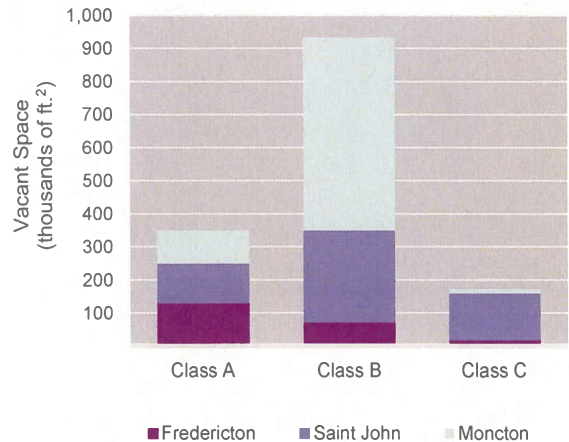
Overall Office Inventory



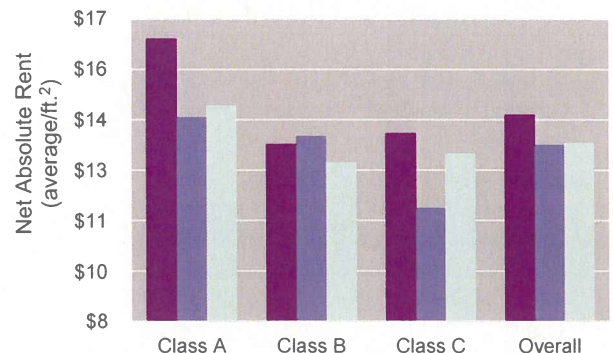
Supply & Demand



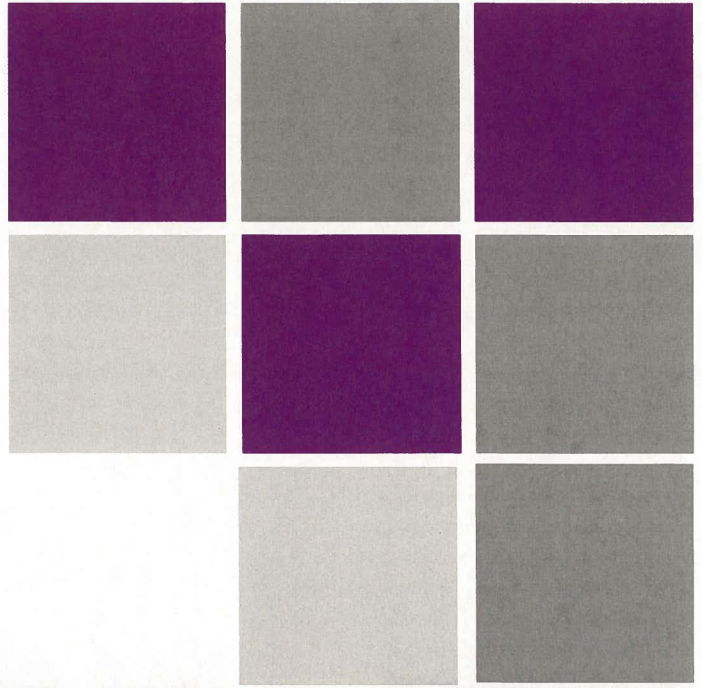
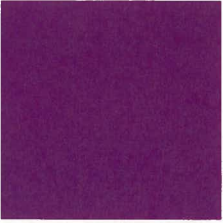
Vacant Space by Class



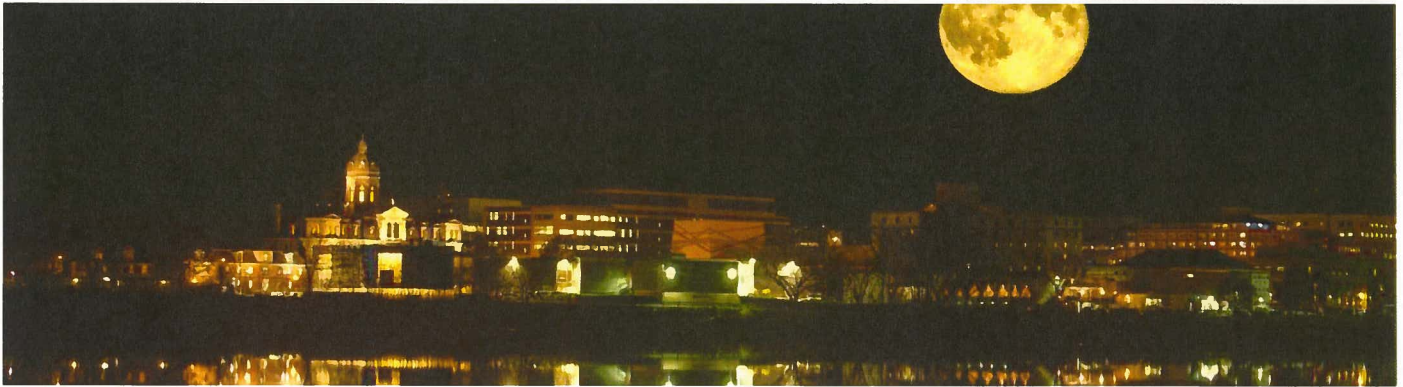
Net Absolute Rent/ft.² by Class



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MARKET SURVEY FREDERICTON OFFICES DECEMBER 2023



Survey Scope:
54 buildings
2,425,595 ft.² of rental office space
expert researchers



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DECEMBER 2023 MARKET SURVEY FREDERICTON OFFICES

Year at a Glance

	2022	2023	Change
Office Inventory (ft. ²)	2,433,286	2,425,595	↓ (7,691)
Net Absorption (ft. ²)	(69,775)	11,903	↑ 81,678
Vacancy Rate	18.38%	17.63%	↓ 0.75 pp
Avg. Net Rent/ft. ²	\$ 14.33	\$ 14.57	↑ 1.67%
Avg. RTCAM/ft. ²	\$ 10.37	\$ 10.49	↑ 1.16%
Avg. Gross Rent/ft. ²	\$ 25.09	\$ 25.48	↑ 1.55%

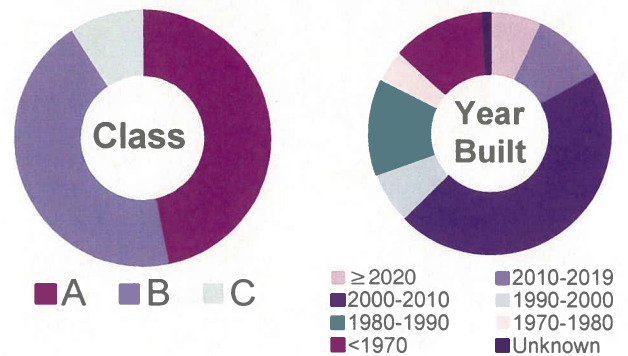
Supply & Demand Overview

The total amount of rentable office space in Greater Fredericton decreased 0.32% over last year. The overall vacancy rate decreased from 18.38% in 2022 to 17.63% in 2023. The key driver of space demand is the growth in the provincial real (deflated) Gross Domestic Product. Our analysis of GDP forecasts anticipate GDP growth of 1.2% in 2024, contributing to an uptick in demand for office space by 0.04%. The vacancy rate is expected to decrease to 17.60%.

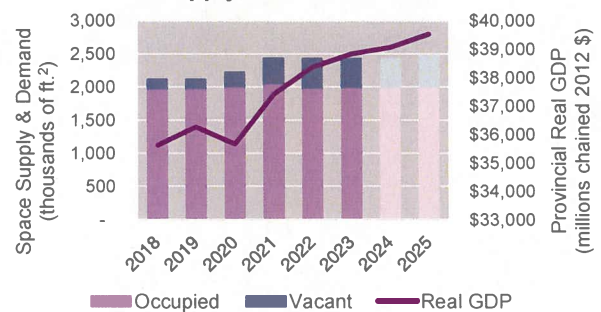
The current vacancy rates by class are: Class A 24.97%; Class B 9.83%; Class C 17.49%; Overall 17.63%. Class A buildings command the highest rents in their community and have distinctive design and lobbies. Class B buildings offer “no frills” modern, air conditioned space. Class C buildings make up the remainder of the office rental market.

Current average net absolute rental rates per square foot are: Class A \$16.64, Class B \$13.67; Class C \$14.12; Overall \$14.57. The vacancy rate and net rental rate are inversely correlated: empirical data indicates that generally a falling vacancy rate portends a rising net rental rate, while a rising vacancy rate indicates that net rental rate increases will moderate or even fall.

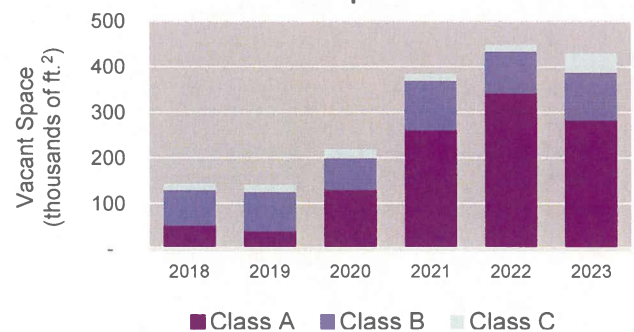
Overall Office Inventory



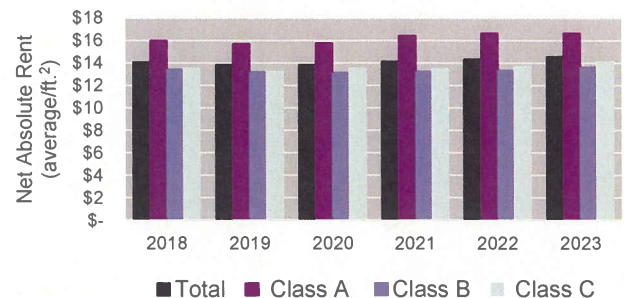
Supply, Demand & GDP



Vacant Space



Net Absolute Rent/ft.²

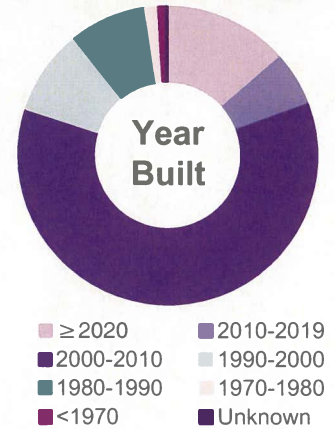
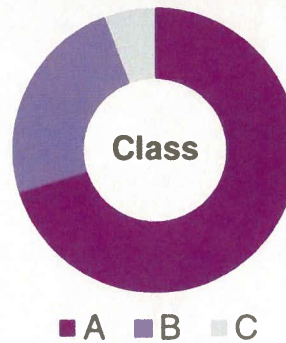


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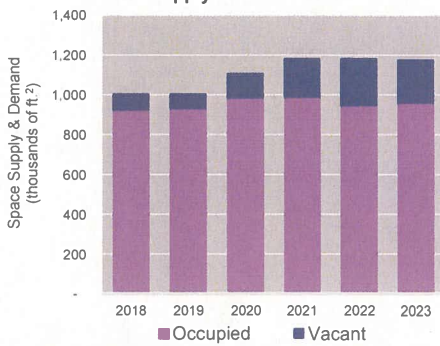
CENTRAL FREDERICTON

Year at a Glance

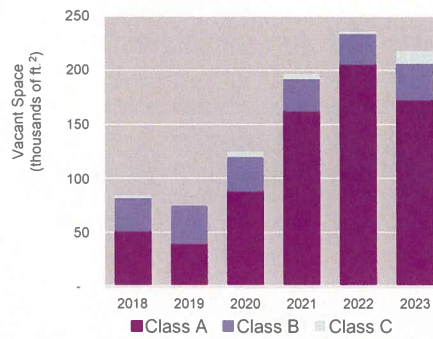
	2022	2023	Change
Office Inventory (ft. ²)	1,181,950	1,176,347	↓ (5,603)
Net Absorption (ft. ²)	(40,017)	12,623	↑ 52,640
Vacancy Rate	19.90%	18.45%	↓ 1.45 pp
Avg. Net Rent/ft. ²	\$ 15.50	\$ 15.65	↑ 0.97%
Avg. RTCAM/ft. ²	\$ 10.00	\$ 9.87	↓ 1.30%
Avg. Gross Rent/ft. ²	\$ 26.17	\$ 26.14	↓ 0.11%



Supply & Demand



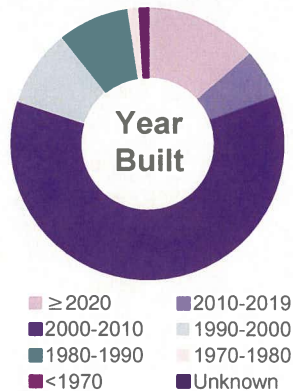
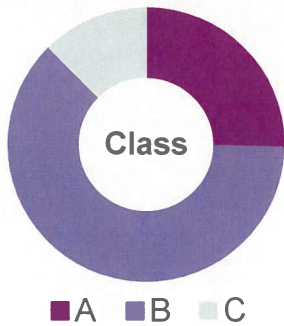
Vacant Space



Net Absolute Rent/ft.²



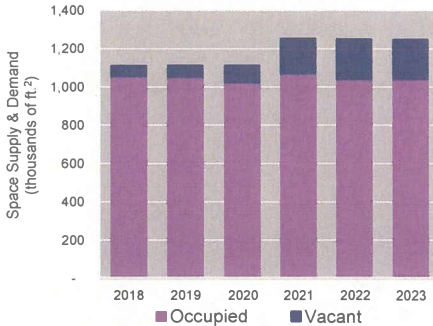
FREDERICTON PERIPHERAL



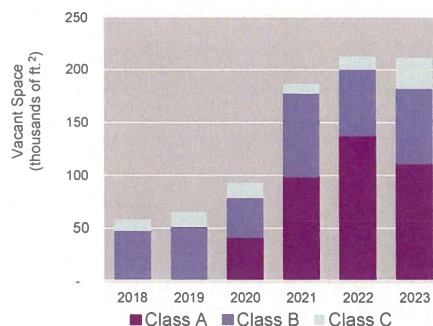
Year at a Glance

	2022	2023	Change
Office Inventory (ft. ²)	1,251,336	1,249,248	↓ (2,088)
Net Absorption (ft. ²)	(29,758)	(720)	↑ 29,038
Vacancy Rate	16.94%	16.86%	↓ 0.08 pp
Avg. Net Rent/ft. ²	\$ 13.75	\$ 14.02	↑ 1.96%
Avg. RTCAM/ft. ²	\$ 10.56	\$ 10.82	↑ 2.46%
Avg. Gross Rent/ft. ²	\$ 24.51	\$ 25.14	↑ 2.57%

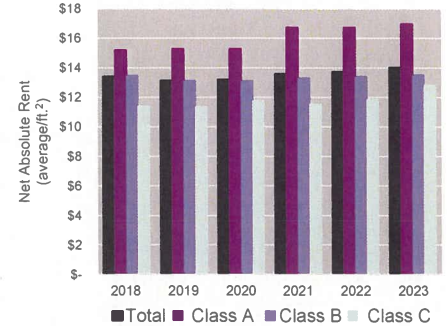
Supply & Demand

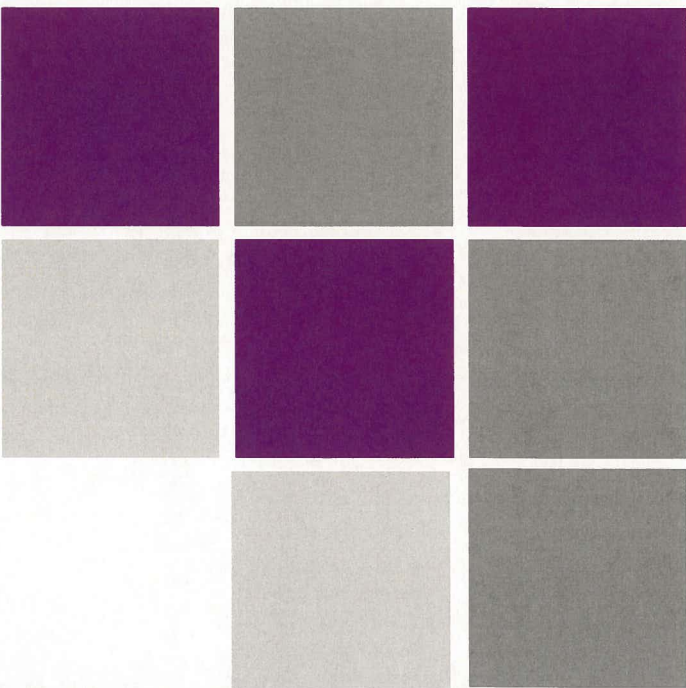
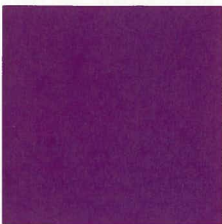


Vacant Space

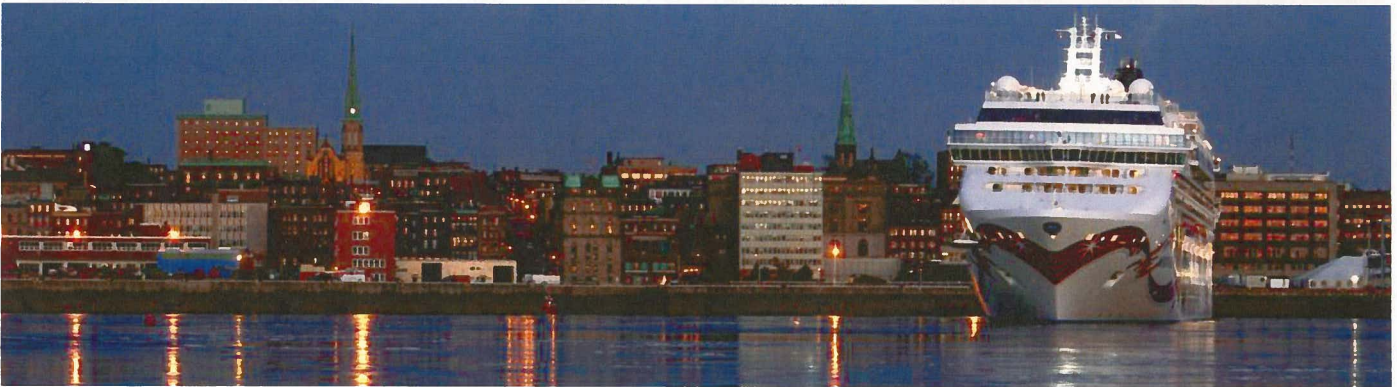


Net Absolute Rent/ft.²





MARKET SURVEY SAINT JOHN NB OFFICES DECEMBER 2023



Survey Scope:

42 buildings

2,479,532 ft.² of rental office space

expert researchers



Real Estate Counsellors, Brokers and Valuers
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E-Mail: tdp@turnerdrake.com



DECEMBER 2023 MARKET SURVEY SAINT JOHN NB OFFICES

Year at a Glance

	2022	2023	Change
Office Inventory (ft. ²)	2,297,316	2,479,532	↑ 182,216
Net Absorption (ft. ²)	(65,551)	44,552	↑ 110,103
Vacancy Rate	20.79%	24.81%	↑ 4.02 pp
Avg. Net Rent/ft. ²	\$13.25	\$13.73	↑ 3.62%
Avg. RTCAM/ft. ²	\$ 8.24	\$ 8.65	↑ 4.98%
Avg. Gross Rent/ft. ²	\$21.16	\$22.27	↑ 5.25%

Supply & Demand Overview

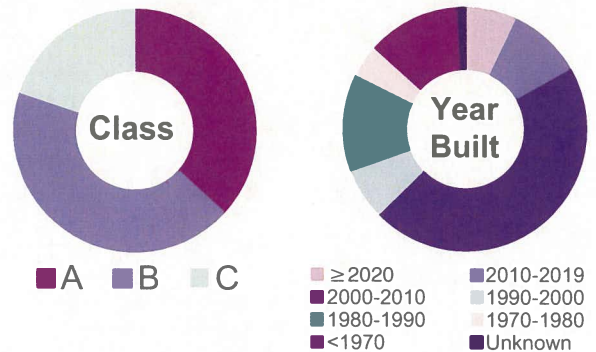
The total amount of rentable office space in Saint John increased 7.93% over last year. The overall vacancy rate increased from 20.79% in 2022 to 24.81% in 2023. The key driver of space demand is the growth in the provincial real (deflated) Gross Domestic Product. Our analysis of GDP projections indicate that 2024 will see GDP growth of 1.2%, with a 0.08% decrease in demand for office space. With some additions to rental supply anticipated in 2024, the vacancy rate is expected to increase to 26.81%.

The current vacancy rates by class are: Class A 20.8%; Class B 24.47%; Class C 32.99%; Overall 24.81%. Class A buildings command the highest rents in their community and have distinctive design and lobbies. Class B buildings offer “no frills” modern, air conditioned space. Class C buildings make up the remainder of the office rental market.

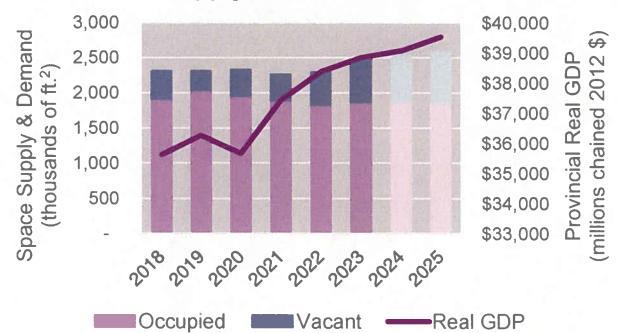
Current average net absolute rental rates per square foot are: Class A \$15.71; Class B \$13.72; Class C \$11.46; Overall \$13.73. The vacancy rate and net rental rate are inversely correlated: empirical data indicates that generally a falling vacancy rate portends a rising net rental rate, while a rising vacancy rate indicates that net rental rate increases will moderate or even fall.

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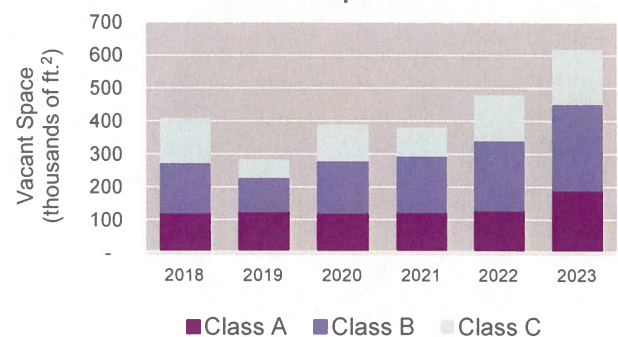
Overall Office Inventory



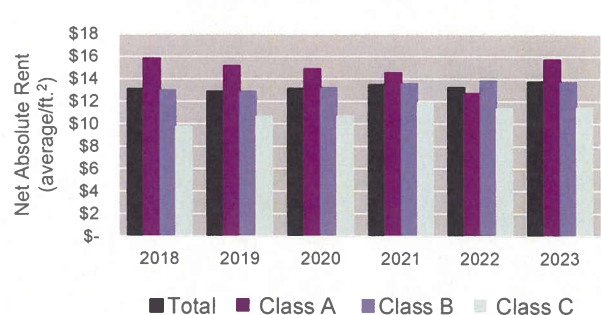
Supply, Demand & GDP



Vacant Space



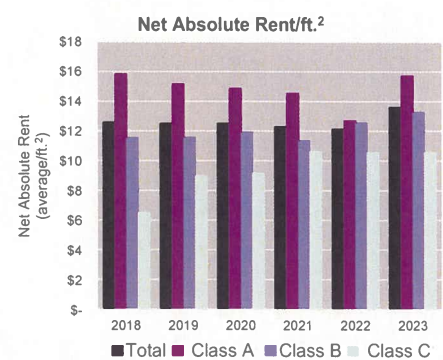
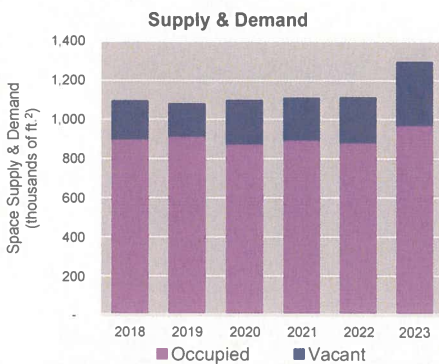
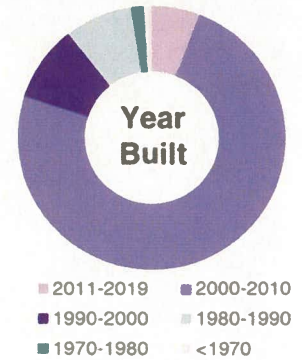
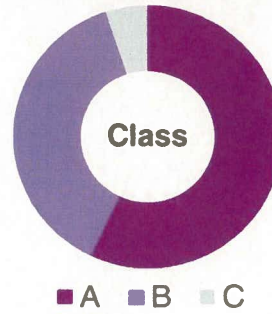
Net Absolute Rent/ft.²



UPTOWN SAINT JOHN NB

Year at a Glance

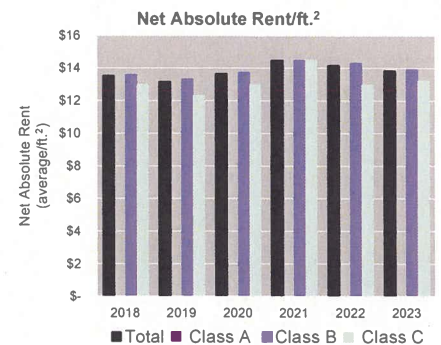
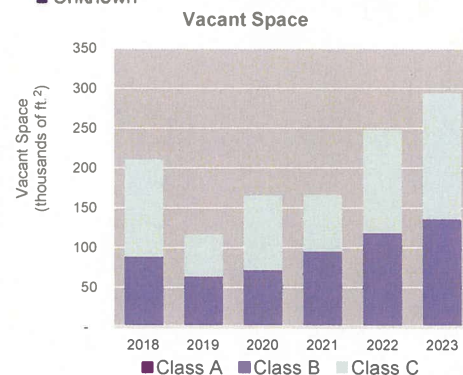
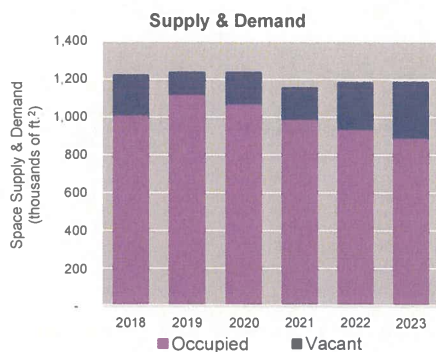
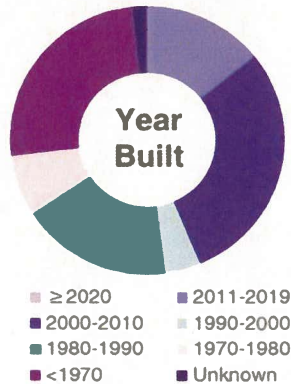
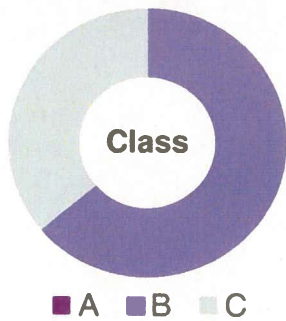
	2022	2023	Change
Office Inventory (ft. ²)	1,113,473	1,294,099	↑ 180,626
Net Absorption (ft. ²)	(12,888)	89,643	↑ 102,531
Vacancy Rate	20.71%	24.85%	↑ 4.14 pp
Avg. Net Rent/ft. ²	\$ 12.15	\$ 13.60	↑ 11.93%
Avg. RTCAM/ft. ²	\$ 8.66	\$ 9.09	↑ 4.97%
Avg. Gross Rent/ft. ²	\$ 20.78	\$ 22.87	↑ 10.06%



PERIPHERAL SAINT JOHN NB

Year at a Glance

	2022	2023	Change
Office Inventory (ft. ²)	1,183,843	1,185,433	↑ 1,590
Net Absorption (ft. ²)	(52,663)	(45,091)	↑ 7,572
Vacancy Rate	20.86%	24.77%	↑ 3.91 pp
Avg. Net Rent/ft. ²	\$14.19	\$13.86	↓ 2.33%
Avg. RTCAM/ft. ²	\$ 7.88	\$ 8.23	↑ 4.44%
Avg. Gross Rent/ft. ²	\$21.50	\$21.63	↑ 0.60%





MARKET SURVEY MONCTON OFFICES DECEMBER 2023



Survey Scope:

77 buildings

3,331,590 ft.² of rental office space

expert researchers



Real Estate Counsellors, Brokers and Valuers
221-12 Smythe St., Saint John, NB E2L 5G5

Tel.: (506) 634-1811

Internet: www.turnerdrake.com

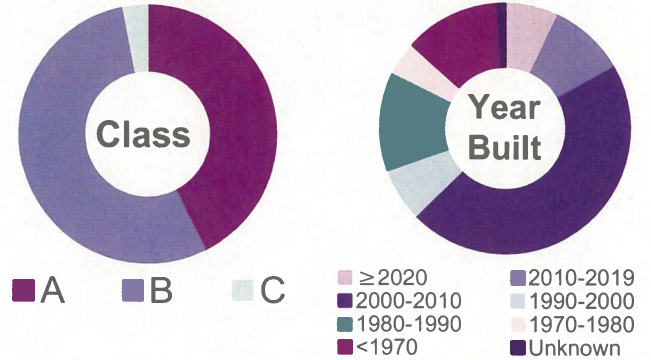
E-Mail: tdp@turnerdrake.com

DECEMBER 2023 MARKET SURVEY MONCTON OFFICES

Year at a Glance

	2022	2023	Change
Office Inventory (ft. ²)	3,288,726	3,331,590	↑ 42,864
Net Absorption (ft. ²)	55,421	53,439	↓ (1,982)
Vacancy Rate	14.82%	14.31%	↓ 0.51 pp
Avg. Net Rent/ft. ²	\$13.48	\$14.02	↑ 4.01%
Avg. RTCAM/ft. ²	\$ 9.52	\$10.04	↑ 5.46%
Avg. Gross Rent/ft. ²	\$23.96	\$25.09	↑ 4.72%

Overall Office Inventory



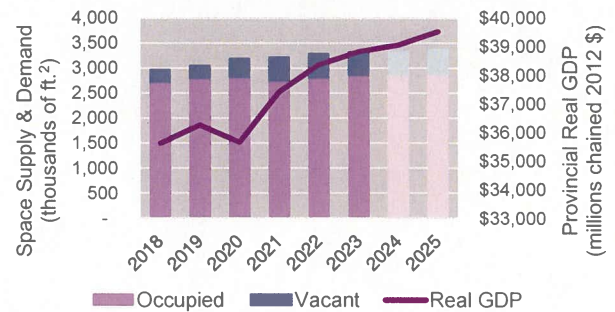
Supply & Demand Overview

The total amount of rentable office space in Greater Moncton increased 1.30% over last year. The overall vacancy rate decreased from 14.82% in 2022 to 14.31% in 2023. The key driver of space demand is the growth in the provincial real (deflated) Gross Domestic Product. Our analysis of GDP projections indicate that 2024 will see GDP growth of 1.2%, with an increase in demand for office space of 0.17%. The vacancy rate is expected to decrease slightly to 14.17%.

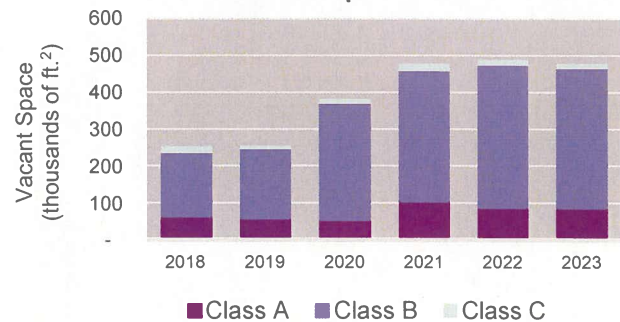
The current vacancy rates by class are: Class A 5.97%; Class B 21.08%; Class C 21.08%; Overall 10.55%. Class A buildings command the highest rents in their community and have distinctive design and lobbies. Class B buildings offer “no frills” modern, air conditioned space. Class C buildings make up the remainder of the office rental market.

Current average net absolute rental rates per square foot are: Class A \$15.40; Class B \$13.52; Class C \$13.00; Overall \$14.02. The vacancy rate and net rental rate are inversely correlated: empirical data indicates that generally a falling vacancy rate portends a rising net rental rate, while a rising vacancy rate indicates that net rental rate increases will be moderate or even fall..

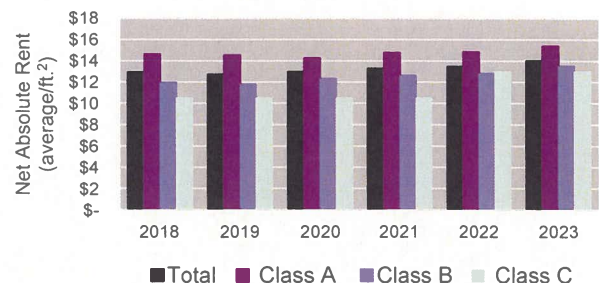
Supply, Demand & GDP



Vacant Space



Net Absolute Rent/ft.²

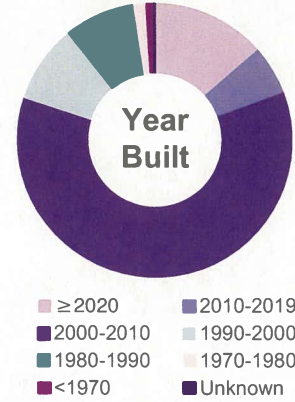
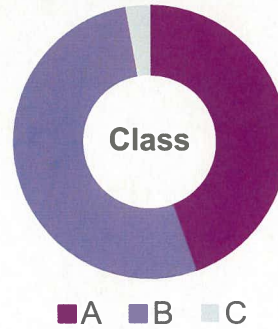


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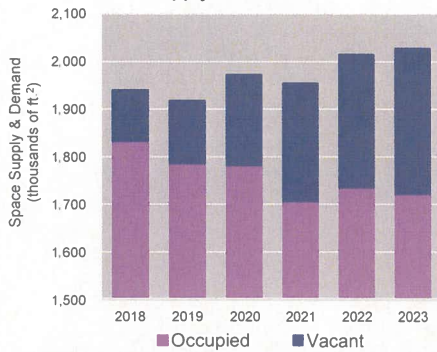
CENTRAL MONCTON

Year at a Glance

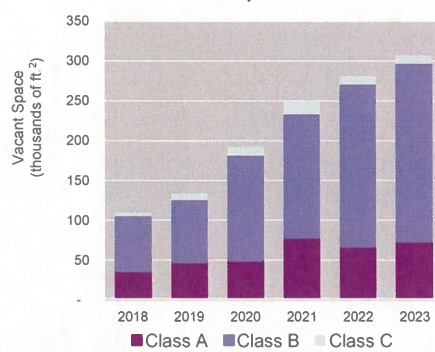
	2022	2023	Change
Office Inventory (ft. ²)	2,015,535	2,028,117	↑ 12,582
Net Absorption (ft. ²)	29,319	(13,782)	↓ (43,101)
Vacancy Rate	13.91%	15.12%	↑ 1.21 pp
Avg. Net Rent/ft. ²	\$13.63	\$14.37	↑ 5.43%
Avg. RTCAM/ft. ²	\$9.18	\$9.68	↑ 5.45%
Avg. Gross Rent/ft. ²	\$24.45	\$25.79	↑ 5.48%



Supply & Demand



Vacant Space



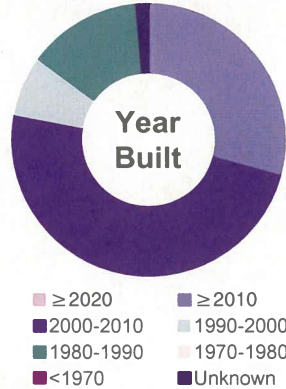
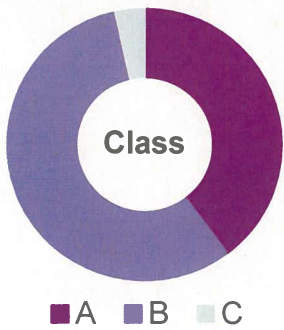
Net Absolute Rent/ft.²



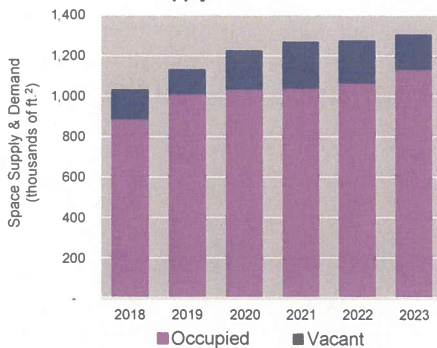
MONCTON PERIPHERAL

Year at a Glance

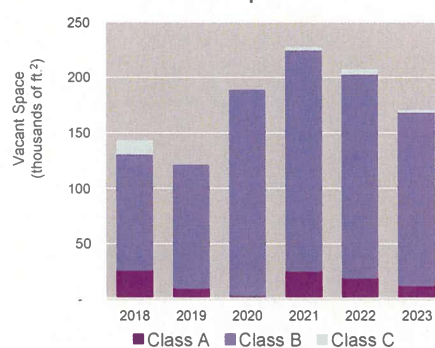
	2022	2023	Change
Office Inventory (ft. ²)	1,273,191	1,303,473	↑ 30,282
Net Absorption (ft. ²)	26,102	67,221	↑ 41,119
Vacancy Rate	16.26%	13.05%	↓ 3.21 pp
Avg. Net Rent/ft. ²	\$13.35	\$13.72	↑ 2.77%
Avg. RTCAM/ft. ²	\$9.90	\$10.44	↑ 5.45%
Avg. Gross Rent/ft. ²	\$23.53	\$24.47	↑ 3.99%



Supply & Demand



Vacant Space



Net Absolute Rent/ft.²



DECEMBER 2023 MARKET SURVEY NEW BRUNSWICK OFFICES

Glossary

Inventory/Supply: The total rentable area of office space in the rental market, occupied or vacant.

Vacancy Rate - The vacancy rate excludes any space available for sub-lease: it is the total amount of space which is vacant and not currently leased.

Absorption - This is the amount of additional space absorbed by the market during that period. It is the incremental market demand.

Building Class:

Office Class - This is the industry definition common to this particular marketplace.

Class A - These office buildings command the highest rents, have “presence” by virtue of their distinctive design and lobbies, are air-conditioned and sprinklered. They are regarded as “prestige” buildings in their marketplace and are usually the most modern buildings. They typically include the leading firms of lawyers and accountants, together with regional or head offices for banks, financial institutions and other major companies, as their tenants.

Class B - These are “second tier” office buildings in terms of rents. They are usually older than Class A buildings and lack “presence”. They are air conditioned and are usually sprinklered. They are regarded as offering modern, but not “prestige” office accommodation in their marketplace. Typically they were built over 20 years ago. Tenants usually include second tier firms of lawyers and accountants, together with a wide selection of private sector companies, provincial and local government agencies.

Class C - These include all office buildings not classed as “A” or “B”.

Class W - Distribution warehouse.

Class F - Flex space. This type of space may be used for retail or office use as an alternative to pure warehousing and is typically located at the entrance to a business park in an area with high traffic exposure.

Income & Expense Data:

Net Absolute Rent - This is often referred to as “AAA” or “Base” rent and does not include Realty or Business Occupancy Taxes, Common Area Maintenance (CAM), or any other services such as Electricity, Cleaning or Heating.

Current Realty Taxes - These are the Realty Taxes (not the Business Occupancy Taxes) currently paid by the Landlord and which are recovered from the Tenant usually as part of the Service Rent.

Current CAM - This is the additional amount recovered by the Landlord from the Tenant to cover the operating and maintenance costs of the building including the tenant suites. Common Area Maintenance (CAM) typically includes fire insurance, repairs and maintenance, cleaning (common areas plus often the tenant suites), electricity (common areas plus often the tenant suites), heating and air conditioning (common areas plus often the tenant suites), water, garbage removal, snow clearing, elevator maintenance, management, security, etc. It, together with the Realty Taxes, is recovered by the Landlord from the Tenant as “Service Rent”, if the Tenant has a “net absolute” lease.

Total Realty Taxes + CAM (RTCAM) - This is the total of the Realty Taxes and CAM, and is often recovered from the tenant as “Service Rent”.

Total Gross Rent - This is the total rent recovered from the Tenant by the Landlord and is the total of the Base (Net Absolute Rent) plus the Service Rent (Realty Taxes + CAM).



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ONE TEAM: SEVEN AREAS OF EXPERTISE

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BROKERAGE



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PLANNING



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- Charlottetown
- Halifax
- Saint John
- Toronto

BUILDING INSPECTION REPORT FOR March 2024

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL (SDD, SDD / APT)</u>				
<u>SINGLE UNITS</u>				
New	5	\$1,435,000	\$1,669,000	\$414,000
Additions	1	\$25,000	\$80,000	\$170,000
<u>TINY / MINI HOMES</u>				
New	2	\$200,400	\$280,800	-
Additions	-	-	-	-
<u>2 UNIT DWELLINGS (DUPLEX, SEMI)</u>				
New	1	\$610,000	\$610,000	\$322,000
Additions	-	-	-	-
<u>BASEMENT APTS</u>				
New	1	\$80,000	\$160,000	\$211,000
<u>TOWNHOUSES</u>				
New	1	\$1,500,000	\$1,500,000	\$5,216,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	-	-	\$4,445,000	-
Additions	-	-	-	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	2	\$5,000	\$8,600	-
Carport/Garage *	-	-	\$60,000	\$95,500
Swimming Pool	1	\$61,000	\$116,000	\$38,000
Deck	1	\$4,000	\$4,000	\$4,000
<u>RENOV/REPAIRS</u>				
	23	\$649,943	\$2,934,695	\$1,640,962
<u>TOTAL RESIDENTIAL</u>		\$4,570,343	\$11,868,095	\$8,111,462

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	1	\$178,500	\$6,437,360	-
Additions	-	-	-	-
Renov/Repairs	13	\$1,129,354	\$7,944,471	\$8,281,498
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	-	-
<u>GOVERN (Mun.)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	-	\$15,000
<u>GOVERN (Fed/Prov)</u>				
New	-	-	\$30,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$2,491,300	\$3,234,940
<u>INSTITUTIONAL</u>				
New	-	-	-	\$130,000
Additions	-	-	-	-
Renov/Repairs	-	-	\$1,296,226	\$107,260
Others	-	-	-	-
<u>DEMOLITION</u>				
	4	-	-	-
TOTALS	56	\$5,878,197	\$30,067,452	\$19,880,160

(10,850,012 March 2023)

DEMOLITIONS

423 Union Street - 4 unit apartment building
250 Main Street - Detached garage
250 Main Street - Single detached dwelling
10 Ruby Street - Single detached dwelling

NUMBER OF NEW DWELLING UNITS

	<u>March 2024</u>	<u>THIS YEAR TO DATE</u>	<u>March 2023</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE UNITS	5	6	1	2
2 UNIT DWELLINGS	2	2	2	3
TINY / MINI HOMES	2	3	0	0
BASEMENT APARTMENTS	1	3	1	2
APARTMENT UNITS	0	27	0	0
TOWNHOUSE UNITS	5	5	20	24
TOTAL	15	46	24	31

NUMBER OF PERMITS ISSUED

<u>BUILDING PERMITS</u>		<u>PLUMBING PERMITS</u>		<u>SIGN PERMITS</u>	
<u>March 2024</u>	<u>TO DATE</u>	<u>March 2024</u>	<u>TO DATE</u>	<u>March 2024</u>	<u>TO DATE</u>
54	131	34	78	8	29

<u>DEVELOPMENT PERMITS</u>	
<u>March 2024</u>	<u>TO DATE</u>
2	4

FEES FOR BUILDING PERMITS ISSUED

<u>March 2024</u>	<u>TO DATE</u>	<u>March 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$49,724.00	\$246,966.00	\$89,182.00	\$163,346.00

FEES FOR PLUMBING PERMITS ISSUED

<u>March 2024</u>	<u>TO DATE</u>	<u>March 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$7,920.00	\$17,630.00	\$10,390.00	\$18,180.00

FEES FOR SIGN PERMITS

<u>March 2024</u>	<u>TO DATE</u>	<u>March 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$975.00	\$3,075.00	\$500.00	\$900.00

FEES FOR DEVELOPMENT PERMITS

<u>March 2024</u>	<u>TO DATE</u>	<u>March 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$100.00	\$300.00	-	-

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>March 2024</u>	<u>TO DATE</u>	<u>March 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$58,719.00	\$267,971.00	\$100,072.00	\$182,426.00

SUBMITTED BY:

APPROVED BY:




March 2024

Permit #	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2024BP0118	Mar-20-24	463 Brookside Dr	Sobeys	Ward 2	Accessory Building	New	\$58.00	\$1,000.00	To install temporary garden center as per previous year submission (May 9th - July 6th, 2024).
2024BP0043	Mar-11-24	362 Victoria St	Tower Engineering Professionals	Ward 10	Apartment Building	Renovation	\$450.00	\$50,000.00	Install 8 rooftop telecom antennas onto existing apartment building as per plans submitted.
2024BP0089	Mar-05-24	50 Boyne Ct	Simpson Building Contractors Ltd.	Ward 8	Apartment Building	Renovation	\$410.00	\$44,600.00	Construct repair to cladding and balcony waterproofing for unit 616 in apartment building as per plans submitted.
2024BP0020	Mar-05-24	20 Trailside Ln	Pimpont Carpentry	Ward 4	Apartment Building	Renovation	\$130.00	\$10,000.00	To replace existing balconies for units #39 & #40 (same size and location as previous) on apartment building as per information submitted.
2024BP0091	Mar-05-24	25 Trailside Ln	Pimpont Carpentry	Ward 4	Apartment Building	Renovation	\$370.00	\$40,000.00	To replace existing balconies for units #53, 54, 56, 57, 65, 66 and 70 (same size and location as previous) on apartment building as per information submitted.
2024BP0097	Mar-12-24	120 Durns Crossing Rd	KWB Construction Ltd.	Ward 8	Apartment Building	Renovation	\$210.00	\$20,000.00	Construct renovation to unit #205 as per plan submitted.
2024BP0099	Mar-26-24	76 River St	Van Wart Management Ltd.	Ward 5	Apartment Building	Renovation	\$114.00	\$7,500.00	Construct ceiling assembly in basement of 4 unit apartment building as per Fire Prevention Order.
2024BP0112	Mar-28-24	190 Saint Mary's St	Winnar Fredrickson	Ward 4	Apartment Building	Renovation	\$162.00	\$13,872.00	Remove all finishes down to framing in apartment 4 (for future renovation) due to fire damage.
2024BP0091	Mar-25-24	423 Union St	Three D Fabrications Ltd	Ward 4	Apartment Building	Demolition	\$50.00	\$0.00	Demolish 4 unit apartment building as per site plan submitted.
2024BP0925	Mar-08-24	79 Riverside Dr	Blair Groceries Ltd	Ward 6	Commercial Building	Renovation	\$130.00	\$10,000.00	Construct repairs to newly constructed canopy on front of commercial building and construct new kitchen in commercial building (design change from 2022BP1075) as per P
2024BP0045	Mar-11-24	195 Main St	Bella State Construction Ltd.	Ward 4	Commercial Building	Renovation	\$770.00	\$90,000.00	Construct renovations to former catering / salon for fit-up of Happy Baker as per plans submitted.
2024BP0053	Mar-11-24	3 Homestead Dr	Charles Youssef	Ward 6	Commercial Building	Renovation	\$130.00	\$10,000.00	Construct new stairwell onto existing Checker Cab building as per plan submitted.
2024BP0059	Mar-19-24	187 Main St	747594 NB Corp	Ward 4	Commercial Building	Renovation	\$250.00	\$25,000.00	Construct renovation to remove load bearing wall on main level and construct fit up for new nail salon in former hair salon as per information submitted.
2024BP0060	Mar-22-24	924 Prospect St	Hexagon Construction Ltd	Ward 9	Commercial Building	Renovation	\$210.00	\$20,000.00	Construct 2 new barrier-free washrooms and new demising wall in basement of commercial building as per plan submitted.
2024BP0068	Mar-08-24	254 Main St	MPM Construction Inc.	Ward 4	Commercial Building	Renovation	\$922.00	\$109,000.00	Construct interior fit up for additional office space for Northside Dental as per information submitted.
2024BP0075	Mar-07-24	435 Brookside Dr	Wall Construction Services	Ward 2	Commercial Building	Renovation	\$4,210.00	\$519,900.00	Construct interior fit-up for new SNB Service Center in unit #30 in Brookside Mall as per plans submitted.
2024BP0083	Mar-13-24	210 Two Nations Cross	Iron Maple Constructors	Ward 4	Commercial Building	New	\$1,482.00	\$179,500.00	Construct phase 1 (foundation only) for new BMO bank as per plans submitted.
2024BP0094	Mar-13-24	74 York St	Eclipse Construction Services Ltd.	Ward 11	Commercial Building	Renovation	\$2,018.00	\$245,954.00	Construct interior fit-up for new "Edward Jones Investment" offices in former "Peter Roberts" clothing store.
2024BP0104	Mar-14-24	459 King St	RW Morton Construction Inc.	Ward 11	Commercial Building	Renovation	\$130.00	\$9,500.00	Construct renovation to remove existing ceiling tile and replace with 2 layers of 5/8" drywall for future expansion of Mill Town Roasters.
2024BP0107	Mar-20-24	519 Beaverbrook Cr	Advanced Cad Services	Ward 10	Commercial Building	Renovation	\$242.00	\$24,000.00	Construct exterior renovation to Advanced Cad Services as per plan submitted.
2024BP0125	Mar-22-24	2365 Woodstock Rd	Go Go Group	Ward 12	Commercial Building	Renovation	\$90.00	\$5,000.00	Remove interior finishes (non-structural) for future fit-up of school space as per floor plans submitted
2024BP0126	Mar-22-24	459 King St	RW Morton Construction Inc.	Ward 11	Commercial Building	Renovation	\$50.00	\$0.00	Construct interior fit-up for expansion of Milltown Roasters as per plans submitted.
2024BP0129	Mar-22-24	72 Lily St	Velma Murray	Ward 12	Deck	New	\$82.00	\$4,000.00	Construct new 12'x19' freestanding deck in rear yard of SDD as per information submitted.
2024BP0120	Mar-28-24	250 Main St	Peters Meat Market	Ward 4	Detached Garage	Demolition	\$50.00	\$0.00	Demolish detached garage as per site plan submitted.
2024BP0085	Mar-13-24	72 Neelie Cr	Maple Leaf Homes Inc.	Ward 6	Mini Home	New	\$696.00	\$80,400.00	Place a new mini home as per information submitted.
2024BP0100	Mar-25-24	20 Feamaley St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	To place a minihome as per plans submitted.
2024BP0133	Mar-28-24	29 Baccroft Dr	Jared Gargano	Ward 12	Pool	New	\$538.00	\$51,000.00	To place a 15' x 32' in-ground pool in the rear yard of SDD as per site plan submitted.
2024BP0086	Mar-22-24	590 Albert St	Habitat For Humanity New Brunswick	Ward 9	Semi Detached	Renovation	\$58.00	\$1,000.00	Design change from 2023BP0527. Construct new ensuite washroom in unit A in new semi detached dwelling as per floorplan submitted.
2024BP0101	Mar-28-24	154 Sarahs Ln	Colpits Developments	Ward 12	Semi Detached	New	\$4,930.00	\$610,000.00	Construct new semi-detached dwelling with unfinished basements, for future subdivision into separate lots, as per plans submitted.
2024BP0672	Mar-20-24	60 Sheffield Cr	Todd Coldwell	Ward 8	Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to existing basement bathroom in SDD including trenching for plumbing.
2024BP0923	Mar-07-24	118 Springhill Rd	Hai & Hammer	Ward 12	Single Detached Dwelling	Renovation	\$1,330.00	\$160,000.00	Construct renovation to SDD as per plans submitted.
2024BP0054	Mar-18-24	29 Abor Dr	Kent Homes	Ward 5	Single Detached Dwelling	New	\$1,650.00	\$200,000.00	Construct new SDD (unfinished basement) as per plan submitted.
2024BP0076	Mar-19-24	320 Gliridge Dr	Platinum East Builders	Ward 1	Single Detached Dwelling	New	\$2,170.00	\$285,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2024BP0078	Mar-25-24	179 Beaconsfield St	Noory Engineering Inc.	Ward 8	Single Detached Dwelling	Addition	\$250.00	\$25,000.00	Construct new basement entry onto SDD and add egress window to basement bedroom as per plans submitted.
2024BP0079	Mar-01-24	5 Independence St	Xolar Inc.	Ward 2	Single Detached Dwelling	Renovation	\$530.00	\$60,000.00	Install roof mounted solar array onto SDD as per information submitted.
2024BP0083	Mar-18-24	123 Garden St	MCL Property Management	Ward 12	Single Detached Dwelling	Renovation	\$690.00	\$80,000.00	Construct basement apartment in SDD as per plans submitted.
2024BP0095	Mar-11-24	99 Bramble Way	Urquhart Construction	Ward 2	Single Detached Dwelling	New	\$2,770.00	\$340,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2024BP0096	Mar-06-24	345 Wemore Rd	Green Light Estimates	Ward 7	Single Detached Dwelling	Renovation	\$234.00	\$22,485.00	Construct renovation to basement of SDD due to water damage as per floor plan submitted.
2024BP0103	Mar-22-24	14 Joelys Way	Derek O'Donnell	Ward 2	Single Detached Dwelling	New	\$2,690.00	\$330,000.00	Construct new SDD with unfinished basement as per plans submitted.
2024BP0105	Mar-25-24	198 Montleith Dr	Vertex Solar Solutions Inc.	Ward 12	Single Detached Dwelling	Renovation	\$306.00	\$32,000.00	To install roof mounted solar array on roof of SDD as per information submitted.
2024BP0108	Mar-13-24	595 Canada St	Target's Windows and Doors	Ward 5	Single Detached Dwelling	Renovation	\$322.00	\$34,000.00	Construct renovation to replace 21 windows (5 br) and 2 doors in SDD as per information submitted.
2024BP0109	Mar-13-24	107 Forestview Cr	Target's Windows and Doors	Ward 1	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Construct renovation to replace 3 windows (no br) and 1 door in SDD as per information submitted.
2024BP0110	Mar-12-24	660 Charlotte St	Target's Windows and Doors	Ward 11	Single Detached Dwelling	Renovation	\$162.00	\$14,000.00	Construct renovation to replace 9 windows (1br) and 2 doors in SDD (none on west facade due to limiting distance).
2024BP0119	Mar-28-24	250 Main St	Peters Meat Market	Ward 4	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish SDD as per site plan submitted.
2024BP0123	Mar-19-24	22 Giles St	Patty Sullivan	Ward 12	Single Detached Dwelling	Renovation	\$274.00	\$28,000.00	Construct renovation to replace 10 windows (4 bedrooms), 3 doors and a portion of the siding on SDD as per plans submitted.
2024BP0127	Mar-18-24	111 Moss Ave	EcoSmart Homes & Renovations	Ward 4	Single Detached Dwelling	Renovation	\$148.00	\$12,000.00	Remove interior finishes to expose foundation in basement for crack repair in SDD for future renovation.
2024BP0128	Mar-26-24	678 Churchill Row	Will McElwain	Ward 11	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Demolish attached shed in rear of SDD as per information submitted.
2024BP0130	Mar-22-24	93 Sakrik Cres	Target's Windows and Doors	Ward 12	Single Detached Dwelling	Renovation	\$330.00	\$35,000.00	Construct renovation to replace 16 windows (3 br) and 6 doors in SDD as per information submitted.
2024BP0131	Mar-26-24	10 Ruby St	Lee Corey	Ward 1	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish SDD.
2024BP0135	Mar-28-24	122 GlenNorth St	Br Max Builders Inc	Ward 2	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct new SDD (finished basement) as per plans submitted.
2024BP0138	Mar-22-24	630 Hanson St	Carl Pond Contracting	Ward 11	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct foundation drainline replacement around SDD
2024BP0144	Mar-26-24	11 Viewpoint Cres	Colpits Developments	Ward 12	Single Detached Dwelling	Renovation	\$186.00	\$16,250.00	Construct renovation to basement of SDD as per plan submitted.
2024BP0098	Mar-11-24	42 Stifford Dr	April Boudreau	Ward 5	Single Detached Dwelling/Apartment	Renovation	\$170.00	\$14,236.00	Construct renovation to replace 13 windows (5 BR) in SDD as per information submitted
2024BP0051	Mar-11-24	475 Neill St	G. George Construction Ltd	Ward 4	Townhouse	New	\$12,050.00	\$1,500,000.00	Construct new 5 unit townhouse (for future subdivision) as per plans submitted.
TOTALS							\$49,724.00	\$5,873,197.00	