

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, May 21, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – March 19, 2025

Regular Meeting – April 16, 2025

Special Meeting - April 30, 2025

2. ZONING APPLICATIONS

2.1 More Housing Options in the College Hill Neighbourhood

- Municipal Plan Amendments & Rezoning

2.2 Sherico Developments Ltd - 642-652 Union Street

- Rezone PID 75511055 from Mixed Use Zone Two (MX-2) to Multi-Residential Zone Two (MR-2); and
- 2.97m front yard setback variance,
- To permit the construction of a 13 unit apartment building.

2.3 North Edge Properties Ltd. - 808 Saint Mary's Street

- Rezone portion of 808 Saint Mary's Street from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.

3. SUBDIVISION APPLICATIONS

3.1 Exp Services Inc. - Shannon Street

- Tentative plan of subdivision to create 5 Residential Mini-Home (RMH) lots on an extension of Shannon Street.

3.2 City of Fredericton - 400-450 Rainsford Lane

- Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477.

4. VARIANCE APPLICATIONS

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for April 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 21 mai 2025, 19 h 00**

Endroit : **salle du conseil municipal et participation via conférence web**

1. **ADOPTION DE PROCÈS-VERBAL**

Séance ordinaire – 19 mars 2025

Séance ordinaire – 16 avril 2025

Réunion extraordinaire – 30 avril 2025

2. **DEMANDES DE ZONAGE**

2.1 Options de Logement dans le Quartier Collège Hill

- Modifications au Plan municipal & rezonages

2.2 Sherico Developments Ltd - 642-652, rue Union

- Rezoner le NID 75511055 de Zone à usages mixtes 2 (MX-2) à Zone multi-résidentielle deux (MR-2).
- Dérogation à la marge de recul de la cour avant de 2,97 m.
- Pour permettre la construction d'un immeuble de 13 logements.

2.3 North Edge Properties Ltd. - 800, rue Saint Mary's

- Rezonage d'une partie du 808 rue Saint Mary's pour la faire passer de Zone d'aménagement différée – Industrielle et commerciale (BI – H) à Zone industrielle commerciale (BI) pour permettre la construction d'un nouvel entrepôt.

3. **DEMANDE DE LOTISSEMENT**

3.1 Exp Services Inc. - Rue Shannon

- Plan provisoire de lotissement en vue de créer cinq lots de maisons préfabriquées mobiles (RMH) dans le prolongement de la rue Shannon.

3.2 Ville de Fredericton - 400-450, allée Rainsford

- Plan provisoire de lotissement visant à ajouter une parcelle de 76 mètres carrés à l'emprise de l'allée Rainsford, à partir d'une portion des NID 01501964 et 01501477.

4. DEMANDE DE DÉROGATION

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois d'avril 2025

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, March 19, 2025, 7:00 p.m.
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard (Chair)
Neill McKay (Vice-Chair)
Councillor Greg Ericson
Councillor Mark Peters
Melissa Dawe
Anna Zalot
Scott McConaghy
Julie Baker

Members Absent: Councillor Margo Sheppard

Staff: Marcello Battilana
Fredrick Vanrooyen
Matthew Robinson
Melisa Tang Choy
Helen Harris
Jody Boone
Bri Benson
Tyson Aubie
Jill Durling
Felix McCarthy
Shasta Stairs
Dane Frenette
Elizabeth Murray

The regular meeting of the Planning Advisory Committee was called to order at 7:00 p.m.

ZONING APPLICATIONS

****DEFERRED** Fox Hill Financial Corp. c/o Nick McCullum - 770 Riverside Drive**

- Rezone from Residential Zone Two (R-2) to Residential Zone Four (R-4) to permit a new four-unit dwelling; and,

- Two 1 space parking variances for the new four-unit dwelling and existing 4-unit dwelling respectively.

710861 NB Inc. c/o David Davis - 378 Woodstock Road

- Rezoning from Residential Zone Two (R-2) to Residential Zone Three (R-3);
- Lot frontage variances; and,
- Tentative plan of subdivision to permit two semi-detached building lots.

Public Hearing

- The applicant David Davis was present to respond to questions
- Brent Jamael – spoke in opposition of the application for 378 Woodstock Road
- Maribeth MacNutt – spoke in opposition of the application for 378 Woodstock Road

Moved by: Councillor Mark Peters

Seconded by: Julie Baker

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, recommending approval of an application submitted by David Davis on property located at 378 Woodstock Road to rezone the property from Residential Zone Two (R-2) to Residential Zone Three (R-3), and lot frontage variances of 2.20m, 2.16m, 2.16m, and 1.22m, subject to terms and conditions.

BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, with respect to an application submitted by David Davis on property located at 378 Woodstock Road for a tentative plan of subdivision to create two Residential Zone Three (R-3) building lots, recommending that the public land dedication be taken in the form of cash.

CARRIED

(Melissa Dawe was not present for the vote)

Belmont Holdings Ltd. c/o Frank Findlay - 1489 Woodstock Road

- Rezoning from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2);
- 3.5 metre lot frontage variance;
- 6.09% (116 square metres) landscaped area variance; and,
- 1.5 metre easterly side yard setback variance,

to permit a two storey 16-unit apartment building.

Melissa Dawe arrived at 7:16 p.m. and was not present for the vote for 378 Woodstock Road

Public Hearing

- The applicant Frank Findlay representing Belmont Holdings was present to respond to questions
- Patricia Dineen spoke in opposition to the application for 1489 Woodstock Road

Moved by: Councillor Greg Ericson

Seconded by: Councillor Mark Peters

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, recommending approval of an application submitted by Belmont Holdings Inc. on property located at 1489 Woodstock Road to rezone from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), 3.5 metre lot frontage variance; 6.09% (116 square metre) landscaped area variance; and, 1.5 metre eastern side yard setback variance; to permit a 16-unit, two-storey apartment building, subject to terms and conditions.

CARRIED

Carle Developments Ltd. c/o Andy Buyting - 611-641 Brookside Drive

- Amend terms and conditions of previous approval related to building design and site layout;
- Previous approval for Phase I included three apartment buildings: a three storey 18-unit apartment building, a three storey 24-unit apartment building, and a four storey 36-unit apartment building (78 total units).
- The current revised proposal is for one three storey 78-unit apartment building.

a) The site be developed generally in accordance with Map II attached to P.R. 15/25 (Phase I), including the execution of an access easement over PID 01489137 for driveway access to Phase I, and Maps III, IV, and V attached to P.R. 80/21 (Phases II-IV) to the satisfaction of the Development Officer.

b) Final building design be generally in accordance with Maps III, IV and V attached to P.R. 15/25 (Phase I) and Map VII attached to P.R. 80/21 (Phases II-IV) to the satisfaction of the Development Officer.

to permit a revised Phase I development that features one three storey 78-unit apartment building.

Public Hearing

- The applicant Andy Buyting representing Carle Developments Ltd. was present to respond to questions

Moved by: Neill McKay

Seconded by: Anna Zalot

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, recommending that the application submitted by Carle Developments Ltd. on property located at 611-641 Brookside Drive to amend previously approved terms and conditions (a) and (b) of By-law Z-5.247, which reads as follows:

a) The site be developed generally in accordance with Maps II, III, IV and V attached to P.R. 80/21 to the satisfaction of the Development Officer.

b) Final building design be generally in accordance with Maps VI and VII attached to P.R. 80/21 to the satisfaction of the Development Officer.

be repealed and replaced with the following terms and conditions:

CARRIED

Pattison Outdoor Advertising c/o Brad Miller - 160 Two Nations Crossing

- Amendment to section 6 of Zoning By-law Z-5 to permit the installation of one electronic billboard with third-party advertising (off-site signage) in the COR-2 zone.

Public Hearing

- The applicant Brad Miller representing Pattison Outdoor Advertising was present to respond to questions

Anna Zalot retired from the Council Chamber at 7:38 p.m. as she declared a conflict of interest in relation to the application for 160 Two Nations Crossing.

Moved by: Neill McKay

Seconded by: Councillor Greg Ericson

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, recommending denial of an application submitted by Pattison Outdoor Advertising for an amendment to 6.3(4)(a)(x) of Zoning By-law to permit the installation of one electronic billboard on property located at 160 Two Nations Crossing.

CARRIED on division

(Councillor Mark Peters voting “nay”)

(Anna Zalot was not present for the vote)

Anna Zalot returned to the meeting at 7:41 p.m.

SurTek Group Ltd. c/o Tod Kierstead - 975 Brookside Drive

- Amendment to repeal and replace Terms and Conditions of By-law Z-2.808; and
- Tentative Plan of Subdivision to create 7 new MR-3 lots, 2 stormwater management lots, 1 park lot and a new public street extension.

Councillor Mark Peters retired from the Council Chamber at 7:43 p.m. as he declared a conflict of interest in relation to the application for 975 Brookside Drive.

Public Hearing

- The applicant Tod Kierstead representing SurTek Group Ltd. was present to respond to questions

Julie Baker asked staff to consider taking the 8% land dedication as cash-in-lieu, which could be used for the future park. She also suggested adding a term and condition requiring the developer to maintain the trail or green space located behind and between the two buildings. Staff agreed to include the additional Term and Condition and to amend the motion.

Moved by: Julie Baker

Seconded by: Anna Zalot

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025 , with respect to an application submitted by Sur Tek Group Ltd., on behalf of 849413 Ontario Ltd., on property located at 975 Brookside Drive, recommending terms and conditions associated with By-law No. Z-2.808, adopted by City Council on June 25, 2012, be amended by repealing conditions (a) through (e), which reads as follows:

- a. **That the site be developed substantially in accordance with Map III attached to Planning Report 53/12 to the satisfaction of the Development Officer;**
- b. **That the Applicant submit a parking and detailed landscaping plan to the satisfaction of the Development Officer;**
- c. **That the designs of the buildings be in general accordance with Maps V and VI attached to PR 53/12 and to the satisfaction of the Development Officer;**
- d. **That a detailed parking plan be submitted generally in accordance with Map IV and to the satisfaction of the Development Officer prior to issuance of a building permit;**
- e. **That a detailed landscaping plan be submitted that includes the use of coniferous and deciduous trees, and of some form of landscaped elements to screen the driveway onto Brookside Drive from the house on the adjacent R-2 lot, all to the satisfaction of the Development Officer and prior to issuance of a building permit.**

and replace those with the following terms and conditions:

- a. **The site be developed generally in accordance with Map III attached to P.R. 18/25 to the satisfaction of the Development Officer;**
- b. **Building designs are generally in accordance with Map IV, V, and VI attached to P.R. 18/25 and to the satisfaction of the Development Officer;**
- c. **Parking plans and detailed landscaping plans are provided to the satisfaction of the Development Officer prior to issuance of a building permit;**
- d. **A 6-foot tall opaque fence along the north property line is provided to the satisfaction of the Development Officer;**
- e. **A private trail is included generally in accordance with Map III attached to P.R. 18/25 to the satisfaction of the Development Officer; and,**
- f. **Access, servicing, lot grading and stormwater management plans are to be to the satisfaction of the Director of Engineering & Operations.**

BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, with respect to an application submitted by Sur Tek Group Ltd., on behalf of 849413 Ontario Ltd., on property located at 975 Brookside Drive, to create 7 Multi-Residential Zone Three (MR-3) lots, 2 stormwater management lots and a new public street, recommending that the location of the public street be approved and that the 8% public land dedication be taken as cash-in-lieu.

CARRIED

(Councillor Mark Peters was not present for the vote)

Councillor Mark Peters returned to the meeting at 7:52 p.m.

SUBDIVISION APPLICATIONS

Hill Bros. Realty Ltd. c/o Scott Hill - Stonehill Lane

- Tentative plan of subdivision to create 38 single detached building lots and 3 semi-detached building lots on an extension of Stonehill Lane and a new public street (Hillshire Way).

Public Hearing

- The applicant Scott representing Hill Bros Realty Ltd. was present to respond to questions

Moved by: Councillor Mark Peters

Seconded by: Julie Baker

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, in relation to an application submitted by Hill Bros. Realty Ltd. for a tentative plan of subdivision to create 41 residential lots on an extension of Stonehill Lane and new public street (Hillshire Way) be forwarded to City Council with a recommendation that the location of the public streets be approved as shown on Map II attached to P.R. 16/25.

BE IT FURTHER RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, in relation to an application submitted by Hill Bros. Realty Ltd. recommending that the street name for the proposed new street within the next phase of residential development in the West Hills subdivision be named “Hillshire Way” as shown on Map II attached to P.R. 16/25.

CARRIED

BUILDING PERMITS

To receive building permits for the month of February 2025

Moved by: Melissa Dawe

Seconded by: Councillor Greg Ericson

That the building permits for the month of February 2025 be received.

ADJOURNMENT

Moved by: Neill McKay

Seconded by: Councillor Mark Peters

That the regular meeting of the PAC be adjourned at 7:57 p.m.

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

PROCÈS-VERBAL D'UNE RÉUNION DU COMITÉ CONSULTATIF SUR L'URBANISME

Date : Mercredi 19 mars 2025, 19 h
Lieu : Salle du conseil municipal et par conférence en ligne

Membres : Rodney Blanchard (président)
Neill McKay (vice-président)
Greg Ericson
Mark Peters
Melissa Dawe
Anna Zalot
Scott McConaghy
Julie Baker

Membres absents : Margo Sheppard

Personnel : Marcello Battilana
Fredrick Vanrooyen
Matthew Robinson
Melisa Tang Choy
Helen Harris
Jody Boone
Bri Benson
Tyson Aubie
Jill Durling
Felix McCarthy
Shasta Stairs
Dane Frenette
Elizabeth Murray

La réunion régulière du Comité consultatif sur l'urbanisme est déclarée ouverte à 19 h.

DEMANDES DE ZONAGE

****REPORTÉE** Fox Hill Financial Corp. a/s de Nick McCullum – 770, promenade Riverside**

- Changement de zonage de Zone résidentielle deux (R-2) à Zone résidentielle quatre (R-4) pour permettre la construction d'un nouvel édifice de quatre unités

- Deux dérogations de stationnement d'un espace chacune, pour le nouvel immeuble de quatre logements et pour l'immeuble existant de quatre logements, respectivement

710861 NB Inc. a/s de David Davis – 378, chemin Woodstock

- Changement de zonage de Zone résidentielle deux (R-2) à Zone résidentielle trois (R-3)
- Dérogations relatives à la façade du lot
- Plan provisoire de lotissement visant à permettre deux lots pour des habitations jumelées.

Audience publique

- Le demandeur, David Davis, est présent pour répondre aux questions.
- Brent Jamael s'oppose à la demande concernant le 378, chemin Woodstock.
- Maribeth MacNutt s'oppose à la demande concernant le 378, chemin Woodstock.

Proposé par : Mark Peters

Appuyé par : Julie Baker

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive par la présente le rapport du Comité consultatif sur l'urbanisme, daté du 20 mars 2025, recommandant l'approbation d'une demande présentée par David Davis concernant l'immeuble situé au 378, chemin Woodstock, afin de faire passer le zonage de la propriété de Zone résidentielle deux (R-2) à Zone résidentielle trois (R-3), ainsi que des dérogations relatives à la façade du lot de 2,20 m, 2,16 m, 2,16 m et 1,22 m, sous réserve de modalités et conditions.

QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, concernant une demande présentée par David Davis pour un plan provisoire de lotissement visant à créer deux lots de construction en Zone résidentielle trois (R-3) sur la propriété située au 378, chemin Woodstock, et recommande que la cession de terrain public soit effectuée sous forme de contribution monétaire.

ADOPTÉ

(Melissa Dawe n'est pas présente au moment du vote)

Belmont Holdings Ltd. a/s de Frank Findlay – 1489, chemin Woodstock

- Changement de zonage de Zone résidentielle deux (R-2) à Zone multifamiliale deux (MR-2)
- Dérogation de 3,5 mètres à la façade du lot
- Dérogation de 6,09 % (116 m2) à la superficie aménagée en espaces verts
- Dérogation de 1,5 mètre au retrait latéral du côté est, afin de permettre la construction d'un immeuble d'habitation de deux étages comptant 16 logements

Melissa Dawe arrive à 19 h 16 et n'est pas présente lors du vote concernant le 378, chemin Woodstock.

Audience publique

- Le demandeur, Frank Findlay, représentant de Belmont Holdings, est présent pour répondre aux questions.
- Patricia Dineen s'oppose à la demande concernant le 1489, chemin Woodstock.

Proposé par : Greg Ericson

Appuyé par : Mark Peters

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive par la présente le rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, recommandant l'approbation d'une demande présentée par Belmont Holdings Inc. concernant la propriété située au 1489, chemin Woodstock, afin de faire passer le zonage de la propriété de Zone résidentielle deux (R-2) à Zone multifamiliale deux (MR-2) et d'accorder une dérogation de 3,5 mètres à la façade du lot, une dérogation de 6,09 % (116 m2) à la superficie aménagée en espaces verts et une dérogation de 1,5 mètre au retrait latéral est afin de permettre la construction d'un immeuble résidentiel de deux étages comprenant 16 logements, sous réserve de conditions.

ADOPTÉ

Carle Developments Ltd. a/s d'Andy Buyting – 611-641, promenade Brookside

- Modifier les conditions de l'approbation précédente en lien avec la conception de l'édifice et l'aménagement du site.
- L'approbation antérieure pour la phase I prévoyait trois immeubles résidentiels : un immeuble de trois étages comptant 18 logements, un

immeuble de trois étages comptant 24 logements, et un immeuble de quatre étages comptant 36 logements (pour un total de 78 logements).

- La proposition révisée actuelle prévoit un seul immeuble résidentiel de trois étages comptant 78 logements.
 - a) **Que le site soit aménagé conformément au plan II joint au rapport d'urbanisme 15/25 (phase I), incluant la conclusion d'une servitude d'accès sur le NID 01489137 pour permettre l'accès à la phase I, ainsi qu'aux plans III, IV et V joints au rapport d'urbanisme 80/21 (phases II à IV), à la satisfaction de l'agent d'aménagement.**
 - b) **Que la conception finale de l'édifice soit essentiellement conforme aux plans III, IV et V joints au rapport d'urbanisme 15/25 (phase I) et au plan VII joint au rapport d'urbanisme 80/21 (phases II à IV), à la satisfaction de l'agent d'aménagement**

afin de permettre la réalisation d'une phase I révisée comprenant un immeuble de trois étages de 78 appartements.

- **Audience publique**

Le demandeur, Andy Buyting, représentant de Carle Developments Ltd., est présent pour répondre aux questions.

Proposé par : Neill McKay

Appuyé par : Anna Zalot

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, recommandant que la demande présentée par Carle Developments Ltd. concernant la propriété située aux 611-641, promenade Brookside, visant à modifier les conditions précédemment approuvées (a) et (b) de l'arrêté Z-5.247, qui se lisent comme suit :

- a) **Aménager le site de façon essentiellement conforme aux plans II, III, IV et V joints au rapport d'urbanisme 80/21, à la satisfaction de l'agent d'aménagement.**
- b) **Concevoir l'édifice de manière générale en conformité avec les plans VI et VII joints au rapport d'urbanisme 80/21, à la satisfaction de l'agent d'aménagement.**

soit abrogée et remplacée par les conditions suivantes :

ADOPTÉ

Pattison Outdoor Advertising a/s de Brad Miller – 160, Two Nations Crossing

- Modification de l'article 6 de l'arrêté de zonage Z-5 afin de permettre l'installation d'un panneau publicitaire électronique avec publicité de tiers (signalisation hors site) dans la zone COR-2.

Audience publique

- Le demandeur, Brad Miller, représentant de Pattison Outdoor Advertising, est présent pour répondre aux questions.

Anna Zalot se retire de la salle du conseil à 19 h 38, ayant déclaré un conflit d'intérêts en lien avec la demande concernant le 160, Two Nations Crossing.

Proposé par : Neill McKay

Appuyé par : Greg Ericson

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton prenne acte du rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, recommandant le rejet de la demande présentée par Pattison Outdoor Advertising visant à modifier l'article 6.3(4)(a)(x) de l'arrêté de zonage afin de permettre l'installation d'un panneau publicitaire électronique sur la propriété située au 160, Two Nations Crossing.

ADOPTÉ à la majorité des voix
(Mark Peters ayant voté contre)
(Anna Zalot n'étant pas présente pour le vote)

Anna Zalot revient à la réunion à 19 h 41.

SurTek Group Ltd. a/s de Tod Kierstead – 975, promenade Brookside

- Modification visant à abroger et remplacer les conditions de l'arrêté Z-2.808
- Plan provisoire de lotissement visant la création de sept nouveaux lots en MR-3, deux lots pour la gestion des eaux pluviales, un lot pour un parc et un nouveau prolongement de rue publique

Mark Peters se retire de la salle du conseil à 19 h 43, ayant déclaré un conflit d'intérêts en lien avec la demande concernant le 975, promenade Brookside.

Audience publique

- Le demandeur, Tod Kierstead, représentant de SurTek Group Ltd., est présent pour répondre aux questions.
- Julie Baker demande au personnel d'envisager de prendre la cession de terrain de 8 % sous forme de contribution monétaire, ce qui pourrait être utilisé pour le futur parc. Elle suggère également d'ajouter une condition exigeant que le promoteur entretienne le sentier ou l'espace vert situé derrière et entre les deux édifices. Le personnel accepte l'ajout de cette nouvelle condition et modifie la proposition en conséquence.

Proposé par : Julie Baker

Appuyé par : Anna Zalot

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, concernant une demande présentée par Sur Tek Group Ltd., au nom de 849413 Ontario Ltd., pour la propriété située au 975, promenade Brookside, recommandant que les conditions associées à l'arrêté No Z-2.808, adopté par le conseil municipal le 25 juin 2012, soient modifiées par l'abrogation des conditions (a) à (e), qui se lisent comme suit :

- a. Aménager le site de manière substantielle conforme au plan III joint au rapport d'urbanisme 53/12, à la satisfaction de l'agent d'aménagement;**
- b. Déposer un plan de stationnement et un plan d'aménagement paysager détaillé, à la satisfaction de l'agent d'aménagement;**
- c. Veiller à ce que les conceptions des édifices soient généralement conformes aux plans V et VI joints au rapport d'urbanisme 53/12, à la satisfaction de l'agent d'aménagement;**
- d. Soumettre un plan de stationnement détaillé généralement conforme au plan IV, à la satisfaction de l'agent d'aménagement avant la délivrance d'un permis de construire;**
- e. Déposer un plan d'aménagement paysager détaillé incluant la présence d'arbres conifères et feuillus, ainsi que des éléments paysagers pour isoler l'allée de la promenade Brookside de la maison du terrain voisin en zone R-2, le tout à la satisfaction de l'agent d'aménagement et avant la délivrance d'un permis de construire.**

et remplacées par les conditions suivantes :

- a. **Aménager le site de manière substantielle conforme au plan III joint au rapport d'urbanisme 18/25, à la satisfaction de l'agent d'aménagement;**
- b. **Faire en sorte que les conceptions des édifices soient généralement conformes aux plans IV, V et VI joints au rapport d'urbanisme 18/25, à la satisfaction de l'agent d'aménagement;**
- c. **Fournir des plans de stationnement et des plans d'aménagement paysager détaillés, à la satisfaction de l'agent d'aménagement avant la délivrance d'un permis de construire;**
- d. **Mettre en place une clôture opaque de 6 pieds de hauteur le long de la ligne de propriété nord, à la satisfaction de l'agent d'aménagement;**
- e. **Prévoir un sentier privé généralement conforme au plan III joint au rapport d'urbanisme 18/25, à la satisfaction de l'agent d'aménagement;**
- f. **Veiller à ce que les plans d'accès, de services, de nivellement des terrains et de gestion des eaux pluviales soient conformes, à la satisfaction du directeur – Ingénierie et Opérations.**

QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, concernant une demande présentée par Sur Tek Group Ltd., au nom de 849413 Ontario Ltd., pour la propriété située au 975, promenade Brookside, afin de créer sept lots en zone Multi-Résidentielle Trois (MR-3), deux lots pour la gestion des eaux pluviales et une nouvelle rue publique, recommandant que l'emplacement de la rue publique soit approuvé et que la cession de terrain public de 8 % soit prise sous forme de contribution monétaire.

ADOPTÉ

(Mark Peters n'est pas présent pour le vote)

Mark Peters revient à la réunion à 19 h 52.

DEMANDES DE LOTISSEMENT

Hill Bros. Realty Ltd. a/s de Scott Hill – Allée Stonehill

- Plan provisoire de lotissement visant la création de 38 lots à bâtir individuels et de trois lots à bâtir jumelés dans le prolongement de l'allée Stonehill et d'une nouvelle rue publique (Hillshire Way).

Audience publique

- Le demandeur, Scott, représentant Hill Bros Realty Ltd., est présent pour répondre aux questions.

Proposé par : Mark Peters

Appuyé par : Julie Baker

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, relativement à une demande soumise par Hill Bros. Realty Ltd. pour un plan provisoire de lotissement visant la création de 41 lots résidentiels sur le prolongement de l'allée Stonehill et une nouvelle rue publique (Hillshire Way), et que le tout soit transmis au conseil municipal avec une recommandation d'approuver l'emplacement des rues publiques tel qu'indiqué sur le plan II joint au rapport d'urbanisme 16/25.

QUE le conseil municipal de la Ville de Fredericton prenne acte du rapport du Comité consultatif sur l'urbanisme, en date du 20 mars 2025, concernant une demande soumise par Hill Bros. Realty Ltd. et recommandant que le nom de la nouvelle rue prévue dans la prochaine phase de développement résidentiel du lotissement West Hills soit « Hillshire Way », tel qu'indiqué sur le plan II joint au rapport d'urbanisme 16/25.

ADOPTÉ

PERMIS DE CONSTRUIRE

Recevoir les permis de construire émis au cours du mois de février 2025

Proposé par : Melissa Dawe

Appuyé par : Greg Ericson

Recevoir les permis de construire pour le mois de février 2025.

LEVÉE DE LA SÉANCE

Proposé par : Neill McKay

Appuyé par : Mark Peters

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 57.

Rodney Blanchard, président

Elizabeth Murray, secrétaire

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, April 16, 2025, 7:00 p.m.
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard (Chair)
Neill McKay (Vice-Chair)
Councillor Greg Ericson
Councillor Margo Sheppard
Anna Patterson
Julie Baker
Scott McConaghy

Members Absent: Councillor Mark Peters
Melissa Dawe

Staff: Marcello Battilana
Fredrick Vanrooyen
Matthew Robinson
Melisa Tang Choy
Helen Harris
Jody Boone
Bri Benson
Tyson Aubie
Ryan Seymour
Danielle Veilleux
Dane Frenette
Shasta Stairs
Elizabeth Murray

The regular meeting of the Planning Advisory Committee was called to order at 7:00 p.m.

APPROVAL OF MINUTES

Regular Meeting – February 19, 2025

Moved by: Councillor Greg Ericson

Seconded by: Neill McKay

That the minutes of the regular meeting of the Planning Advisory Committee of February 19, 2025, be approved.

CARRIED

ZONING APPLICATIONS

Buildconomie Group - 207 Canada Street

- Rezoning from LC to MR-2 to allow construction of a 12 unit stacked townhouse building.

Moved by: Scott McConaghy

Seconded by: Neill McKay

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 17, 2025, recommending approval of an application submitted by Buildconomie Group c/o Sherico Developments Ltd. to rezone property located at 207 Canada Street from Local Commercial Zone (LC) to Multi-Residential Zone Two (MR-2), to allow construction of a 12 unit stacked townhouse building, subject to terms and conditions.

CARRIED

Little Heroes Academy c/o Danielle Doucet and Jocelyn Clark - 850 Prospect Street

- Zone amendment application to permit a Child Care Centre – Large in the Commercial Corridor Zone Two (COR-2).
- The Applicant had previously been granted a temporary use variance to operate a commercial daycare centre. The Applicant is now proposing to make the change permanent and operate a daycare centre for up to 56 children.

Public Hearing

- The applicants Danielle Doucet and Jocelyn Clark were present to respond to questions.

Moved by: Neill McKay

Seconded by: Councillor Margo Sheppard

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 17, 2025, recommending approval of an application submitted by Little Heroes Academy, on behalf of 681751 NB Ltd, at 850

Prospect Street for a zone amendment to permit a Child Care Centre - Large use (for up to 56 children) within the Commercial Corridor Zone Two (COR-2), subject to terms and conditions.

CARRIED

Davis Law c/o Jacob Davis - 33 Rookwood Avenue

- To amend the R-2 Zone as it applies to 33 Rookwood Avenue and permit the following uses health services laboratory, office, counselling service, medical clinic and medical practice.

Public Hearing

- The applicant Jacob Davis, representing Davis Law, and property owner Mr. Menzies were present to respond to questions.

Moved by: Councillor Greg Ericson

Seconded by: Anna Patterson

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 17, 2025, recommending approval of an application submitted by Davis Law, on behalf of Mengues Holdings LTD., to amend the Residential Two Zone (R-2) as it relates to 33 Rookwood Avenue in order to permit the following uses: health services laboratory, office, counselling service, medical clinic and medical practice, subject to terms and conditions.

CARRIED

Fox Hill Financial Corp. c/o Nick McCullum - 770 Riverside Drive

- Rezone from Residential Zone Two (R-2) to Residential Zone Four (R-4) to permit a new four-unit dwelling; and,
- Two 1 space parking variances for the new four-unit dwelling and existing 4-unit dwelling respectively.

Public Hearing

- The applicant Nick McCullum, representing Fox Hill Financial Corp., was present to respond to questions.

Moved by: Julie Baker

Seconded by: Scott McConaghy

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 17, 2025, recommending approval of an application submitted by Nick McCullum, on behalf of Fox Hill Financial Corporation to rezone the property located at 770 Riverside Drive from Residential Zone Two (R-2) to Residential Zone Four (R-4), and two 1-space parking variances for the new four-unit dwelling and existing four-unit dwelling, subject to terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

Exp Services Inc. - Shannon Street

- Tentative plan of subdivision to create 15 Residential Mini-Home (R-MH) lots on an extension of Shannon Street and new public street (Goddard Street).

Public Hearing

- The applicant Frank Flanagan, representing Exp Services Inc., was present to respond to questions.

Moved by: Scott McConaghy

Seconded by: Julie Baker

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 17, 2025, in relation to an application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 15 Residential Mini Home Zone (RMH) lots on an extension of Shannon Street and a new public street (Goddard Street), with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public streets be approved as shown on Map II.

CARRIED

City of Fredericton c/o Ryan Seymour - 20 Patience Lane

- Tentative plan of subdivision to add an 86 square metre parcel of land to the Patience Lane right-of-way from a portion of PID 75538355.
- 0.65 metre flankage yard setback variance.

Public Hearing

- The applicant Ryan Seymour, representing the City of Fredericton, was present to respond to questions

Moved by: Councillor Margo Sheppard

Seconded by: Julie Baker

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 17, 2025, in relation to an application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 20 Patience Lane (PID 75538355) for a 0.65 metre flankage yard setback variance, and for a tentative plan of subdivision to add an 86 square metre parcel of land to the public right-of-way (Patience Lane) be forwarded to City Council with a recommendation that the location of the public street be approved as shown on Map II.

BE IT FURTHER RESOLVED THAT the final plan of subdivision prepared by Southwest Surveys entitled J. Hanson Rentals Ltd. Subdivision Phase 24-1 on lands designated as PID 75538355, located at the corner of Prospect Street and Patience Lane, 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*.

CARRIED

VARIANCE APPLICATIONS

OLD BUSINESS

NEW BUSINESS

A Special Meeting of the Planning Advisory Committee will be held on Wednesday, April 30, 2025.

Warren Maddox representing Fredericton Homeless Shelters Inc. requested an extension for a temporary use variance to permit an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds, on property located at 355 Smythe Street, that expires on April 30, 2025. Details will be provided at the April 30, 2025 Special Meeting of the Planning Advisory Committee.

BUILDING PERMITS

To receive building permits for March 2025

Moved by: Councillor Greg Ericson

Seconded by: Scott McConaghy

That the building permits for the month of March 2025 be received.

CARRIED

ADJOURNMENT

Moved by: Councillor Margo Sheppard

Seconded by: Anna Patterson

That the meeting of the PAC be adjourned at 7:37 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

PROCÈS-VERBAL D'UNE RÉUNION DU COMITÉ CONSULTATIF SUR L'URBANISME

Date : Mercredi 16 avril 2025, 19 h
Lieu : Salle du conseil municipal et par conférence web

Membres : Rodney Blanchard (président)
Neill McKay (vice-président)
Greg Ericson
Margo Sheppard
Anna Patterson
Julie Baker
Scott McConaghy

Membres absents : Mark Peters
Melissa Dawe

Personnel : Marcello Battilana
Fredrick Vanrooyen
Matthew Robinson
Melisa Tang Choy
Helen Harris
Jody Boone
Bri Benson
Tyson Aubie
Ryan Seymour
Danielle Veilleux
Dane Frenette
Shasta Stairs
Elizabeth Murray

La réunion régulière du Comité consultatif sur l'urbanisme est déclarée ouverte à 19 h.

APPROBATION DU PROCÈS-VERBAL

Réunion ordinaire – 19 février 2025

Proposé par : Greg Ericson

Appuyé par : Neill McKay

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 19 février 2025.

ADOPTÉ

DEMANDES DE ZONAGE

Buildconomie Group – 207, rue Canada

- Faire passer le zonage de LC à MR-2 pour permettre la construction d'un immeuble de 12 maisons de ville superposées.

Proposé par : Scott McConaghy

Appuyé par : Neill McKay

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, daté du 17 avril 2025, recommandant l'approbation d'une demande soumise par Buildconomie Group, par l'entremise de Sherico Developments Ltd., visant à changer le zonage du terrain situé au 207, rue Canada, pour le faire passer de zone commerciale locale (LC) à zone multirésidentielle 2 (MR-2), afin de permettre la construction d'un immeuble de 12 maisons de ville superposées, sous réserve des conditions.

ADOPTÉ

Little Heroes Academy a/s de Danielle Doucet et Jocelyn Clark – 850, rue Prospect

- Demande de modification de zone visant à permettre l'exploitation d'une garderie de grande taille dans une zone de corridor commercial 2 (COR-2).

- Le demandeur avait déjà obtenu une dérogation temporaire pour exploiter une garderie commerciale. Il propose maintenant de rendre le changement permanent et d'exploiter une garderie pouvant accueillir jusqu'à 56 enfants.

AUDIENCE PUBLIQUE

- Les requérants, Danielle Doucet et Jocelyn Clark, sont présents pour répondre aux questions.

Proposé par : Neill McKay

Appuyé par : Margo Sheppard

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton accuse réception du rapport du Comité consultatif sur l'urbanisme, daté du 17 avril 2025, recommandant l'approbation d'une demande soumise par Little Heroes Academy, au nom de 681751 NB Ltd., pour la propriété située au 850, rue Prospect, afin de modifier le zonage et permettre l'aménagement d'un centre de la petite enfance – grande capacité (pour un maximum de 56 enfants) dans la zone de corridor commercial 2 (COR-2), sous réserve des conditions.

ADOPTÉ

Davis Law a/s de Jacob Davis - 33, avenue Rookwood

- Modifier la zone R-2 qui s'applique au 33, avenue Rookwood et permettre les utilisations suivantes : laboratoire de services de santé, bureau, service de consultation, clinique médicale et pratique médicale.

AUDIENCE PUBLIQUE

- Le requérant Jacob Davis, représentant Davis Law, ainsi que le propriétaire, M. Menzies, sont présents pour répondre aux questions.

Proposé par : Greg Ericson

Appuyé par : Anna Patterson

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, daté du 17 avril 2025, recommandant l'approbation d'une demande soumise par Davis Law, au nom de Mengues Holdings Ltd., visant à modifier la zone résidentielle 2 (R-2) pour le 33, avenue Rookwood afin de permettre les

usages suivants : laboratoire de services de santé, bureau, service de counseling, clinique médicale et cabinet médical, sous réserve des conditions.

ADOPTÉ

Fox Hill Financial Corp. a/s de Nick McCullum - 770, promenade Riverside

- Rezonage de zone résidentielle deux (R-2) à zone résidentielle quatre (R-4) pour permettre la construction d'un nouvel édifice de quatre unités d'habitation.
- Deux dérogations relatives à la capacité de stationnement d'une place pour le nouvel immeuble de quatre logements et pour l'immeuble de quatre logements existant, respectivement.

AUDIENCE PUBLIQUE

- Le requérant Nick McCullum, représentant Fox Hill Financial Corp., est présent pour répondre aux questions.

Proposé par : Julie Baker

Appuyé par : Scott McConaghy

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, daté du 17 avril 2025, recommandant l'approbation d'une demande soumise par Nick McCullum, au nom de Fox Hill Financial Corporation, visant à rezoner la propriété située au 770, promenade Riverside, de zone résidentielle 2 (R-2) à zone résidentielle 4 (R-4), ainsi que deux dérogations de stationnement d'un espace chacune pour le nouvel immeuble de quatre logements et l'immeuble existant de quatre logements, sous réserve de conditions.

ADOPTÉ

DEMANDE DE LOTISSEMENT

Exp Services Inc. – Rue Shannon

- Plan provisoire de lotissement visant la création de 15 lots de minimaisons

- résidentielles dans le prolongement de la rue Shannon et d'une nouvelle rue publique (rue Goddard)

AUDIENCE PUBLIQUE

• Le requérant Frank Flanagan, représentant d'Exp Services Inc., est présent pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, daté du 17 avril 2025, concernant une demande soumise par Exp Services Inc., au nom de Northrup Holdings Ltd., pour un plan provisoire de lotissement visant à créer 15 lots résidentiels pour maisons mobiles (zone RMHP) dans le prolongement de la rue Shannon et sur une nouvelle rue publique (rue Goddard), avec la recommandation que la cession de terrains publics de 8 % soit faite sous forme de terrain et que l'emplacement des rues publiques soit approuvé conformément au plan II.

ADOPTÉ

Ville de Fredericton a/s de Ryan Seymour - 20, allée Patience

- Plan provisoire de lotissement visant à ajouter une parcelle de 86 mètres carrés à l'emprise de l'allée Patience à partir d'une partie du NID 75538355.
- Une dérogation à la marge retrait de cour latérale adjacente (0,65 m).

Audience publique

• Le requérant Ryan Seymour, représentant la Ville de Fredericton, est présent pour répondre aux questions.

Proposé par : Margo Sheppard

Appuyé par : Julie Baker

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme, daté du 17 avril 2025, concernant une demande soumise par Ryan Seymour, au nom de la Ville de Fredericton, pour la propriété située au 20, allée Patience (NID 75538355), visant une dérogation pour réduire la marge de recul latérale d'angle à 0,65 mètre ainsi qu'un plan provisoire de lotissement visant l'ajout d'une

parcelle de terrain de 86 mètres carrés à l'emprise publique (allée Patience), et que le tout soit transmis au conseil municipal avec la recommandation d'approuver l'emplacement de la rue publique tel qu'indiqué sur le plan II.

QUE le plan final de lotissement préparé par Southwest Surveys, intitulé *Subdivision J. Hanson Rentals Ltd. Phase 24-1* concernant les terrains désignés par le NID 75538355, situés à l'angle de la rue Prospect et de l'allée Patience, dans la Ville de Fredericton, comté de York, province du Nouveau-Brunswick, reçoive l'agrément du conseil municipal conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

ADOPTÉ

DEMANDES DE DÉROGATION

AFFAIRE COURANTE

AFFAIRE NOUVELLE

Une réunion extraordinaire du Comité consultatif sur l'urbanisme aura lieu le mercredi 30 avril 2025.

Warren Maddox, qui représente Fredericton Homeless Shelters Inc., demande une prolongation de la dérogation d'usage temporaire permettant l'exploitation d'un refuge d'urgence dans l'immeuble Winners Lounge situé sur le terrain d'exposition de Fredericton, au 355, rue Smythe. Cette dérogation expire le 30 avril 2025. Des précisions seront fournies lors de cette réunion extraordinaire du Comité consultatif sur l'urbanisme du 30 avril 2025.

PERMIS DE CONSTRUIRE

Réception des permis de construire pour mars 2025

Proposé par : Greg Ericson

Appuyé par : Scott McConaghy

Recevoir les permis de construire pour le mois de mars 2025.

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Margo Sheppard

Appuyé par : Anna Patterson

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 37.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

MINUTES OF A SPECIAL PLANNING ADVISORY COMMITTEE MEETING

Date: Wednesday, April 30, 2025, 12:00 p.m.
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard
Neill McKay
Councillor Greg Ericson
Councillor Margo Sheppard
Melissa Dawe
Anna Patterson
Scott McConaghy
Julie Baker

Members Absent: Councillor Mark Peters

Staff: Fredrick VanRooyen
Steven Hart
Sara DeGrace
Jody Boone
Ryan Seymour
Felix McCarthy
Matthew Robinson
Melisa Tang Choy
Shasta Stairs
Elizabeth Murray
Dane Frenette

VARIANCE APPLICATIONS

Fredericton Homeless Shelters Inc. - 355 Smythe Street

- Additional Temporary Use Variance to permit the extension of an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds.

Public Hearing

- The applicant Warren Maddox Executive Director of the Fredericton Homeless Shelters spoke to the operations, security, and safety concerns, at the facility.
- Leanne Wiens, owner and operator of LJW Catering, expressed concerns regarding the application for 355 Smythe Street.
- Krista Steeves, Board Member of the Stepping Stone Senior Centre, expressed concerns regarding the application for 355 Smythe Street.

Moved by: Scott McConaghy

Seconded by: Councillor Greg Ericson

At the Planning Advisory Committee meeting held April 30, 2025, consideration was given to the Fredericton Homeless Shelters Inc., on property located at 355 Smythe Street, for an additional temporary use variance to permit the extension of an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds, and recommended approval subject to terms and conditions as outlined in the staff report with the following amended terms and conditions:

- e. **Proponents will do a daily inspection of the grounds and surrounding area, with enhanced inspections during opening and closing hours, and any litter or debris associated with the emergency shelter shall be promptly picked up; and,**
- f. **There shall be at least two appropriately trained staff, during operating hours, on hands at all times along with four security personnel being provided 24 hours, 7 days a week.**

CARRIED

ADJOURNMENT

Moved by: Councillor Greg Ericson

Seconded by: Melissa Dawe

That the meeting of the PAC be adjourned at 12:52 p. m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

PROCÈS-VERBAL D'UNE RÉUNION SPÉCIALE DU COMITÉ CONSULTATIF SUR L'URBANISME

Date : Mercredi 30 avril 2025, 12 h
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard
Neill McKay
Greg Ericson
Margo Sheppard
Melissa Dawe
Anna Patterson
Scott McConaghy
Julie Baker

Membres absents : Mark Peters

Membres du personnel : Fredrick Vanrooyen
Steven Hart
Sara DeGrace
Jody Boone
Ryan Seymour
Felix McCarthy
Matthew Robinson
Melisa Tang Choy
Shasta Stairs
Elizabeth Murray
Dane Frenette

DEMANDE DE DÉROGATION

Fredericton Homeless Shelters Inc. – 355, rue Smythe

- Dérogation temporaire additionnelle pour permettre la prolongation des activités d'un refuge d'urgence situé dans l'immeuble Winner's Lounge situé sur le terrain de l'Exposition.

AUDIENCES PUBLIQUES

- Le demandeur, Warren Maddox, directeur général de Fredericton Homeless Shelters, évoque les questions liées aux opérations, à la sécurité et aux préoccupations en matière de sûreté dans l'établissement.
- Leanne Wiens, propriétaire et exploitante de LJW Catering, exprime des préoccupations concernant la demande relative au 355, rue Smythe.
- Krista Steeves, membre du conseil d'administration du centre pour aînés Stepping Stone, fait part de ses préoccupations concernant la demande relative au 355, rue Smythe.

Proposé par : Scott McConaghy

Appuyé par : Greg Ericson

Au cours d'une réunion tenue le 30 avril 2025, le Comité consultatif sur l'urbanisme examine la demande de Fredericton Homeless Shelters Inc. visant à obtenir une dérogation temporaire additionnelle pour permettre de prolonger les activités d'un refuge d'urgence dans l'édifice Winners Lounge, situé sur le terrain de l'Exposition de Fredericton, sur la propriété située au 355 de la rue Smythe, et recommande son approbation sous réserve des conditions énoncées dans le rapport du personnel et des conditions modifiées suivantes :

- e. Les promoteurs effectueront une inspection quotidienne des terrains et de la zone environnante, accompagnée de vérifications plus poussées pendant à l'ouverture et à la fermeture. Toute accumulation de déchets ou de débris associés au refuge d'urgence sera rapidement ramassée.
- f. Pendant les heures d'ouverture, au moins deux membres du personnel dûment formés seront présents en permanence, et quatre membres du personnel de sécurité, en poste, 24 heures sur 24 et 7 jours sur 7.

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Greg Ericson

Appuyé par : Melissa Dawe

Procéder à la levée de la réunion spéciale du Comité consultatif sur l'urbanisme à 12 h 52.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

To: Rodney Blanchard and Members of the Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Date: May 16, 2025

Subject: More Housing Options in the College Hill Neighbourhood: Municipal Plan Amendments & Rezoning

I. PROPOSAL

The proposal for more housing options in the College Hill Neighbourhood includes the following:

- i) Repeal of the College Hill Secondary Municipal Plan
- ii) Municipal Plan Amendments:
 - To permit additional density and a greater variety of housing types in areas near the campuses of the universities and colleges; and,
 - New policy framework for the lands on the top of the hill bounded by Regent Street, Priestman Street, Route 8 and Montgomery Street – encouraging the area to transition from industrial uses towards a comprehensively planned mixed-use neighbourhood that connects the campuses of the universities and colleges with the health services campus (hospital)
- iii) Specific Rezoning to enable additional density on key corridors

II. BACKGROUND

College Hill Secondary Municipal Plan

The College Hill Secondary Municipal Plan was adopted in 1994 as a response to ongoing neighbourhood concerns over the proliferation of non-owner-occupied homes. The objective was to “stabilize and enhance the residential character of the College Hill Planning Area” by restricting the ability of properties to increase unit densities.

The College Hill Planning Area consists of four (4) neighbourhood policy areas (see Map II). The intended function and residential character of each policy area is described within the Plan, but in summary:

- Policy Area A: relatively homogeneous concentration of large single detached dwellings on larger lots. Only single detached dwellings permitted.
- Policy Area B: mix of development, including single detached, two-unit and multi-unit dwellings, and commercial buildings. Single detached and two-unit dwellings permitted.
- Policy Area C: mix of single detached, two unit and multi-unit dwellings. Single detached dwellings and single detached dwellings with one basement apartment permitted (recognizing some existing higher density buildings on Graham Ave and Windsor Street).

- Policy Area D: Mix of housing and parking areas. Additional multi-unit dwellings may be permitted in accordance with the relevant By-laws.

Owner v Non-Owner Occupied and Existing Density

While one of the objectives of the plan was to address concerns over the proliferation of non-owner-occupied homes, 61% of properties within the College Hill Planning Area are non-owner occupied, based on Service New Brunswick (SNB) data available to staff. The non-owner-occupied properties are particularly more prevalent within Policy Area 'B' (along Regent Street between Priestman Street and Kings College Road), Policy Area 'D' (portions of Windsor Street and Graham Avenue between Albert Street and Kings College Road), and the north and east portions of Policy Area 'A' (upper part of Windsor Street) and Policy Area 'C' (Albert and Windsor Street), while the remaining portions of Policy Areas 'A' and 'C' (more interior of the plan area) remain primarily owner-occupied.

Similarly, with respect to the number of existing units in the College Hill Planning Area, portions of Policy Areas 'A' and 'C' have remained single detached dwellings, while Policy Areas 'B', 'D' and the north and east portions of Policy Area 'C' (particularly along/south of Albert Street, Windsor Street, and Graham Ave) have two units or more. Overall, single detached dwellings represent 62% of properties, two-unit dwellings represent 30% of properties, and three plus unit dwellings represent only 8% of properties in the College Hill Area, based on SNB data available to staff.

Demographics & Population

It has been 30 years since the College Hill Secondary Municipal Plan was adopted and significant changes have occurred with respect to recent trends and current conditions. Interestingly, when looking at the 2021 Census, the population for Census Tract 5, which generally aligns with the College Hill Planning Area, increased by 17.9% (1,360 to 1,604 people) from 2016 to 2021. As the College Hill Planning Area has not seen any substantial redevelopment within this timeline, it demonstrates an influx of more permanent residents to the area (especially younger families) as the student population is generally not captured within the Census. This demographic and population shift can be attributed to the pandemic with students moving out during this time and more permanent residents moving in. With more permanent residents occupying the housing stock in the area, it creates more pressure for student housing near the university/college area. As an example, Council has seen two applications within the last two years to create a duplex and three-unit dwelling along Windsor Street that required amendments to the Secondary Municipal Plan and were geared towards providing more student housing within College Hill.

Affordable Housing Strategy & Housing Accelerator Fund

The City's Affordable Housing Strategy (June 2022) produced eight recommendations to help address the housing crisis. Recommendation #3 of the Strategy involves reviewing and amending Zoning By-law regulations to enable more and faster housing, which included removing limitations on basement apartments, allowing 2 dwelling units as the lowest maximum density across Fredericton, and allowing 4 to 6 units as the lowest maximum density in the Urban Core.

Council-in-Committee, at its meeting on July 24, 2023, directed staff to submit the City of Fredericton's application for funding under the Housing Accelerator Fund (HAF). The City's application was formally submitted in August 2023.

Staff from the Canada Mortgage and Housing Corporation (CMHC) initiated discussions with City staff regarding funding under the HAF on November 9, 2023. CMHC requested enhancements be made to the City's application including:

- Amending the Zoning By-law to permit a minimum of 4 residential units as-of-right for serviced residential development in all zones (approved by Council in April 2025);
- Reducing minimum parking requirements for residential development as deemed appropriate by the City (already in our action plan);
- **Upzoning to permit additional residential development and density in areas adjacent to universities and colleges (subject of current proposal); and,**
- Committing to further Zoning By-law amendments to be more permissive with respect to accessory dwelling units (approved August 2024).

On November 20, 2023, Council directed that a letter be sent to the Minister of Housing agreeing to work with CMHC to implement the requested enhancements. On November 24, 2023, staff were informed that the City's request for Housing Accelerator funding was approved subject to execution of a Contribution Agreement.

On December 11, 2023, in an open session, Council adopted the following resolution:

HOUSING ACCELERATOR FUND

BE IT RESOLVED that subsequent to approval of a contribution agreement between the City of Fredericton and the Government of Canada for funding under the Housing Accelerator Fund, the Council of the City of Fredericton hereby agrees to initiate amendments to By-law No. Z-5, A Zoning By-law for the City of Fredericton, By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton and By-law No. Z-9, College Hill Secondary Municipal Plan to satisfy the conditions of approval of funding under the Housing Accelerator Fund Resolution.

The City of Fredericton has now accepted funding from CMHC's Housing Accelerator Fund. The City received 25% of the approximately \$10.3 million in approved funding in December 2023 and the next 25% installment was received April 2025. Annual payments for the remainder will follow provided the City shows progress in meeting the deadlines and obligations set out in the HAF Contribution Agreement. Failure to implement the approved initiatives may result in the City not receiving its full funding under the agreement. While City Council approved the recent four-unit amendments last month, the funding is also subject to amendments to permit additional residential development and density in areas adjacent to universities and colleges, which are required to be adopted by June 30, 2025 as per the agreement.

For the College Hill Secondary Municipal Plan in particular, the existing plan is not consistent with amendments from 2024 related to accessory dwelling units nor the more recent amendments to permit four units as-of-right as the plan policy restricts the permitted uses. These amendments, in addition to the requirement to permit additional residential development and density in areas adjacent to universities and colleges necessitates the repeal of the College Hill Secondary Municipal Plan.

Housing Needs Assessment 2025 Update

The City in partnership with Turner Drake & Partners Ltd. recently completed an update to the City's Housing Needs Assessment to have a more current picture of the housing situation in Fredericton. To provide some key findings:

- Shifts in housing need: The dwelling size, price, and tenure preferences of Fredericton's future households indicate a continuing shift toward denser housing types.
- Low vacancy rates and market pressure: Fredericton's vacancy rate remains at historic lows, intensifying competition for available units and creating a market that disproportionately affects low-income renters and vulnerable groups.
- Deepening affordability issues: issues related to affordability have worsened at a dramatic pace. A smaller proportion of both the rental and ownership markets are affordable to households across all income levels.
 - Households at lower income levels have been effectively shut out of affordable homeownership opportunities entirely: those earning \$60,000 went from being able to afford about 60% of listings to just 3%.
 - Households earning \$40,000 per year, about the median for renters in Fredericton, saw the share of leasing opportunities they could afford decline from 47% in 2019 to only 16% by 2024.

Currently, the estimated existing shortfall of housing totals 3,010 units. Additionally, in consideration of anticipated population change over the coming decades, it is estimated that Fredericton will need a total of 13,395 units by 2034 and 19,680 units by 2044, this includes market rate, below-market, and deeply affordable housing.

For post-secondary students in particular, the 2025 Update outlines that there are about 10,000 post-secondary students within Fredericton, while the post-secondary institutions operate housing for only 18% of the students.

These findings underline the overall housing challenges across the city, but also speak to the need to provide more zoning flexibility and encourage more housing options and density within the College Hill neighbourhood, not only for the student population but overall supply within the neighbourhood for a variety of households and needs.

III. ENGAGEMENT

Public engagement for the proposal includes a number of channels. The below provides a summary of engagement conducted and what we heard from the public:

1) March 12, 2025: Mayor's Working Committee on Community & Post-Secondary Relations

The Mayor's Working Committee on Community & Post-Secondary Relations works to foster better communication between the City of Fredericton and its post-secondary institutions for the purpose of generating greater opportunities for the community as a whole. The Committee is made up of interested stakeholders with representation from City Council, City staff, neighbourhood representatives, and representatives from all post-secondary institutions (St. Thomas University, University of New Brunswick, New Brunswick Community College, New Brunswick College of Craft & Design, Maritime College of Forest Technology). Meeting with the committee provided staff with a direct

connection to post-secondary representatives to present the upcoming proposal. General discussion featured:

- Opportunities for universities/college to provide more housing options off-campus;
- General demand for student housing options; and
- Public safety concerns.

The committee emphasized the importance of engaging with the student population directly, and so staff coordinated an open house on campus.

2) March 27, 2025: Student Open House on Campus & Survey

As recommended by the Mayor's Working Committee on Community & Post-Secondary Relations, and its student representative in particular, staff conducted a student open house on campus (UNB) where all post-secondary institutions and their students were invited along with a survey for any students not able to attend, to try to engage with the student population and hear more about their housing challenges and needs. There was limited participation by the student population, but the below is a summary of comments provided:

Student Open House

- Existing Conditions: many students are living in houses with 4-5 individuals and paying around \$750 for a room
- More Housing Options: desire to have more options and multi-residential closer to campus – particularly less boarding house style dwellings
- Property Standards: challenges with landlords caring for properties, security, and waste management
- Commercial Amenities: desire to have more commercial amenities (grocery, convenience store, café, restaurants, etc.) within walking distance to campus

Survey Findings

Challenges with current housing situation:

- Desire to move out of family home, but too expensive on top of tuition
- Rent for a studio or 1 bedroom is unaffordable
- Issues with landlords and age/condition of house

Types of housing desired closer to campus:

- More affordable options, particularly with fewer roommates
- Higher density apartments – including smaller units that would be affordable

General Responses

- Living Situation: primarily off-campus housing (not managed by a post-secondary institution) and those living with family
- Type of Dwellings: primarily single or two-unit dwellings
- People within your dwelling unit: primarily 5 or more individuals in a unit
- Availability of housing on or near campus: majority either neutral or dissatisfied
- Housing Costs near campus: primarily not affordable
- Ease of finding current housing: primarily difficult

3) April 15, 2025: Economic Prosperity & Growth Planning Committee

Planning staff presented the upcoming proposal as well as next steps in the process to the Economic Prosperity & Growth Planning Committee.

4) Engage Page

Two weeks prior to the Neighbourhood Open House, the City launched an Engage page for More Housing Options in the College Hill Neighbourhood. The Engage page features background on the proposal, a summary of the proposal, key dates in the process, details on the Open House, and a question section at the bottom. Prior to the open house, the Engage page only received one question related to the portion of College Hill between Albert Street and Beaverbrook Street and why it is not part of the amendments as it is a main corridor. Staff outlined that this area will become part of the South Core Secondary Municipal Plan, which would have its own policy direction under that plan.

5) May 6, 2025: Neighbourhood Open House

City staff conducted a neighbourhood open house at Centre Communautaire Sainte-Anne (Beausoleil Room) on May 6, 2025, from 5:30-7:30pm. The open house featured panels that provided context for the College Hill Secondary Municipal Plan, the proposed Municipal Plan Amendments and Rezoning, and next steps in the process. 41 Individuals attended the open house to learn more about the proposal, ask questions, and provide comments on their thoughts. There were a mix of comments both in support and against the proposal, which are summarized below:

- Support for density: several comments noted that increased housing is a positive step that is a long time coming and leaving the entire neighbourhood R-1 zoning would be counterproductive.
- More density near campus: several comments spoke to the importance of providing more density near campus.
- Top of the Hill: comments spoke to the opportunity on the top of the hill providing more density in the future and the potential to integrate the plans with the potential pedway to Skyline Acres.
- Commercial Amenities: several comments spoke to the need for the proposal to go beyond housing and consider more commercial amenities to serve the neighbourhood.
- Housing Concentration: several comments spoke to a concern of having a concentration of “temporary residents” in one area of the city.
- Enforcement: several comments spoke to ongoing/future concerns with enforcing by-laws related to parking, parties/loud music, impaired driving, vandalism, etc.
- Higher density/height abutting existing houses: several comments spoke to concerns with the transition of height/density from the proposed areas to the more interior parts of the neighbourhood – particularly the potential for 6 storeys on Windsor/Graham and 4 storeys along Regent Street backing onto the courts.
- Increased Traffic: several comments spoke to concerns with increased traffic going through the neighbourhood.

- Lack of Holistic Approach: several comments spoke to the approach only looking at zoning and not providing any plan for other aspects of the neighbourhood (i.e. transit, trails, parks, commercial, etc.).

IV. ANALYSIS

Repeal of Z-9 College Hill Secondary Municipal Plan – Recommendation A

The first component of the proposal is the repeal of the College Hill Secondary Municipal Plan. Outside of the HAF requirement to permit additional residential development and density in areas adjacent to universities and colleges, the recent amendments related to accessory dwelling units in 2024 (two-unit amendments) along with the four units as-of-right amendments last month, create a conflict with the existing College Hill Secondary Municipal Plan, which restrict the permitted uses. With the College Hill Secondary Municipal Plan being over 30 years old, it does not reflect the current policy direction that Council has adopted through the Growth Strategy, Municipal Plan, and Affordable Housing Strategy.

This proposal does not create a new Secondary Municipal Plan for the College Hill Neighbourhood. The existing plan does not provide any substantive policy direction besides restricting the permitted uses. If repealed, future development would be subject to the appropriate zoning standards.

Amendments to Municipal Plan Maps (Schedule 1) – Recommendation B

Related to the proposed repeal of the College Hill Secondary Municipal Plan, the Urban Structure Map (Schedule 1) of the Municipal Plan would need to be amended to remove College Hill from the list of Secondary Municipal Plans in the legend and the associated College Hill Secondary Municipal Plan Area boundary on the map.

Amendments to Municipal Plan Text – Recommendation C

The proposed text amendments to the Municipal Plan are fully outlined in Schedule A attached to this report. In summary:

New subsections within Major Institutions Designation

- 2.2.1(44): Policy direction for top of the hill
- The proposed policy would speak to the future intention for the lands bounded by Regent Street, Priestman Street, Route 8, and Montgomery Street to transition from industrial uses towards a comprehensively planned mixed-use neighbourhood that connects the campuses of the universities and colleges with the health services campus.
 - This new policy is intended to set the stage for the top of the hill for its long-term redevelopment. The area is heavily underutilized, currently has industrial uses that would be better suited within an industrial setting, and in staff's view represents an area for greater density as well as commercial amenities that would support the surrounding institutional/employment uses. As part of the current Zoning By-law, parts of the top of the hill, notably around the Priestman Street and College Hill Road and towards Route 8, have already been rezoned to Mixed-Use Zone Three (MX-3).

- 2.2.1(45): Allowing for residential/mixed-use within boundary and redevelopment criteria
- The proposed policy would formally permit mid- and high-rise residential or mixed-use buildings including workforce housing within the boundaries mentioned above without a Municipal Plan Amendment.
 - Currently the Major Institutional designation does not permit residential uses. The policy would establish specific criteria for redevelopment within the boundary including:
 - Proposals positively contributing to the implementation of a comprehensively planned mixed-use area that connects the campus of the universities and colleges with the health services campus;
 - Transit, pedestrian, and cycling infrastructure is prioritized in the site design, including connections between buildings, through parking areas, to adjacent properties, public sidewalks, and transit stops;
 - Buildings create a strong street edge by locating close to existing or future streets and minimizing parking between the front façade and the street;
 - Buildings are oriented to and have their main entrance facing a street, pedestrian infrastructure, or other public gathering space. Mixed-use buildings shall have uses at-grade that activate the streetscape; and,
 - Provide high-quality building design that contributes positively to the City's urban form.

New proposal section for Major Institutional Designation

- 2.2.2 Major Institutions (Area bounded by Regent Street, Priestman Street, Route 8, and Montgomery Street)
- A new subsection (10) would be added to the proposal section of the Municipal Plan outlining that the City may consider a new Secondary Municipal Plan or Development Scheme to provide a detailed framework for the development of the area with the long-term objective of connecting the campuses of the universities and colleges with the health services campus.
 - This proposal would speak to the potential for Council to direct staff to advance a plan or development scheme for the area. Development of this area would be considered long-term given the number of major land-owners and existing land uses that would have to transition.

Amended/New sections within the Affordable Housing Section of the Municipal Plan

- 3.1.1(3): reworded to speak more directly to the permission of secondary dwelling units, related to the recent four unit as of right amendments. This would remove subsection 3.1.1(6), which is outdated given the new four-unit policy direction.
 - 3.1.1(3) ~~Appropriately scaled accessible, Affordable, and/or adaptable housing forms, including secondary dwelling units, shall be integrated into residential neighbourhoods where community services and amenities are easily accessible.~~
 - ~~3.1.1(6) Council may provide for the use of self-contained, detached dwellings within yards of existing dwellings ("garden apartments") or self-contained dwellings~~

~~within an existing single detached dwelling (“accessory apartments”) as additional housing options with residential areas.~~

- New 3.1.1(6): related to the College Hill amendments and rezoning, policy direction would be established that Council shall permit residential intensification and a greater variety of housing types in areas near the campuses of the universities and colleges.

Amendments to Zoning By-law Z-5 Maps (Schedule 11) – Recommendation D

Approach

With the Housing Accelerator Fund agreement requiring the amendments to allow for significant residential intensification near post-secondary institutions, staff have completed a review of the College Hill area to determine what areas represent appropriate opportunities for additional density. The agreement and condition do not outline any specific geography (i.e. how close to the post-secondary institutions) nor any target for how many units constitutes “significant residential intensification”. Nevertheless, with the repeal of the College Hill Secondary Municipal Plan it would allow for a more comprehensive review of where within the planning area would be suitable for significant residential intensification near post-secondary institutions. Staff would note that the area north of Albert Street between Regent Street, Beaverbrook Street, and Windsor Street, which is currently in the College Hill Planning Area, has been identified within the plan area for the South Core Secondary Municipal Plan and would have its own policy direction with respect to intensification and is not part of the proposed rezonings.

When looking at the different policy areas within College Hill, three main areas have been identified as potential rezoning areas to satisfy the conditions of the Housing Accelerator funding. Map I identifies these areas and the proposed zones with prime considerations being: lands that directly back onto the university/college campus, lands on arterial/collector roads, and existing zoning (i.e. multi-residential in Policy Area D on Windsor Street/Graham Ave). Staff are of the view that the proposed rezonings represent a balanced approach that looks to maintain the interior areas of the College Hill neighbourhood while allowing for greater housing options and additional density on the main corridors on the periphery and abutting the university/college campus.

Staff would note that any significant development would require lot consolidation and is anticipated to be long-term and a gradual change, particularly for the proposed MR-2 and MR-4 areas. Any redevelopment would be subject to the applicable zoning standards. Additionally, it should be recognized that the proposed zoning establishes what may be permitted, existing uses would be able to continue and would be considered legal non-conforming. Further, while the MR-2 zone would permit up to 4 storeys and the MR-4 zone would permit up to 6 storeys, it should be recognized that in practice, not every development looks to maximize the full permissions.

The assessment is also based on the Established Neighbourhood Designation policies, particularly those for new mid- or high-rise residential development. The below provides a summary of the current policy direction in the Established Neighbourhood designation.

Current Municipal Plan Direction

The City adopted a new Municipal Plan in 2020, which provides the more current policy direction for the City as it is also the higher level policy document compared to a Secondary Municipal Plan. The College Hill neighbourhood is designated Established Neighbourhood within the Municipal

Plan. Generally, lands within the Established Neighbourhood designation are expected to evolve slowly over time, but in some instances, more significant intensification may be permitted at the edges of neighbourhoods and along arterial and collector roads – notably Regent Street is an arterial road and Montgomery Street and Kings College Road are collector roads.

Staff would emphasize the following relevant policies of the Established Neighbourhood designation:

(17) Lands within the Established Neighbourhoods designation may include 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 rezonings would permit a greater variety of housing types including singles, semis, townhouses, stacked townhouses and apartment buildings.

(18) The City shall support the stability of Established Neighbourhoods by:

- ii. Discouraging the encroachment of incompatible uses;*
- iii. Routing higher volume traffic along arterial and collector roads;*
- vii. Requiring that new or infill development be compatible with adjacent properties.*
- The proposed rezonings are primarily along the major arterial and collector roads, therefore directing higher traffic volumes to those streets and keeping the more established parts interior to the neighbourhood intact. New development along these corridors will be subject to zoning standards that look to reduce impacts when abutting low-rise residential zones (i.e. greater setback in the MR-2 and height plane requirement when abutting a low-rise residential zone).

(21) To maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods, by ensuring that:

- i. Any new lots are consistent with the lot pattern in the neighbourhood;*
- ii. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;*
- iii. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,*
- iv. Healthy, mature trees are protected whenever feasible.*
- The proposed R-5 zone (blue area on Map I) provides an appropriate transition and buffer between higher density zones and more established low-rise residential zones in the interior of the neighbourhood. The R-5 zone would permit a range of low-rise residential uses, which would maintain a similar lot pattern. For the MR-2 zone (pink area on Map I), they

are along full blocks that would create a consistent lot pattern – notably Regent Street is a major arterial road that is intended for higher density and the east side of Windsor Street directly backs onto the university/college campus, which has less concerns from a compatibility perspective. For the MR-4 zone (orange area on Map I), this area already has a fragmented lot pattern with existing apartment building lots.

(22) Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.

- Future infill development within the College Hill neighbourhood would be subject to the applicable zoning standards. The MR-2 and MR-4 zones in particular have specific building location and design standards that would ensure infill development is appropriately scaled and oriented.

(23) Where a rezoning or zoning by-law amendment is required for a new mid- or high-rise residential use in an Established Neighbourhood, proposals shall:

- i. Locate at the periphery of neighbourhoods and along arterials and collector roads;*
 - ii. Have direct access to an arterial or collector road. If direct access to one of these roads types is not possible, the development may gain access to an arterial or collector road from a local road;*
 - iii. Incorporate underground parking facilities, where appropriate;*
 - iv. Provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;*
 - v. Be adjacent to or in close proximity to, an existing or planned public transit route;*
 - vi. Be adjacent to, or in close proximity to parks, open spaces and/or other community facilities, services and amenities, and employment zones; and,*
 - vii. Provide high-quality building design that contributes positively to the City's urban form.*
- The proposed rezonings are primarily along the main arterials and collector roads – Regent Street, Montgomery Street, and Kings College Road. While Windsor Street and Graham Ave are not designated a arterial or collector road, Windsor Street functions as a main corridor within the neighbourhood as it has transit services and is at the periphery of the neighbourhood as it backs onto the university/college campus. The block between Windsor Street and Graham Ave would have easy access to arterial/collector roads and already features multi-residential zoning.
 - The College Hill neighbourhood is served by several transit routes including route 10/11 along Windsor Street, route 16/17 through the university/college campus, and route 116/216 on Beaverbrook Street.

These routes provide access for residents to the City Centre and other amenities within the Uptown.

- The College Hill neighbourhood is in close proximity to prime employment zones in the university/college campus along with the health services campus (hospital). Commercial amenities are also within close proximity along Regent Street and Priestman Street. The proposed MR-4 zone in particular is also within close proximity (~250m) to Queen Square Park.
- Future site-specific redevelopment would be subject to this criteria in addition to the applicable zoning standards – particularly when it comes to building design, site layout, landscaping, parking, and the provision of garbage/recycling services.

Residential Zone Five (R-5) Area – blue area on Map I

The proposed R-5 zone is intended to provide a buffer and transition between multi-residential zones and the more established low-rise residential area. The R-5 zone permits the full range of low-rise residential uses including singles, semis, townhouses, along with four-units through secondary dwelling units. The R-5 zone represents gentle intensification as it maintains a low-rise built form. The R-5 zone would be applied to the following streets:

- Northside of Montgomery Street: With Montgomery Street being a collector road, the R-5 zone is considered appropriate as it maintains a low-rise built form backing onto the R-1 zone, while permitting gentle intensification.
- Westside of Windsor Street: With Windsor Street being a transit corridor the R-5 zone is considered appropriate. This area also acts as a transition from the MR-2 zone proposed on the east side of Windsor Street and maintains a low-rise built form abutting the existing R-1 zone.
- Kings College Road: The proposed R-5 zone is notably only being proposed on Kings College Road east of Hanson Street as the west section of Kings College Road primarily features Dobbie houses that should be maintained. Kings College Road is a collector road where gentle intensification in the R-5 zone is considered appropriate.
- Westside of Graham Ave: This section of Graham Ave is intended to provide a transition from the MR-4 zone proposed on the east side of Graham Ave and Windsor Street. The R-5 zone maintains a low-rise built form backing onto the houses on Hanson Street.

Multi-Residential Zone Two (MR-2) Area – pink area on Map I

The proposed MR-2 zone is intended along the major arterial road and lands that directly back onto the university/college campus. The MR-2 zone permits townhouses, stacked townhouses, and apartment buildings up to 4 storeys (14 metres). The MR-2 zone would be applied to the following streets:

- East side of Regent Street, between Montgomery Street and Kings College Road: With Regent Street being a major arterial road, this would be a location where residential intensification and greater density is contemplated under the Municipal Plan. Properties on this stretch of Regent Street have significant lot depths between 40 and 55 metres,

which would be appropriate for multi-residential uses as the MR-2 zone has a minimum 30 metre lot depth.

- East side of Windsor Street, between Montgomery Street and Kings College Road: With Windsor Street having transit services and the east side of Windsor Street backing onto the university/college campus, this would be a location where residential intensification and greater density is considered as there would be less concerns from a compatibility perspective. The lots on the east side of Windsor Street have a depth of appropriately 40 metres, which is conducive to multi-residential development.

Staff would note that any significant redevelopment within these areas would require lot consolidation as the MR-2 zone requires a minimum lot frontage of 34 metres and the site would need to be appropriately sized to accommodate the proposed density, parking, and landscaping.

From discussions at the neighbourhood open house, there were several concerns with the proposed MR-2 zone on Regent Street backing onto the R-1 zone to the east. Staff would note that redevelopment would be subject to the MR-2 zone standards which has several standards to reduce the impact on abutting low-rise residential zones, including:

- Angular height plane: where the lot abuts a low rise residential zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increased proportionally at a 45 degree angle to the maximum building height allowed. This would ensure that the proposed building height is not imposing on the abutting low-rise residential and depending on its location may require a step back in the height.
- Rear yard setback: where the rear property line abuts a low rise residential zone, the minimum rear yard setback is 7.5 metres compared to the standard 6 metres.
- Building location/parking screening: Buildings would need to be located closer to the street with parking located in the side/rear. This would increase the separation between the building and the existing properties to the rear. With the parking, the parking lot design standards under Section 5 of the Zoning By-law require a minimum 2 metre wide landscape strip and 2 metre high opaque fence when the parking area abuts a residential zone.

Multi-Residential Zone Four (MR-4) Area – orange area on Map I

The proposed MR-4 zone would be applied to the block of Windsor Street and Graham Ave between Albert Street and Kings College Road. Staff see this block as the greatest opportunity for significant residential intensification given the following:

- Windsor Street abuts the university/college campus to the east;
- Close proximity to transit services on Windsor Street and Beaverbrook Street;
- Close proximity to Queen Square Park; and,
- Portions of the block already have multi-residential uses/zoning and the existing lot configuration is very fragmented.

Similar to the MR-2 zone, significant development would require lot consolidation subject to the MR-4 zone standards. Staff would note that the proposed MR-4 block does not directly abut any low-rise residential zone as it is separated by streets, but staff have been intentional to provide a transition in the R-5 zone surrounding the proposed MR-4 zone.

Engineering & Operations

Engineering staff have worked collaboratively with Planning staff to ensure that the changes proposed in the College Hill neighbourhood increase density in a well-connected and properly serviced manner. Rezoning provides an efficient way to guide the development of the area and gives City Staff the opportunity to plan and be ready for the developments that are likely to happen.

An increase in housing density for this neighborhood is not expected to take place immediately. They are expected to occur gradually since the larger building forms permitted in these new zones will require the assembly of properties to best utilize the zoning requirements.

Staff intend to initiate studies to facilitate and understand the requirements of infrastructure related to the proposed zoning amendments and assess the current demand. This will minimize impacts to residents of the City, while providing Developers and City staff with the necessary knowledge to ensure that any potential impacts or requirements are accounted for as projects are prepared.

Studies to examine traffic, water, sanitary and storm sewer infrastructure are proposed to start in 2025, to be completed by the end of 2026.

- A traffic impact study shall consider what impact the increased density is anticipated to have on the surrounding transportation network, as well as inform what upgrades will be required to mitigate potential congestion and safety concerns as density increases in this neighborhood.
- A water system study shall assess the current capacity of infrastructure in the area and consider potential increased building sizes and building types, along with the population density increases to assess fire flow and domestic water requirements on the system.
- A sanitary sewer study shall assess the current capacity of the local and downstream systems as well as assessing the density increases.
- A storm sewer study shall assess the current capacity of the system.

Given that major developments in this area will be gradual and lot consolidation is required in many cases, the studies will look at the area in a phased approach. The studies will recommend potential improvements and the intervals at which they will be required. The studies will identify deficiencies in the network that may arise as density increases and recommend when infrastructure changes should be made.

Terms and conditions on individual developments are typically applied as permit are issued. Conditions ensure that new developments are subject to the capacity of the existing networks. These may include but are not limited to:

- Site access, including location and number of driveways
- Pedestrian connection and related infrastructure within the ROW and on private property
- Site stormwater management plans and infrastructure will be required

V. RECOMMENDATION

It is recommended that the Planning Advisory Committee recommend that City Council enact the following amendments:

- A. That By-law Z-9, A By-law to Adopt the College Hill Secondary Municipal Plan, be repealed in its entirety.**
- B. That By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by making the following modifications to the Urban Structure Map (Schedule 1):**
 - i. Removing '5 – College Hill' from the list of Secondary Municipal Plans in the legend; and
 - ii. Removing the College Hill Secondary Municipal Plan Area boundary on the map.
- C. That By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by adding new subparagraphs 2.2.1(44) and 2.2.1(45) and 2.2.2(10) as outlined in the attached Schedule A and renumbering the remaining sections as required accordingly.**
- D. That By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing subparagraph 3.1.1(3) and 3.1.1(6) and replacing with new subparagraphs as outlined in the attached Schedule A.**
- E. That By-law Z-5, A Zoning By-law for the City of Fredericton, be amended by rezoning the properties shown on Map I attached to PR-12-2025.**

Prepared by:

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

Approved by:



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

Schedule A

Adding new subparagraphs as follows:

2.2.1 (44) Lands bounded by Regent Street, Priestman Street, Route 8, and Montgomery Street, within the Major Institutional Designation are encouraged to transition from industrial uses towards a comprehensively planned mixed-use neighbourhood that connects the campuses of the universities and colleges with the health services campus and proximity to the Prospect Street commercial district.

2.2.1 (45) Mid- and high-rise residential or mixed-use buildings including workforce housing may be permitted within the boundary outlined in subsection 2.2.1(44) without a Municipal Plan Amendment provided that the proposal, in the opinion of Council, meets the following criteria:

- i. The proposal positively contributes to the implementation of a comprehensively planned mixed-use area that connects the campus of the universities and colleges with the health services campus;
- ii. Transit, pedestrian, and cycling infrastructure is prioritized in the site design, including connections between buildings, through parking areas, to adjacent properties, public sidewalks, and transit stops;
- iii. Buildings create a strong street edge by locating close to existing or future streets and minimizing parking between the front façade and the street;
- iv. Buildings are oriented to and have their main entrance facing a street, pedestrian infrastructure, or other public gathering space. Mixed-use buildings shall have uses at-grade that activate the streetscape; and,
- v. Provide high-quality building design that contributes positively to the City's urban form.

2.2.2 Major Institutions (Area bounded by Regent Street, Priestman Street, Route 8, and Montgomery Street)

(10) The City may consider a new Secondary Municipal Plan or Development Scheme to provide a detailed framework for the development of the area with the long-term objective of connecting the campuses of the universities and colleges with the health services campus.

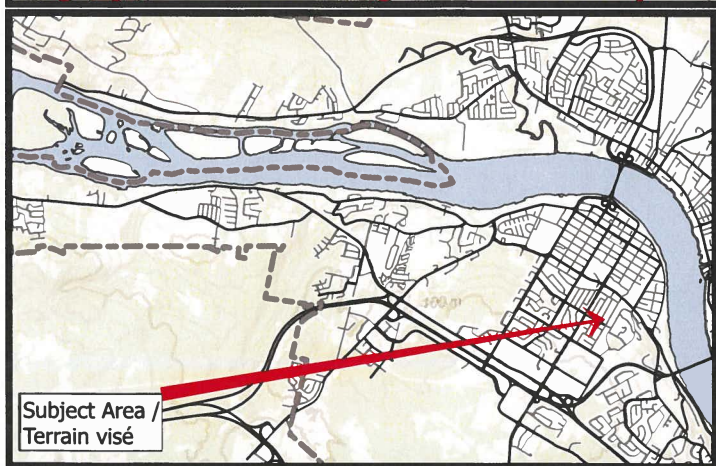
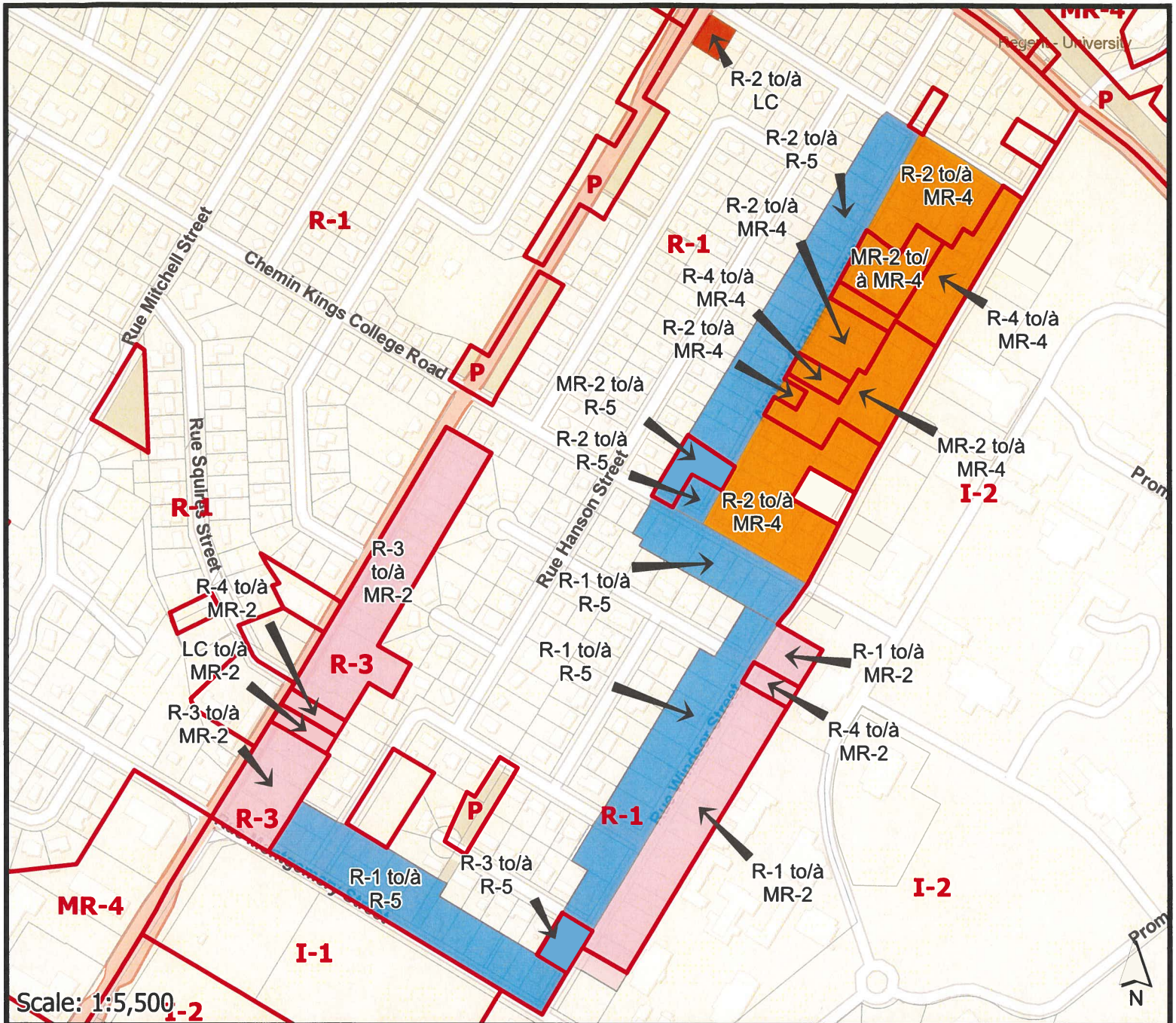
Repealing subparagraphs and replacing as follows:

~~3.1.1(3) Appropriately scaled accessible, affordable, and/or adaptable housing forms, including secondary dwelling units, shall be integrated into residential neighbourhoods where community services and amenities are easily accessible.~~

3.1.1(3) Affordable, and/or adaptable housing forms, including secondary dwelling units, shall be integrated into residential neighbourhoods where community services and amenities are easily accessible.

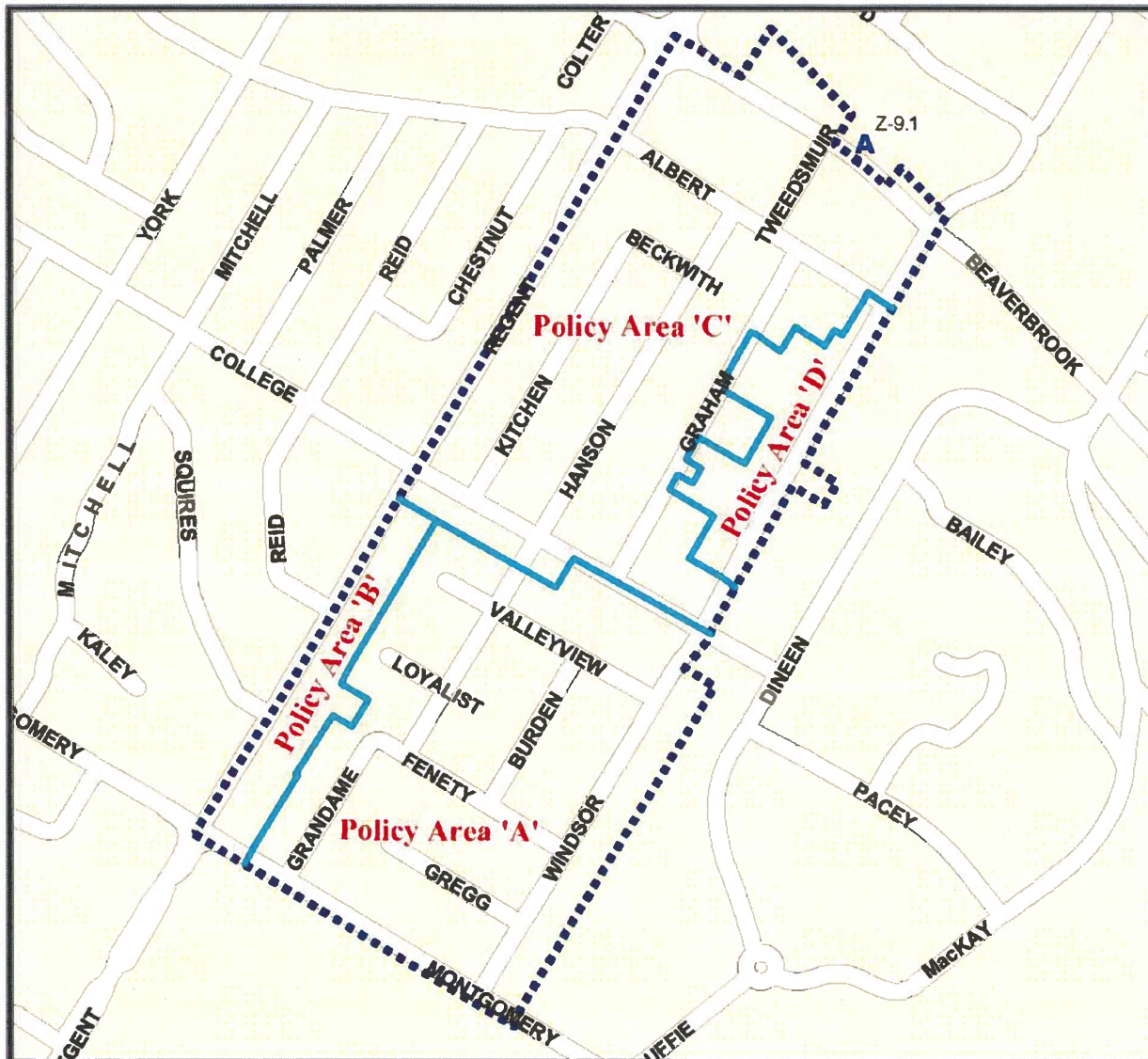
~~3.1.1(6) Council may provide for the use of self-contained, detached dwellings within yards of existing dwellings ("garden apartments") or self-contained dwellings within an existing single detached dwelling ("accessory apartments") as additional housing options with residential areas.~~

3.1.1(6) Council shall permit residential intensification and a greater variety of housing types in areas near the campuses of the universities and colleges.



Rezone to / Rezoner en:

- LC
- MR-2
- MR-4
- R-5

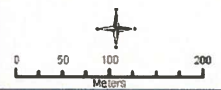


Fredericton

College Hill
Secondary
Municipal Plan

Schedule - 1

Land Use



Legend

Planning Area Boundary

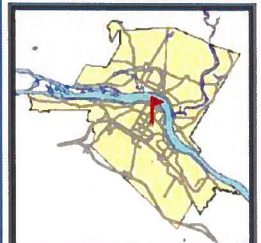
Policy Areas

A

Municipal Plan Amendments

Amendments
Z-9.1 - 70.2-737 Beaverbrook St.
Approved Oct 15, 2020

Compiled By Community Planning 2020



College Hill Secondary Municipal Plan / Plan municipal secondaire de College Hill

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-12-2025

Date \ date: avril \ May 21, 2025

Subject \ sujet: College Hill

City of Fredericton

Vancouver

for PAC

College Hill Apartment Buildings Proposal

Gradual decline of the quality of living for residents of the area.

City divided a property at Beckwith and Kitchen into two inverted pie shaped lots that would never be attractive to someone wanting an owner occupied home and became a driveway with two split level apartment buildings.

City removed the playground equipment meaning families on Kitchen and the neighbourhood lost their park and the area became less attractive to families looking for homes.

The Beckwith Street and Neighbourhood Saturday afternoon autumn party seen as a positive by the local city councillor was supplanted by a Boyce Market City sponsored student welcoming party held on the same day spelling the demise of this neighbourhood event.

Allowing houses in the area to have backyards become parking lots have fostered parking on front lawns and garbage cans are now accompanying these front lawn areas.

All in all the daily character is less positive and has become less attractive to people wishing to buy a home.

The elements of no playground for children, subdividing to suit student housing, lack of community support and fostering increased parking for students has created a sense that this area is a student housing area. This is not the case. Kitchen Street for example is still 50% owner occupied. However, City planning doesn't seem to recognize what the area is and sees it only as an area of student housing concern.

It seems to me apartment buildings replacing houses and increased traffic and parking lots will further erode a sense of neighbourhood.

Bottom line: Does this seem like a good idea for everyone?

Two points to consider.

New immigration policies will reduce student housing needs.

College Hill Rd. seems to be better area for apartment buildings.

Murray, Elizabeth

From: Frank Camm [REDACTED]
Sent: Sunday, May 11, 2025 5:09 PM
To: PLANNING AND DEVELOPMENT
Cc: Frank Camm
Subject: College Hill Zoning Proposal Letter of Objection
Attachments: city of fredericton 2025 05 11.doc

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.

Please find attached my letter objecting to the zoning changes being proposed for the College Hill neighbourhood. I request that my material and that of my objecting neighbors be brought to the attention of the Planning Advisory Committee before the hearing on May 21, 2025.

Thankyou.

From: Frank Camm [REDACTED]
To: City of Fredericton Planning Department
2025 05 11

I am writing to express my strong objection to the City of Fredericton plan to change the current R1 designation for the College Hill neighborhood to designations that permit high density buildings.

My specific objections are outlined below:

Accountability

The City is contemplating a major policy decision that will affect many citizens. The materials at the City open house did not indicate, at a conceptual level, what the overall outcome is expected to be in terms specific enough to allow citizens to hold the City accountable in the future and as the change is implemented. There were no useful outcome metrics, and there was no completion timeline or exposure of the full costs of the change being contemplated. Governments in our Canadian democracy owe their citizens the prospect of genuine accountability. I don't think the materials lend themselves to this important value.

Engagement

The City's material indicates that the Government of Canada Housing Accelerator Fund requires the City to adopt zoning by-law amendments that would allow for additional density near post secondary institutions. Councillor Lejeune has reported on the CBC that the open house was not attended by a representative from the University of New Brunswick. This is a red flag that cannot be ignored. UNB is not only an affected party but is also a major benefactor of the federally mandated program. The by-law change should be paused until this disturbing disconnect is resolved and the resolution communicated to the public. This would also allow time to acquire and analyze enrollment forecasts to determine their impact on the proposed densification project.

"Relief"

Councillor Lejeune indicated in an interview that by-law enforcement of the existing regulations had not been effective. It seems the City believes, with a rental vacancy rate of less than 1%, that the illegal apartments will be abandoned and will revert to family homes as students are said to prefer the new apartments on the "corridors". This is not in my view a credible expectation. A more likely projection is that whether old, new, legal or illegal, all apartments will be occupied by people but not necessarily students. If there is evidence that the migration theory is correct it should be shared.

Target Beneficiaries Versus Actual

My understanding from a Councillor at the meeting is that the City has no way to ensure that the apartments are filled with students. As students are not the most desirable tenants, one can be pretty sure that many or most of the units will be occupied by mature working Frederictonians.

Access to University

The new corridor apartments will be expensive to build for a number of reasons and developers will need to recover their costs and make profits to compensate for the risks involved. This will mean relatively high rents compared to existing units which are already high. Affordable housing for needy talented students doesn't seem to be part of the plan. I want zoning changes that will help reduce student debt levels not increase them.

Density

Density is central to the discussion and consequently there should be some sort of reliable systematic metric indicating numerically what the density actually is by neighborhood across the City. There seem to be issues with the mapped data presented at the open house at least in my immediate area and, when I asked about the source of the data, I got two quite different answers. I would urge you to look into the quality of the data. If it passes muster it will be helpful as the City accounts for its results in the future.

Comprehensiveness

The material presented by the City seems almost exclusively focused on the zoning changes without acknowledging all sorts of other issues that will need to be resolved. Infrastructure (water, sewer, street capacities, by-law enforcement, etc.) and other social issues (affordable housing, urban forestry, green space, parking etc.). Is it possible that some other City departments should have input?

By-Law Enforcement

Councillor Lejeune mentioned inadequate by-law enforcement in his CBC radio interview. As an observer over a period of forty-four years, I am in full agreement with him. I have been told by senior planning staff that when the first by-law was passed, in 1979 (?) there was no systematic classification process to document which basement apartments were grandfathered in. This egregious error made it pretty easy for illegal builders to claim grandfather status. While many by-law officers have worked hard and have reacted to local complaints, the enforcement process has been underfunded although the City has found funding for other possibly less important programs. This is not a problem that will be solved by adding an incremental officer.

Process

From my point of view, the timetable for this process suggests that citizen involvement is not really being encouraged. Insufficient time is being given so that interested persons can absorb some fairly detailed technical information. I don't think I was surveyed or informed as this project got started presumably some months ago.

Status Quo

The City material says the existing secondary plan is "outdated" but we are asked to believe that without a single word of explanation. Maybe people who invested here thirty years ago want the same things now that they did then. Which was not densification.

Frank Camm

From: joe page [REDACTED]
Sent: Monday, May 12, 2025 8:49 AM
To: PLANNING AND DEVELOPMENT
Subject: Concerns with College Hill rezoning

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,

I attend the meeting on May 6th. As per the city reman in hand, see below my concerns/comments on the proposal.

Joe Pagé
[REDACTED]

1. Residents were not consulted through a survey prior to the development of the plan, although it appears that students may have been. The only public notifications were limited to announcements in the *Gleaner* and on CBC. To ensure meaningful participation in the open house, each household or property owner on College Hill affected by the plan should have received a letter outlining the proposal and inviting them to attend the event.
2. The plan focuses solely on increasing density (zoning is a blunt tool as per Jason Lejeune) without addressing the related challenges that come with a growing population—such as parking and traffic calming. Grandame, Fenety, and Hanson Streets are already being used as a bypass to Regent Street. As more residents move to Regent, traffic is likely to increase on these side streets, many of which are home to families with young children. Bike/walking paths, green space (community gardens?), garbage removal, and noise pollution are other issues that should be discussed with residents.
3. UNB has demolished the residential tower on Montgomery Street. According to a councillor, universities in the past provided approximately 80% of the required student housing—this figure has now reportedly dropped to just 18%. What steps are the universities taking to address the housing needs of their student populations? The Mayor stated that UNB plans to replace the demolished tower. If that is the case, why was no representative from UNB present at the meeting to present or discuss the plan? Later in the evening, another member of the city's team contradicted the Mayor, stating that

UNB has no plans to rebuild the tower. This lack of clarity and engagement from UNB is disappointing and concerning.

4. We were also informed that St. Thomas University owns between 8 and 10 houses on Windsor Street. Does the university have plans to demolish these homes and construct low-rise apartment buildings or similar student accommodations in their place? If so, what is the timeline, and has there been any community consultation?
5. The universities must be required to engage meaningfully in the planning process. The city is increasing density largely to accommodate the growing university population, yet the burden of housing should not fall entirely on the surrounding community. The universities must be held accountable and take concrete steps to address the housing needs of their students, rather than relying solely on the city and its residents to absorb the impact.
6. How will the new housing units be guaranteed for student use? Will this be achieved through covenants on the property titles or through specific requirements imposed on developers and property owners? Without such assurances, there is no guarantee these units will serve the population they are ostensibly intended for. The most effective way to ensure affordable, appropriate housing for students is to build it on campus. This allows the universities to control rent, better manage student behaviour (such as late-night disturbances), and reduce pressure on local infrastructure by keeping students close to their academic environment. If the universities are unwilling to participate in this housing strategy, then the plan should be paused until they are actively involved. One potential lever is the federal funding that universities receive annually—some of this funding could be made contingent on meaningful engagement with the city on housing issues. As was evident from city representatives, there seems to be a reluctance to confront the universities on this matter. That approach is unacceptable. The city must take a firm stance and ensure the universities are brought to the table.
7. A few councillors suggested that the new housing would somehow attract students away from the current Dobie houses, thereby enabling the existing owners to sell those properties to individuals or families—ultimately reducing the number of students living in that type of housing. However, without implementing the measures outlined in point #6, it's unclear how additional housing—likely priced at market rates—would incentivize budget-conscious students to leave more affordable Dobie housing. In reality, landlords will be the ones benefitting most, profiting at the community's expense.
8. Many of us at the meeting raised concerns about the lack of enforcement of existing bylaws—particularly those related to noise, parking, and building permits. The city team, including the Mayor, acknowledged that enforcement is limited due to budget constraints and explained that the current system is “complaint-driven,” meaning the city only acts when residents report violations. In effect, neighbours are expected to report each other before any action can be taken. Perhaps a good starting point would be to rat out bylaw violations at the St. Thomas University-owned properties on Windsor Street.. One councillor even suggested that enforcement is avoided to prevent potentially contributing to homelessness. While College Hill residents certainly do not wish

to exacerbate homelessness, consistent enforcement—paired with meaningful fines—is essential to addressing ongoing bylaw violations. Perhaps a portion of the \$10 million received from the federal government could be allocated toward enforcement.

9. The proposal does not appear to include specific restrictions for developers building adjacent to single-family homes—such as setbacks, building height limits, and other compatibility measures. More detailed information about these requirements should be made available to the residents to ensure transparency and protect the character of existing neighbourhoods.
10. A few suggestions: Consider beginning with the rezoning of Windsor Street as a pilot project to assess whether the intended objectives are achieved before expanding development across the rest of College Hill. Additionally, if redevelopment is planned for the lands across from the hospital, infrastructure upgrades—such as completing the highway roundabout and pedestrian overpass—should be prioritized to reduce traffic pressure on College Hill. Finally, some of the proposed 4- to 6-storey buildings should include ground-floor commercial spaces to provide essential services for residents, such as daycare facilities, pharmacies, or health services.
11. We did not see any information regarding aquifers in the proposal. While it's possible that aquifers are not a factor on College Hill, we would appreciate clarification and more information on this issue to better understand any potential environmental impacts.
12. Finally, it feels as though this process is largely a formality. With the \$10 million in federal funding already secured, it appears that Council's primary task is to complete the necessary steps to approve the rezoning—leaving community feedback with little real influence on the outcome. This perception undermines public trust and raises concerns about the transparency and integrity of the process.

Murray, Elizabeth

From: Anne Robertson [REDACTED]
Sent: Monday, May 12, 2025 10:19 AM
To: PLANNING AND DEVELOPMENT
Subject: Fwd: Concerns over proposed rezoning of College Hill area

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.

It is with great concern and many questions that I address the proposed rezoning changes for the College Hill area. As a longtime resident, I feel the move to higher density housing will have a detrimental effect on the neighbourhood's character and property values, as wellacerbate some of the problems we already have.

Little effort was made to inform permanent residents of the possible changes or even to ask about their concerns. There were a couple of articles in the *Gleaner* (to which very few subscribe now) and a couple stories on CBC radio prior to the open house on May 6. Yet STU students were give a questionnaire through which they could indicate their needs, etc. No doubt existing housing for students, in many cases owned by absentee landlords, is substandard and even unsafe.

However, in regard to permanent residents, there are still many with growing families and small children surrounded by the designated zoning changes. There have been even a few new families moving into the area and renovating some of the single family dwellings. An elementary school and at least two day cares are in the area. How will the increased volume of traffic, parking and other safety issues be addressed?

Since many private homes will be surrounded by the new developments, how will short-cut trespassing (especially on week-ends and party nights) be dealt with? Will there be increased by-law enforcement in the area ? Those of us on the perimeters of the new rezoning dread the possibility of a 4-6 storey building looming over their homes.

As to the students themselves, is there actually the need for increased housing ? Allegedly, there are empty residences on campus and one of the co-op housing buildings on Montgomery St. was torn down. With the cap on foreign student enrollment and the resulting cancelling of courses at NBCC, are there accurate projections for future attendance ?

With the high cost of construction will come increased rental costs. Along with high tuition fees, cost of living, etc., will many students be able to afford to live in these buildings? Most importantly, what contributions are the universities making, financially or otherwise, as this development seems mainly to be accommodating them?

At the open house on May 6, we were assured that implementation would be gradual and that occupancy would not be limited just to students. Yet, with the emphasis on "student housing", it is possible that other potential renters might envision a worse case scenario of a noisy, frat house environment and go elsewhere.

With the new buildings themselves, there will more demands on the current infrastructure (water, sewage, and garbage). Green space will be at a premium. Will there be consistent and strict building requirements for design so not to result in an unsightly hodge-podge of streetscapes? Will there be resident superintendents to handle maintenance and "social" issues ? Again, many aspects of enforcement are needed and accountability by all developers and landlords is vital.

Granted, affordable and acceptable housing is certainly needed in this city. However, this current proposal seems one-sided and idealistic. More practical and specific consultation and review are required for this rezoning plan. In its present form, I am opposed to it.

Murray, Elizabeth

From: [REDACTED]
Sent: Tuesday, May 20, 2025 10:55 PM
To: PLANNING AND DEVELOPMENT
Subject: collegehill rezoning proposal
Attachments: CollegeHill-1.docx; CollegeHill-2.jpg

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.

We wish to add our letters to the PAC.

Marlene and Ernie Fitzsimmons

College Hill Rezoning Proposal

I am not in favor of dividing homes to have four units or add basement apartments. Too many homes are absentee landlords with students already. There are not enough parking spaces at most of these.

Also with so many young people in the area, we have to put up with noise and loud music which rocks the house.

If you must add density to this area on the hill, dividing to four units will be enough, therefore the building of apartment buildings would not be needed.

Having said that, please do not take away houses on Montgomery to build these apartment buildings.

Apartment buildings on the east side of Windsor and on College Hill would be better. If you need more on Regent Street, they should not be so tall as to invade privacy on the other street behind them.

We enjoy this neighbourhood and do not want to lose any green space that we have or be crowded out by adding too many extra buildings on our properties. Please consider that this is a family neighbourhood even though the University is close by.

We feel for the students who want to be close to classes, but we want to keep our family homes too.

Sincerely,

Marlene Fitzsimmons

Hill Area

As a resident of the Hill Area on Hanson street for the past forty years I can tell you that most of the problems we have had were brought on by Absentee Landlords who have purchased private houses and split them up in 8-10 rooms.

They then place upwards of ten people on a site which usually has a driveway meant for 2-3 cars. It also leads to partying and bringing folks from out of the area in to party with them and what to do with all these cars.

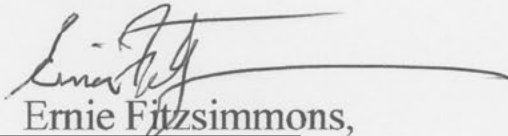
We have finally gotten our area working quite well but if you are going to allow property owners to build more spaces in their back yard then you are going to exaserbate the problem.

I suspect that very few of these new dwellings will be for grannies or other family members, but the greedy few who try to make a buck off young people are just waiting to jump.

I sympathise with the young people who are looking for a place to stay. I have no problem with adding apartment buildings in appropriate areas even though they will add to traffic congestion.

Please think long and hard before you approve this project.

Sincerely,



Ernie Fitzsimmons,

Fredericton
May 20, 2025

To: Planning Advisory Committee

From: Tony Dakiv, Senior Planner

Proposal: Rezoning and variance to permit construction of a 13 unit apartment building.

Property: 642-652 Union St. (PID 75511055)

APPLICANT: Sherico Developments Ltd. (Eric Price)
30 Hughes Street,
Fredericton, NB, E3A 2W3

OWNER: Same as owner

SITE INFORMATION:

Location: South side of Union Street on both sides of Southview Lane.

Context: Low to medium-density residential to the east and north, Southview Condominium building to southwest; open space to the west.

Ward No: 4

Municipal Plan: North Core

Zoning: MX-2

Existing Land Use: Vacant

Previous Applications: PR 145/08, PR 110/13, PR 188/14

EXECUTIVE SUMMARY:

The proposal is to rezone property from MX-2 to MR-2 to permit a three storey apartment building containing 13 units and includes a 2.97m front yard setback variance. Six units would be operated under the Housing NB affordable housing program. The proposal is consistent with the Growth Strategy direction for the North Core and Municipal Plan criteria for low-medium rise multi-residential development as well as encouraging affordable housing.

The subject property is located adjacent to existing multi-residential development on a busy major arterial roadway. The proposed building is also modest in scale and massing and fits within the streetscape comprising primarily low-rise building forms along this portion of Union Street. From a land use planning perspective, staff feel the proposal represents a compatible infill development and should not adversely impact neighbouring properties. The proposed variance is considered to be appropriate in this case as it will result in a front yard setback that is consistent with the existing front yards along this portion of Union Street. Based on this, Staff support the application subject to terms and conditions.

APPLICATION:

Sherico Developments Ltd. has made application to rezone land from MX-2 to MR-2 and for a 2.97m front yard setback variance in order to construct a 13 unit apartment building on property located at 642-652 Union Street.

PLANNING COMMENTS:

Background:

- In May 2014, the site was rezoned to MX-2 to allow a mixed-use building containing a medical clinic limited to four practitioners on the ground floor and two residential units on the upper floor. The site is divided by Southview Lane into two development parcels. Southview Lane is part of the abutting property to the south owned by the Southview Condominium Corporation. The development agreement associated with the approval required that the parcels be consolidated under one PID and restricts development such that "the West section (642 Union Street) shall never be used for any purpose other than parking to support the commercial and residential component of the East section (652 Union Street)." The parcels have since been consolidated under one PID through an amending plan of subdivision registered on June 2, 2015.
- Prior to third reading of the by-law, Council required additional information including a traffic study and the provision of a sidewalk along the east (parking lot) portion of the site. The traffic study determined that the proposal would have minimal impacts on traffic operations on Southview Lane and no traffic related improvements were necessary. The study did note that a full length sidewalk along the west side of Southview Lane was a desirable feature and that a sidewalk connection be provided to Union Street on the east side of Southview Lane.
- The development agreement also required an access agreement be entered into between the developer and the condominium corporation to recognize that public access will involve crossing over Southview Lane between the parking lot and the mixed-use building. The required access agreement was signed by the previous developer and the Condominium Corporation and registered on title on May 20, 2015. The access easement agreement refers to the previously approved development, that being a medical clinic and two residential units. This has raised the issue of whether a new or revised access agreement should be required based on the new proposal. The applicant has provided a legal opinion that contends the reference to the previous development located within the recital portion of the agreement is intended as an interpretation aid only, and does not form part of the main body of the agreement, therefore no update or new agreement is required. A term and condition has been added that this matter be reviewed with the City's Legal Division and, if required, form part of the development agreement.

Proposal:

- The proposed building is three storeys in height containing 3 bachelor units and 10 one-bedroom units. Six units will operate under the provincial affordable housing (Housing NB) program.
- The building will be located in the same approximate position on the east portion of the site as the previous approval. The building will be setback 3.03m from Union Street which is consistent with the front yard setbacks on adjacent properties in the surrounding area.
- Access to the site will be from Southview Lane to both the east and west portions of the site. The west portion will accommodate the main parking lot containing 15 parking spaces and the east portion will provide parking for 3 barrier free spaces behind the building. A narrow walkway is shown along the west side of Southview Lane but does not extend along the full length of the parcel. A term and

condition has been added to widen and extend this walkway. A walkway is also provided along the sides and front of the building with connections to the Union Street sidewalk. An outdoor amenity space including seating and covered patio/barbecue area will be provided given the lack of individual balconies.

- A 6m wide landscaped area is provided along Union Street in front of the parking lot. Landscape buffering will also be incorporated along the east and south property lines. Staff will work with the applicant at the building permit stage to provide a decorative fence to further buffer the parking lot from the street, and to enhance the landscaped buffer treatment with screen fencing along the south and east boundaries of the site.
- The proposal complies with the building location and design requirements of the MR-2 zone regarding building finish materials, entrance orientation and treatment and building footprint/wall length. Portions of the building project out and wrap around the front corners of the building. This treatment helps to reduce the building's overall massing by varying the wall planes of the front and side facades and adds visual interest.

Growth Strategy:

- The proposal is consistent with the direction of the Growth Strategy for the North Core which states *"Generally, buildings of two to four storeys, including apartment buildings and townhouses, will be appropriate in the North Core."*

Municipal Plan:

- The subject property is designated North Core which includes the following policies under Section 2.2.1:
 - (8) *Encourage appropriately scaled infill and redevelopment along Union Street, including mid- and high-rise residential development, particularly along the south side of Union Street, east of Clark Street.*
 - (9) *Prior to adoption of new Union Street Secondary Municipal Plan, a new mid- or high- rise building design should comply with the Main Street Built Form Design Guidelines, as appropriate.*
- The proposal fully complies with the locational policy allocating infill development along the south side of Union Street. The proposal is consistent with the residential building typology guidelines outlined in the Main Street Design Guidelines which include the following:
 - *Setbacks should be consistent with adjacent buildings;*
 - *Building entrances should be oriented to the street where they face Main/Union Street;*
 - *Corner sites should address both street frontages;*
 - *Heights can range from 2-4 storeys;*
 - *Parking should be located to the rear of the property or in the middle in cases where buildings front on both Main/Union Street and the trail; and,*
 - *Driveways should be consolidated, or shared, where possible.*
- The proposal is consistent with the policy (Section 3.1.1(6)) intent of encouraging "the provision of an adequate supply of affordable housing..."

Union Street Secondary Municipal Plan

- The subject property is designated Residential and includes the following policies under Section 3, Residential Land Use:

- (3) Council shall encourage in-fill residential development, which is compatible with the surrounding residential development, and
- (5) 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.

The proposal is consistent with these policies as the modest 3 storey building is considered to be compatible with surrounding residential development and it is located on Union Street which is a major arterial roadway.

Zoning By-law:

The proposal compared to the standards of the MR-2 zone is as follows:

Standard	Required	Provided
Lot Area	1397m ²	1512.3m ²
Lot Frontage	34m min.	45.3m
Lot Depth	30m min.	30.3m
Building Setbacks front	6m min.	3.03m*
west side	3m min.	3m
east side	3m min.	3.46m
rear	6m min.	15m
Building Height	14m max.	9.5m
Lot Coverage	45% of lot max.	15%
Landscaped Area	35% of lot area min.	36.5%
Parking	10 spaces min.	18 spaces

* Variance required

The proposal requires a 2.97m front yard setback variance as the front yard setback in the MR-2 zone is 6m minimum which is a city-wide standard. In this case the proposed variance is appropriate because the proposed front yard setback is consistent with front yard setbacks on adjacent properties in the area which range between 2.4m and 4m. As such the proposal helps to maintain the existing streetscape and fits well within the context of the site and adjacent development. Based on this staff have no concerns with the proposed front yard setback variance.

Access and servicing

- The proposed development is a 13-unit residential building that will utilize two separate properties along Union Street. The building and three barrier free parking spaces are proposed on Civic #652, and a parking lot with the remaining 15 spaces proposed on Civic #642. The two lots are intersected by Southview Lane that currently services the Southview apartment building to the rear.
- During a previous development proposal for the site, a traffic impact assessment was conducted assuming these lots included a clinic with two apartment units. The study for this initial proposal was expected to have minimal impacts on the existing intersection for the driveway access of Southview Lane at Union Street, including the traffic from the existing residential building on Southview Lane. With the current site proposal of 13 apartment units, the development is expected to generate less

trips than was initially proposed for this site. Given that the access was constructed for more traffic than this proposal will generate, there are no concerns from staff regarding traffic.

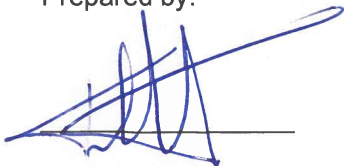
- Southview Lane is a private access; therefore, a private access right-of-way agreement is required between the proponent and the laneway owners.
- There is sanitary and water infrastructure available for the development on Union Street. New water and sewer services will be required to service the building. The City's records indicate that there is a 20 mm galvanized water service to civic # 642, and a 16 mm copper service to civic # 652 Union. The existing services will be required to be shut off at main.
- There is no public storm sewer directly available for connection. The applicant would be able to extend the storm sewer to the typical City standard within the right-of-way to the proposed development at their cost. There is also a private storm sewer available to the west, on the Southview property, however grades would need to be verified by the Applicant's Consultant for adequacy. A connection to the Southview storm system would require a private servicing agreement. A stormwater management plan and engineered site plan are required.
- The applicant is responsible for shut-off-at-main of any existing services to the property and all curb cuts and/ or curb and sidewalk reinstatements. Proposed services must be installed by an approved Water & Sewer contractor, with design, inspection, and record drawings completed by a qualified professional engineer.

RECOMMENDATION:

1. It is recommended the application submitted by Sherico Developments Ltd. to rezone property located at 642-652 Union Street from MX-2 to MR-2 and a 2.97m front yard setback variance, to allow construction of a 13 unit apartment building be approved subject to the following terms and conditions:
 - a) The site be developed generally in accordance with Map II attached to P.R. 32/25 to the satisfaction of the Development Officer;
 - b) Final building design be substantially in accordance with Maps III and IV attached to P.R. 32/25 to the satisfaction of the Development Officer;
 - c) The property owner enter into and register, prior to issuance of a building permit, a Development Agreement with the Municipality to ensure the following:
 - A revised access agreement with reference to the proposed development is obtained, if required, to the satisfaction of the Development Officer and the City Solicitor;
 - The walkway along the west side of Southview Lane be widened and extended along the full length of the parcel to the satisfaction of the Development Officer;
 - A final landscape plan be submitted prior to issuance of a building permit, incorporating a decorative fence adjacent to the parking lot fronting on Union Street as well as a wood screen fence along the south property lines and along the east side of 652 Union Street to the satisfaction of the Development Officer;
 - No new driveways shall be permitted with direct access to Union Street;
 - A private servicing easement agreement with the Southview Condominium Corporation is required if storm sewer connection is proposed on the abutting Southview Condominium property to the satisfaction of the Director of Engineering and Operations;

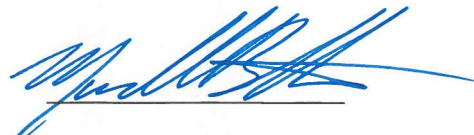
- d) Provide confirmation that six apartment units will operate under a government affordable housing program to the satisfaction of the Development Officer;
 - e) Servicing, lot grading, and storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to building permit application;
 - f) No habitable residence shall be located below 9.0 m elevation (geodetic);
 - g) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
 - h) Record drawings prepared by a Professional Engineer are required at completion of the project;
 - i) If required, the Applicant is to obtain a Watercourse and Wetland Alteration Permit from the NB Department of Environment & Local Government.
2. It is recommended that By-law No. Z-5.29 be rescinded in its entirety upon registration of the development agreement required by the Terms and Conditions in Recommendation #1 above.

Prepared by:

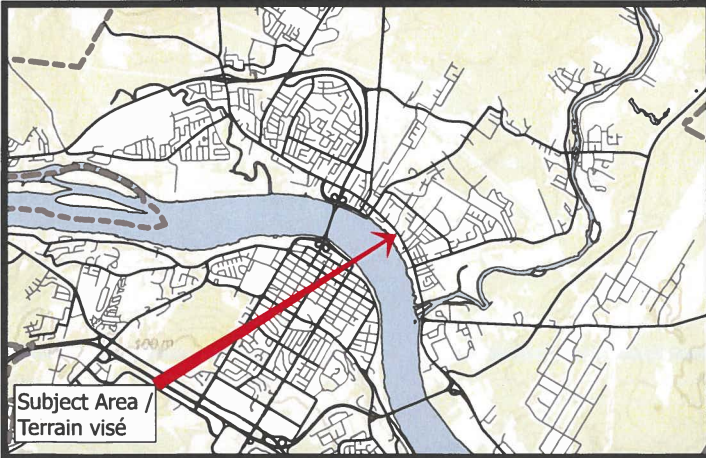
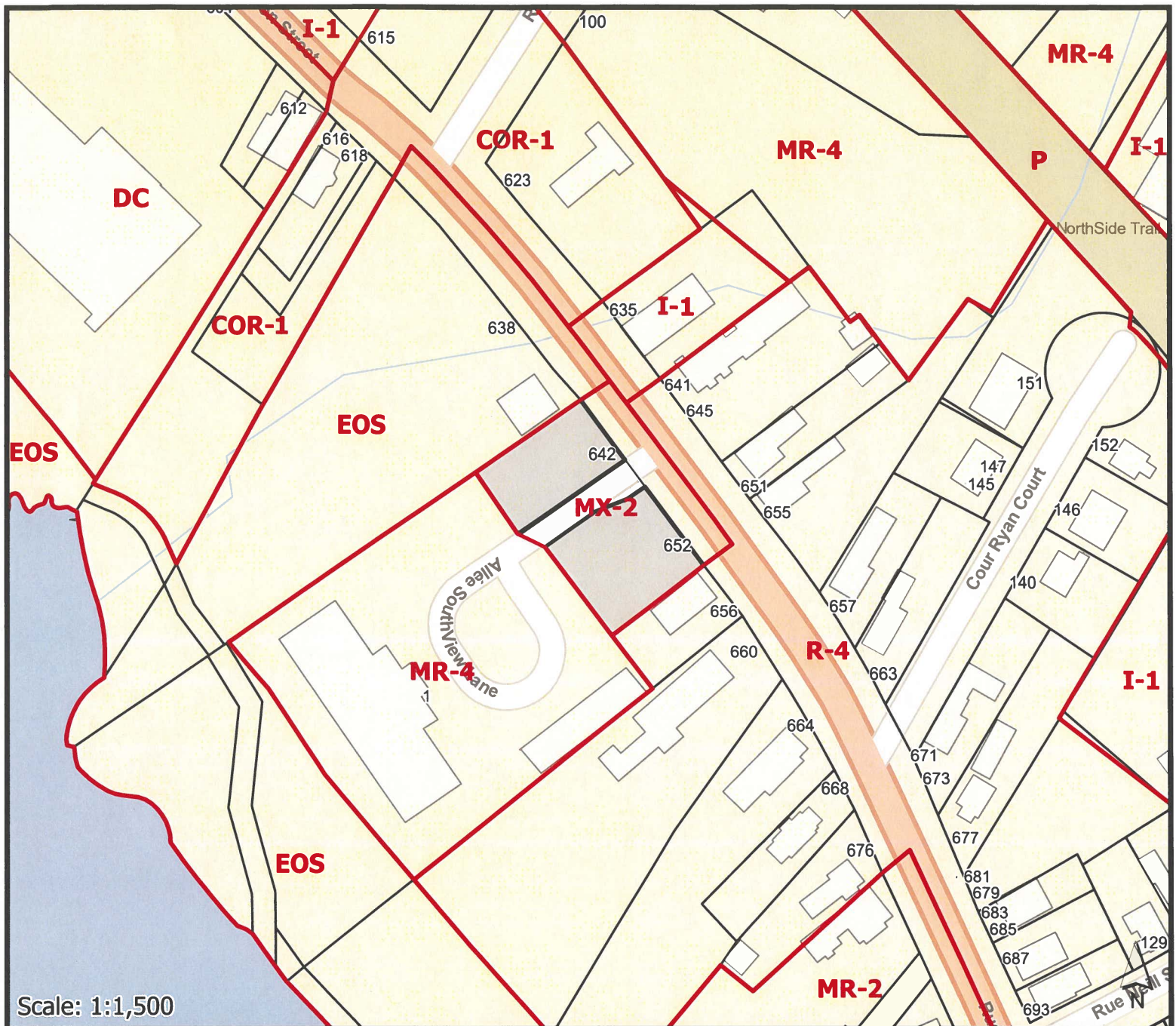


Tony Dakiv, RPP, MCIP
Senior Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Community Planning



 Subject Properties / Propriétés Visé

Rezoning from MX-2 to MR-2 and front yard setback variance (2.97m) to allow construction of a 13-unit apartment building.

Rezonner de Zone à usages mixtes 2 (MX-2) à Zone multi-résidentielle deux (MR-2). Dérogation à la marge de recul de la cour avant de 2,97 m. Pour permettre la construction d'un immeuble de 13 logements.

Map \ carte # I

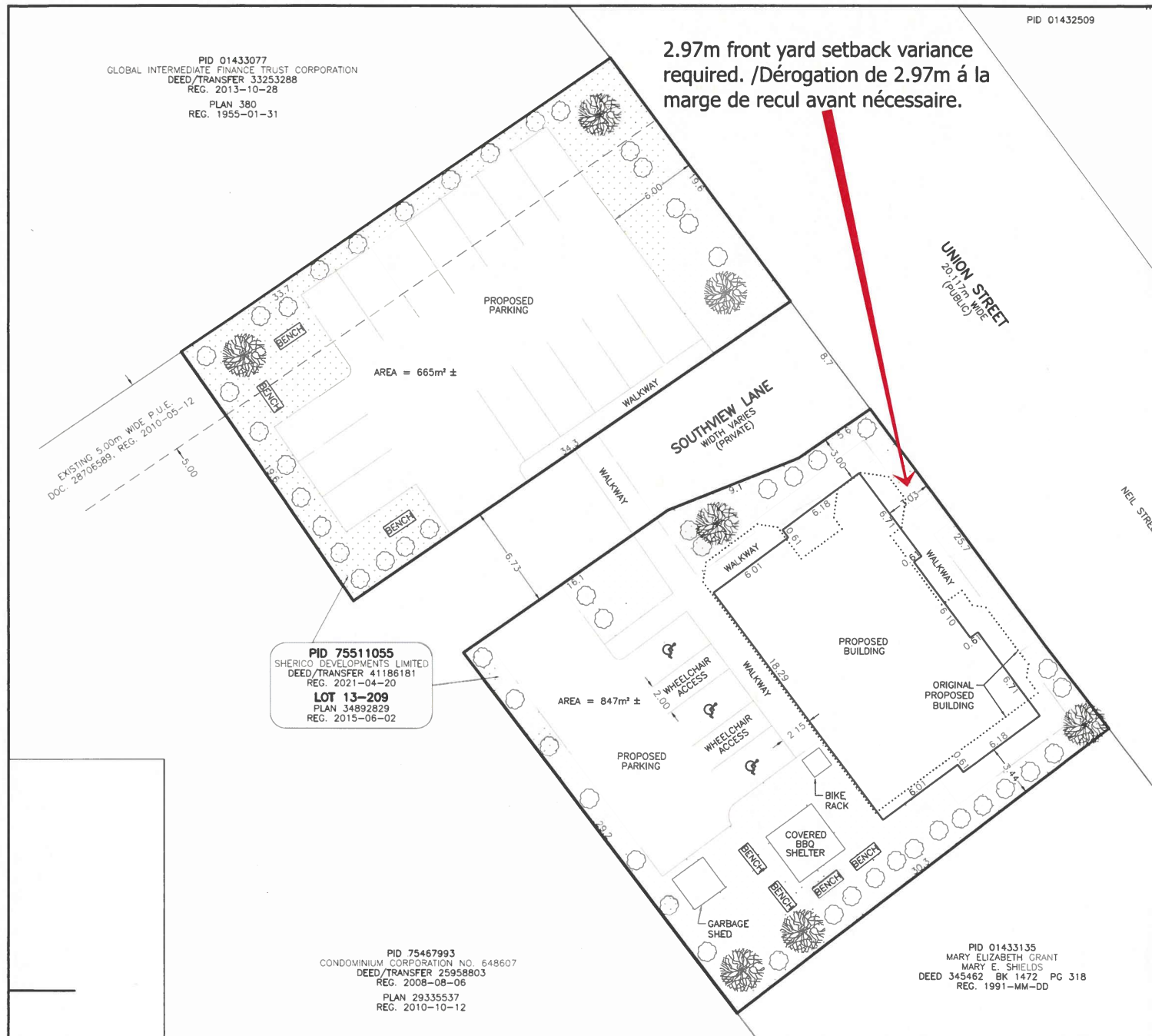
File \ fiche: PR-32-2025

Date \ date: mai \ May 21, 2025

Subject \ sujet: rue 642-652 Union Street
Sherico Developments Ltd.

Fredericton

Community Planning
Planification urbaine



Site Plan / Plan du Site

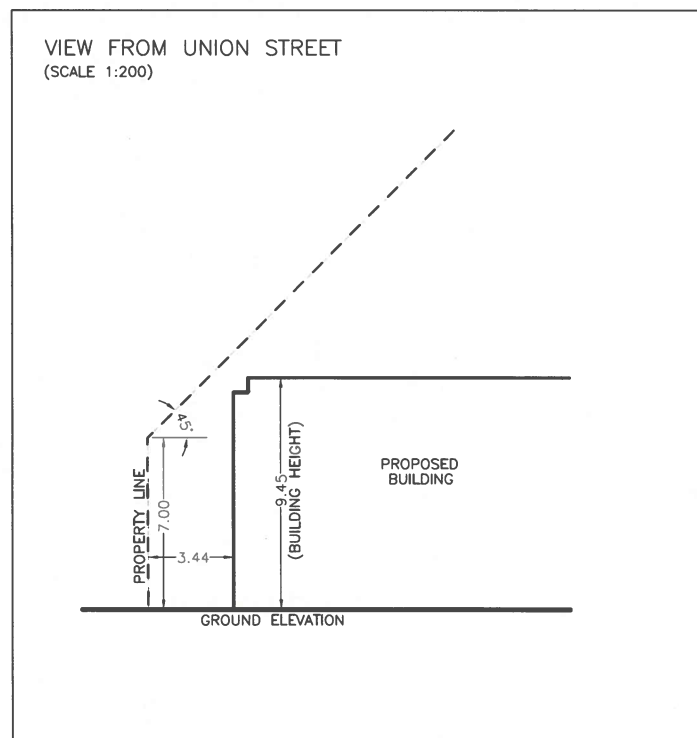
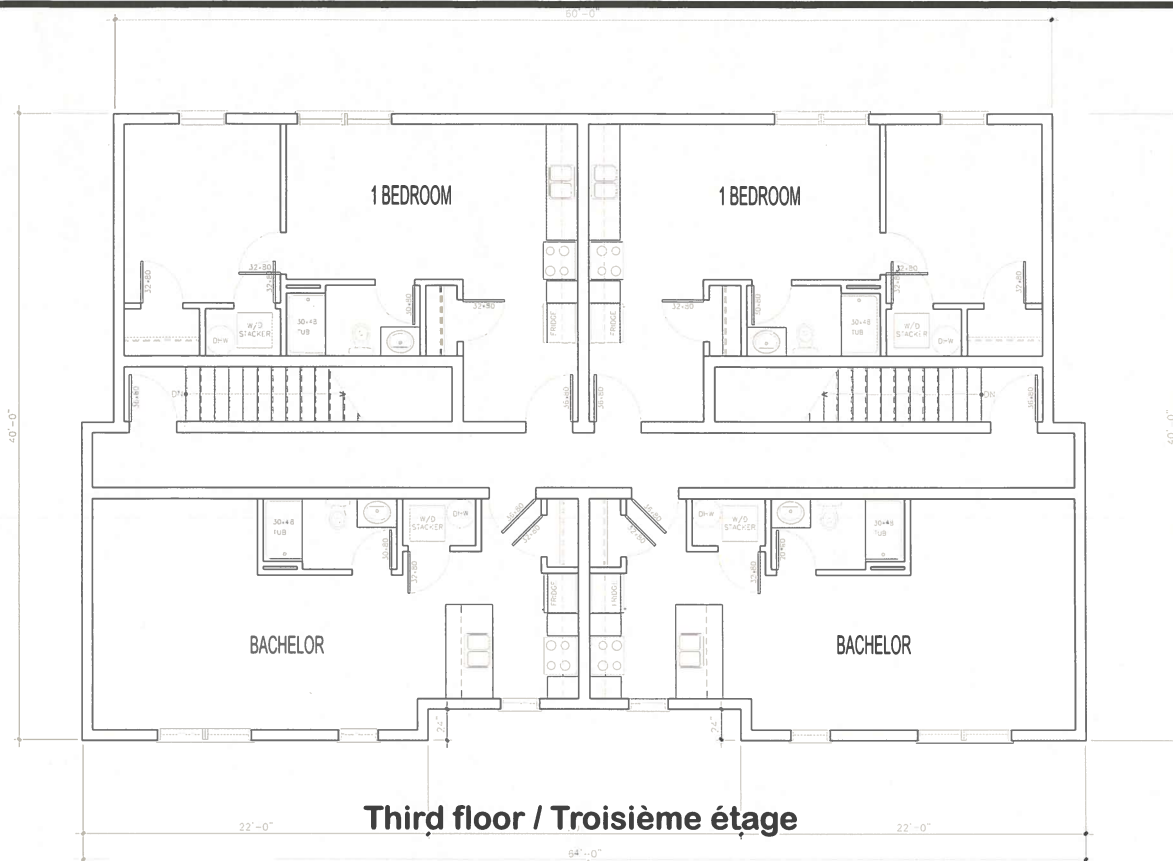


Facing Union Street (North) / Face à la rue Union (Nord)



Rear (South) / Arrière (Sud)

Conceptual Elevations / Élévations conceptuel



Height plane diagram / Diagramme de hauteur

Floorplans - Height plane diagram / Plans d'étage - Diagramme de hauteur

Fredericton

Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-32-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: rue 642-652 Union Street
Sherico Developments Ltd.
81

Murray, Elizabeth

From: ServiceFredericton
Sent: Friday, May 16, 2025 1:02 PM
To: PLANNING AND DEVELOPMENT
Subject: FW: PAC planning@fredericton.ca PID 75511055

Thank you,

Diane

Service Fredericton
The City of Fredericton | La ville de Fredericton
397 Queen Street | 397, rue Queen
Fredericton, NB E3B 1B5
service@fredericton.ca
(506) 460-2020 www.fredericton.ca

From: Sheilah Dickson <[REDACTED]>
Sent: Friday, May 16, 2025 12:41 PM
To: ServiceFredericton <service@fredericton.ca>
Subject: PAC planning@fredericton.ca PID 75511055

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.

Dear PAC Members,

I live in the Condo at 1 Southview Lane and have several reservations about the proposed Rezoning Variance.

My main concern is safety. It is often very difficult to exit Southview Lane onto Union St. because of the volume and speed of traffic. I feel the buildings are large for the space. Allowing the variance will greatly reduce visibility for drivers and pedestrians accessing Union St. and Southview Lane. The increased density in that area will add to the problem.

Thank you for considering this concern. I hope you will not approve the Rezoning Variance Application .

Sincerely,
Sheilah Dickson, [REDACTED] - 1 Southview Lane, Fredericton E3A5V3

Murray, Elizabeth

From: [REDACTED]
Sent: Wednesday, May 21, 2025 7:06 AM
Subject: PAC Meeting May 21 Input from Southview Condominiums Board
Attachments: Board Meeting with Eric Price - Apr 28 2025 (PAC).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.

PLANNING ADVISORY COMMITTEE MEETING

May 21, 2025

Southview Condominium Corporation No. 648607

1 Southview Lane

Fredericton, NB

E3B 7R9

Dear PAC Committee Members,

We, the Southview Board on behalf of owners, are writing to express the concerns our Southview community have regarding the development by Mr. Eric Price of Sherico Developments at 642-652 Union Street.

This piece of land sits directly in front of 1 Southview Lane and requires access to our driveway for construction as well as daily use by his tenants and our owners. There is an access agreement in place, that Mr. Price is aware of, and in discussions has agreed to abide by its conditions. In regards to the agreement, it is the Corporations opinion that the clause regarding the previous developers plans does form part of the agreement and was intentionally included. We would also like to point out that as per the agreement, the developer must construct and maintain a sidewalk on its property along the west side of Southview lane to Union St. We do not see this in the plans we were presented with.

We have had our owners provide us with their concerns and shared them with the developer, Mr. Price. In this meeting Mr. Price indicated a preference to connect to the Southview storm sewer system, which if approved by the City, would require a private servicing easement agreement. The Southview Condominium Corporation No. 648607 does not support developer access to our private storm sewer system.

In addition to the Agreements noted above, Southview Owners voiced the following concerns:

Traffic

Of highest concern with the development is the traffic impact. Under this category we have grave issues with the distance from the sidewalk where the building will be situated. As this structure is on the east side of Union St where there is a bend in the road, our concern is that the building will block the visibility of oncoming traffic. It is already an issue with a Canada Post box that is on the corner of this lot. Allowing the Building to be placed as currently planned will force Owners to pull out and block the sidewalk in order to gain sufficient visibility to enter Union St. safely.

Secondly, the last traffic study on this section of Union St. was conducted over 10 years ago. Union St. traffic has increased substantially to where it can currently take owners at Southview five(5) minutes or more to exit onto Union. We see this as only getting worse because of the new apartment building at 100 Clark St. (which is across from Southview Lane), Sherico's new development of 13 units, the proposed large apartment building to go in next to Giant Tiger and Southview, as well as the 35 condo units in Southview. Additionally there are the constant comings and goings of contractors, service providers and parcel delivery services. This all combines to create a significant impact on everyone's access to Union St. We would request the City conduct a traffic study to assess solutions for this issue.

We would also recommend widening the entrance onto Southview Lane to allow for improved ingress and egress.

In addition, we would like to ask the City to explore the installation of a pedestrian crossing light, particularly given that there will be wheelchair accessible units in Sherico's development. There are also bus stops on the north and south side of Union just down from Southview, as well as an elementary school on Clark St with pedestrians trying to cross over to the Giant Tiger Plaza.

Aesthetics and Property Value

In keeping with the architecture of the street and the city's improvement plans of Union St., we ask that Sherico improve the exterior of his proposed building by adding porticos with sides or pillars on all doorways, adding a pitched roof line in keeping with the residential feel of the street and minimizing, or eliminating completely, the external heat/air unit visibility. Mr. Price has verbally committed to improving the overall appearance with landscaping.

We also suggested that Mr. Price look into removing the benches from the planned parking area. Our experience shows that they attract people, and can lead to theft and property damage.

Private Property Access

Southview owners expressed significant concerns regarding the unauthorized public access to the river trail through Southview Lane property. The proposed development will only exacerbate the current situation. The Southview Condominium Corporation No. 648607 and would like to

recommend the City add a public access trail to and from Union St. possibly using the NB Power easement.

We at Southview appreciate that the developer, Mr. Price, was willing to meet with us to discuss our concerns and problem solve the issues.

Please find attached the minutes of the Board's meeting with Mr. Price.

Thank you for considering our input as part of your PAC deliberations.

Respectfully,

Southview Board

[Redacted Signature]



Southview Condominium Corporation No. 648607

Board Meeting with Eric Price

Southview Condo Social Room

Date: April 28, 2025

Attendees:	Kevin Lynch	President
	Patricia Briggs	Vice President/Secretary
	T.J. Smith	Treasurer
	Nancy McIntosh	Director
	Eric Price	Developer

Agenda:

To review owner concerns regarding proposed development for lots between Southview Condominiums and Union Street

It was noted that Owners were provided with the high-level development plans for the lots and asked to provide their input and concerns. Many owners did respond, and much of the feedback was included in the categories identified below.

The Board indicated that while a number of owners had concerns, some owners were strongly opposed.

1. Affordable Housing

- Owners requested clarity on the term "affordable housing".
- The proposed building will incorporate six subsidized units.
- The Province of New Brunswick will provide a pool of eligible candidates, with the building owner responsible for final tenant selection.
- Tenant criteria will include a non-smoking policy and restrictions on residency for children and pets.
- Government funding eligibility necessitates modular construction and adherence to below-market rental rates for a 15-year period. Current market rate for a one-bedroom rental unit is \$1100.



2. Zoning Amendment Request

- The subject lots are currently zoned for a commercial-residential mixed-use designation, with a business on the main level and rental units on the upper levels.
- The developer is scheduled to present to the City of Fredericton Planning Advisory Committee (PAC) on May 21 to request approval for rezoning of the properties to exclusively residential use.

3. Private Property Access

- Southview owners identified significant concerns regarding unauthorized public access to the adjacent trail via the Southview Lane property.
- The potential for establishing a public access path to the trail utilizing the power line easement was discussed.
- Funding for such a public path could be requested from the City.
- The developer has agreed to include a clause in tenant lease agreements explicitly prohibiting trail access through the Southview Lane property.

4. Traffic Impact

- Concerns were raised regarding the potential increase in traffic volume associated with the proposed 13-unit building.
- A formal traffic study, if desired, would need to be requested from the City of Fredericton.
- The developer agreed to widen the access to Union Street to address concerns regarding the width of the access point to Union Street.
- Additional concerns were identified regarding the building's proximity to Union Street and its potential impact on traffic visibility when entering the roadway.
- The developer committed to assessing the sightlines of oncoming traffic based on the planned building location.
- The board recommended exploring the installation of a pedestrian crossing light, particularly given that three units will be wheelchair accessible.

5. Registered Access Agreement



- It was noted that several concerns identified by owners are addressed within the existing registered access agreement. These items included the sharing of the cost of snow removal and the responsibility of the developer for repairing the driveway after construction.
- Drainage and grading specifications will adhere to established engineering guidelines.
- The developer has agreed to provide temporary access across their lots during the drain construction phase.

6. Aesthetics, Property Value, Building Management

- While the primary heating source will be mini-split systems, the developer is exploring internal solutions to minimize external unit visibility.
- Southview Lane property owners expressed a preference against external mounting of heating units.
- Building management will be the responsibility of Eric Price (developer/owner), who is also bound by a 15-year commitment to both the Government of New Brunswick and the City of Fredericton.
- The developer has agreed to accept advice/input from the Southview Lane gardening committee prior to finalizing the landscaping design.
- The board recommended omitting benches from the new property's parking lot to discourage overnight loitering.
- The board requested and the developer agreed to the implementation of professional pest control services for the new building.
- The developer indicated that garbage will be collected daily from a designated garbage shed.

7. Project Timeline

- The developer intends to present the rezoning request to the PAC in the third week of May.
- Subject to PAC approval, the proposed development is anticipated to proceed through first, second, and third readings at City Council in June, July, and August, respectively.
- Pending final Council approval, construction is projected to commence in September.

8. Other Considerations



- The Board asked if the Developer would consider selling the property, as requested by some Owners. The answer was no.
- A request was made that should the building be offered for sale in the future, the owners of Southview Lane be granted the first right of refusal to purchase the property.

Murray, Elizabeth

From: Peter Matthews [REDACTED]
Sent: Wednesday, May 21, 2025 8:49 AM
To: PLANNING AND DEVELOPMENT
Subject: PAC : 642-652 Union Street proposed development

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.

I, Peter Matthews, am a resident of Southview Condos and I am writing to express my concern with the proposed development at 642-652 Union Street.

I am extremely concerned with the current traffic situation on Union Street and the difficulty accessing from Southview Lane onto Union Street. I actually spent close to six minutes last week waiting for safe access. The sight lines from Southview Lane driveway up and down Union Street are average at best and the speed of Union Street traffic is quite brisk resulting in a dangerous egress onto Union Street.

Any additional traffic in and out of Southview Lane (including any additional foot traffic from the proposed apartment complex) will only compound this issue and cause further frustration and safety issues.

Union Street has a major traffic problem and is only worsening with the various new developments and proposed developments: this proposal at 642-652 Union Street, the reopening of the large apartment building at 100 Clark Street, another proposed large apartment complex beside Giant Tiger/New England Pizza, the entire block of the old McLean for Sports business which will be developed in the future. Union Street is presently a traffic snafu and the future does not bode well for any improvements.

We definitely need an updated traffic study on Union and solutions to the increased traffic flow from these potential developments.

In addition, the design appearance of the proposed apartment building is not esthetically pleasing to the eye and does not fit in with the rest of the local neighborhood...it is basically a "box".

Thank you for considering my input in this matter.

Sent from my iPhone

Murray, Elizabeth

From: [REDACTED]
Sent: Wednesday, May 21, 2025 10:34 AM
To: PLANNING AND DEVELOPMENT
Subject: Fredericton Planning Advisory Committee - May 21 2025
Attachments: Attachment information; Objections_642_652UnionSt_2_PAC.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.

Attn: Fredericton Planning Advisory Committee

Re: Application to rezone 642 & 652 Union Street

We are writing to strongly object to the proposed rezoning of the property located at 642 & 652 Union Street - attached is a letter with our objections and concerns.

Chris and Linda Roberts

G. Christopher Roberts

[REDACTED]
1 Southview Lane, Fredericton, NB E3A5V3

**G. Christopher and Linda Roberts
1 Southview Lane - [REDACTED]
Fredericton, N.B. E3A 5V3**

City of Fredericton – Community Planning
397 Queen Street,
Fredericton, NB, E3B 1B5

May 21, 2025

Attn.: Fredericton Planning Advisory Committee

Re: Application to rezone 642 & 652 Union Street

We are writing to strongly object to the proposed rezoning of the property located at 642 & 652 Union Street. As a neighbor living directly behind the property, we have significant concerns regarding the proposed Residential MR2 zoning and the overall impact on the quality of life for current residents of 1 Southview Lane. These include:

- the composition (number and type) of units,
- impact on our access to Union Street, and
- the property values & impact on other developments

Composition of the Apartments

The proposed plan is a 3-storey building with 13 units (approx. 500 sq ft each with 6 - 1 bedroom and 7 - bachelor) with 6 designated as affordable. This is a significant increase on the number of units on 642-652 Union previously approved by the city; In 2015 - commercial space plus 2 units, then in 2021 increased to commercial space plus 4 units (2 - 2 bedroom, 2 - 1 bedroom with 1 affordable). The current zoning provides mixed sizes of apartments and supports renters from various income levels.

The proposed 13 small single occupant rentals are tiny units – not for families. It is not a mixed use or mixed class of residential units. This is not the best fit for the area.

Our neighbourhood needs varied housing not an apartment complex that only accommodates individuals. We need a family friendly development with a mix of units instead of all single occupants. The site is within meters and easy walking distance from 2 daycares, a middle school and our predominantly senior/retiree Condo building:

- 170 m to Daycare – The Preschool Centre (infants - 4yrs) - 125 Clark Street
- 250 m to Daycare – The Preschool Centre and After School program (kindergarten – grade 5) - 579 Union Street
- 250 m to Devon Middle School (grades 6-8) – 681 Dobie Street
- 240 m from NB Liquor - 580 Union Street
- Directly in front of a 35-unit Primarily Seniors Building - 1 Southview Lane

The area has numerous low-cost rentals and poorly maintained buildings/apartments, such as those across from Tim Hortons, Dairy Queen and just east of the proposed development.

This development would bring in a large number of low-income residents, which could lead to negative social effects. We are concerned that instead of helping improve the neighbourhood it may become a focal point for homeless people and increase crime and drug use in the area. The area is already subject to significant crime. We have concerns for our personal safety based on the proposal. We have lived at 1 Southview Lane for 6 years. In that time, we have witnessed drug deals and blatant hard core drug use behind the Devon Mall, along the river trail and in the lots adjacent to our building. On three occasions we have had to call the police to ask for wellness checks on people passed out on the grounds of neighbouring properties.

We have reported numerous fires (more than a dozen) set in and around the trail, dumpsters and fences. Our parking lot experiences regular vehicle break and enters and we have had at least 2 attempted (one successful) break ins of our main building. We are also aware that the gas station across the street had at least two break in / robberies.

The developer has stated a significant portion of the tenants will be drawn from the homeless community and the NB affordable housing listing. These individuals may be vulnerable to the criminal element and drug use in the area, as they may be challenged in fighting or recovering from addiction. This is not the best location to house them.

The proposed benches and outside sitting areas will only offer further places for drug use and overnight sleeping to occur and may lead to a gathering place. There is no provision for an on-site building manager and security camera monitoring – so security will be left up to residents and we as neighbours to call the police.

Access to Union Street

Southview Lane is a private driveway, from our building (35 units) to Union Street, and will be used by the proposed development.

It is not a City serviced street, it is narrow, it has no sidewalk and residents at 1 Southview have to walk on the paved driveway to exit the property to Union Street. The proposed development, will add 37 % more vehicles and pedestrians on our driveway. It will add people crossing back and forth from the proposed building to the parking lot on the opposite side of our driveway. It will increase the number of delivery and maintenance vehicles throughout the day as well as during construction.

We are concerned that delivery, maintenance and visitor vehicles will STOP/PARK along the shared driveway which will impact traffic flow and emergency vehicle access to our building.

The proposed layout will force all pedestrian traffic (on foot and wheelchair) from our building to pass through the middle of the development to get to Union Street. We cannot avoid walking through the development.

From our driveway, access to Union Street is difficult at MOST times – especially turning left, and the proposed building and landscaping is too close to the street and will impact sight lines to westbound traffic. Neighbourhood traffic on Union is often stop and go, bumper to bumper, in front of our driveway.

Our access to Union St and the increased traffic in the area seemed to have been minimized by the City planner.

The “traffic impact assessment” quoted and used by the City Planner was completed in 2015 and is 10 years out of date. According to the City website since 2016 Fredericton’s population has increased from 58,711 to 77,000 or 31%.

Our section of Union Street is extremely busy and subject to drastically more traffic than in 2015. Since 2015 our neighbourhood (Union from Cliffe St. to Station Rd) has added numerous large apartment complexes along and adjacent to Union Street, such as 100 Clark St., 149 Station Rd. and the newly approved 616-618 Union St (approved in 2023).

With all this additional traffic we have concerns about being able to safely enter and exit our driveway.

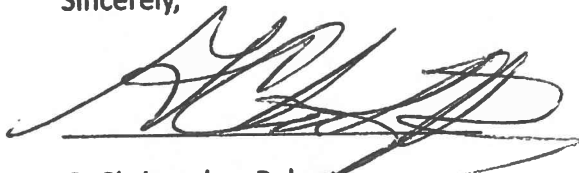
Property values & other developments

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

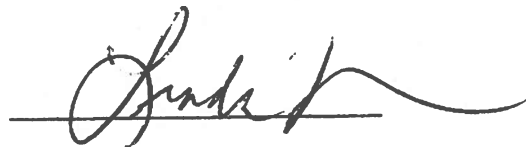
This development may also act as a negative factor and deter further multi family/mixed use developments (i.e. 616-618 Union), future residential apartment complexes and other developments in our neighbourhood.

We urge the Planning Advisory Committee to consider our concerns and to refuse the rezoning application.

Sincerely,



G. Christopher Roberts



Linda Roberts

From: Judith Tompkins [REDACTED]
Sent: Wednesday, May 21, 2025 12:06 PM
To: PLANNING AND DEVELOPMENT
Subject: Rezoning PID 75511055

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.

As a longtime resident of Southview condominiums, I have concerns and issues with the proposed project to be located on Lot 642/652 on Union Street.

I am opposed to rezoning the property at 642/652 to approve a building that would significantly impact the density of the people populating the space being serviced by our lane- Southview Lane. We must be concerned about the impact of having 13 more units of people using our lane for coming and going with vehicles and bicycles and wheelchairs and pedestrians which would greatly increase the possibility of accidents on the lane. Southview Lane is indeed a "lane" and not a street, and we must be concerned about limiting the impact of a multi-resident building in which the only access for the residents to that building is our lane. I strongly advocate leaving the zoning as is if the city will not or cannot agree to providing another access to Union Street for the property at 642/652. The present zoning allowing for mixed commercial land with limited residential units would work for a situation like the original proposed project of a wellness centre or medical centre on the first level and a couple of apartments on a second level. Our access agreement was fashioned to accommodate such a project. A multi unit apartment building could in my opinion call for additional conditions added to our present access agreement.

Also, although we have an access agreement in place that clearly states the boundaries of that access, in the **recommendations** outlined by PAC in the Planning report it stipulates the following:

- A revised access agreement with reference to the proposed development is obtained, if required, to the satisfaction of the Development Officer and the City Solicitor".

This leaves the owners of Southview in doubt as to how this access agreement might be resolved. People living in those 13 units will, without doubt, use our property to access the trail along the river and undoubtedly, although it is private property, our roundabout will be used by people coming and going to those units. It is incumbent on us to know that an access agreement fully guarantees the security and safety of our lane, our privacy, and our quality of life.

I also have concerns about the design of the building. It does not fit in with the era of the buildings in the immediate vicinity or of the streetscape. Frankly, it looks like a cheap box with no redeeming features. Gone are the days when the north side was considered the "wrong side of the tracks". Much has been done in the last decade and a half to enhance the beautification and overall style of living along this part of Union Street. The proposed design of the building on the 652 lot gives no regard to the "beautification" of the area. It does not provide a sustainable and durable appearance that will stand the test of time. And it is troubling to me that people inhabiting 500 square-foot units would definitely need an outdoor space yet when looking at the design of the building, I see no balconies and no place for people in the individual

units to have access to an outside space however small it might be. I fear that they would certainly try to gain access to an outdoor space along the riverfront without respecting the boundaries of our private property.

Of course, the increase in traffic due to the other projects being proposed in the near future along the Union Street area near us (Clark Street and the property just to the west of Southview) will greatly exacerbate the problems Southview Lane users already experience daily trying to access Union Street — unless the city is ready to install more street lights in the area of Union Street immediately in front of our building.

These are just some of the issues that cause concern to the owners of Southview. Our homes and life style are important to us and must be considered.

Judith Tompkins

██████████

Southview Lane

Planning Advisory Committee – May 21, 2025

To: Planning Advisory Committee

File No. Z/18/2025 P.R. No. 35/25

From: Helen Harris, Planner

Proposal: Application to rezone portion of 808 Saint Mary's Street from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.

Property: **808 St Mary's Street (PID75560896)**

OWNER: North Edge Properties Inc.
808 Saint Mary's St
Fredericton, NB
E3A 5J8

APPLICANT: North Edge Properties Ltd c/o Jody Hanson
1430 Hanwell Rd
Fredericton, NB
E3C 1NC

SITE INFORMATION:

Location: Located on the east side of Saint Mary's Street, north of Two Nations Crossing.

Context: Area with limited services characterized by vacant wooded properties, and mixture of sporadic low density residential and light industrial uses.

Ward No: 4

Municipal Plan: Rural and Agricultural

Zoning: Subject portion of lot is Zoned Business Industrial Holding (BI-H)
(Southern portion of lot is Zoned Business Industrial BI)

Existing Land Use: Existing warehouse (southern portion of lot) and vacant land

Previous Applications: N/A

EXECUTIVE SUMMARY:

This is an application to rezone a portion of the subject property from "BI-H" to "BI", in order to construct and operate a warehouse-wholesale building to be used for expansion of the current building supplies business. The "H" refers to a "Holding Zone" designation that is placed on land where development is considered to be premature due to a lack of sufficient municipal services. The proposed development is consistent with the commercial/industrial zoning in the area, and services are available to the subject property which, as such, should not impact the viability or compatibility of the proposed use at this location. Staff, therefore, support the proposal.

APPLICATION:

Jody Hanson, on behalf of North Edge Properties Ltd, has made an application to rezone a portion of property located at 808 St Mary's Street from Business Industrial Holding Zone (BI-H) to the Business Industrial Zone (BI) to permit a warehouse use.

PLANNING COMMENTS:

Proposal:

- The proposal for a warehouse-wholesale use to be sited on the northern part of the subject property requires a rezoning from the Business Industrial Holding Zone (BI-H) to the Business Industrial (BI) Zone. The "H" holding designation is placed on properties that require review prior to development due to topographical or servicing constraints. The property is currently serviced by the municipal water system. The sanitary main terminates at this property. Services are available and will be extended and connected to the proposed warehouse building. The remainder of the subject property is zoned as Business Industrial.
- The proposed warehouse would be single-storey and total 16,000 sq ft in floor area. The purpose of the warehouse would be to support the applicant's existing building supplies company. The proposed warehouse building would measure 81.7m in length x 18.2m in depth, as shown on Map II. Internally, the warehouse would be divided into three warehouse spaces, with areas identified for ancillary office floorspace and washrooms.
- In the immediate vicinity of the development, the surrounding land uses are sporadic low density residential, light industrial and vacant wooded properties. The proposed use is unlikely to conflict with nearby uses or detract from the character of the area.
- The proposed addition of the warehouse building would be in keeping in scale and design, height and massing with the prevailing built form and is considered appropriate within the lot's light industrial/commercial context. The proposed siting of the warehouse building to the northern property line would allow for greater, more comprehensive use of the lot.

Municipal Plan:

- The subject property falls under the Rural and Agricultural Designation in the Municipal Plan, which includes land outside of the City's growth boundary, not expected to experience urban development in the time horizon of the Plan. Relevant policies of the Municipal Plan state that:
 - "(61) Lands within the Rural and Agricultural Designation may accommodate a range of resource-based, conservation, eco-tourism, and agricultural-related uses, as well as limited residential uses that are consistent with the rural character of the area.
 - (64) Development within the Rural and Agricultural Designation will be in patterns and at densities that do not negatively impact the existing character of the City's rural and natural areas, compromise the future potential for urban development, or compete with those areas identified for urban growth and development.

- The proposal is considered to be consistent with the relevant policies of the Municipal Plan for lands under the Rural and Agricultural Designation as it fits within the range of uses listed. In addition, the proposal is of a type and scale that is not considered to pose a negative impact upon the existing character of the area, nor compromise the future potential for urban development and does not represent competition with lands identified for growth and development.

Zoning By-Law:

- The proposal relates to the BI zone standards as follows:

Standard	Required	Provided
From a property line that abuts a public street	6m	73m
From any other property line	3m	8m
Lot coverage (max)	60%	
Office component (% of gross floor area) (max)	25%	7%
Building Height (max)	12m	21m

Building Design

- The proposed building meets the design standards of the BI zone with regards to building design set out at 14.3(4)(f) of the Zoning Bylaw, primarily via the incorporation of a pitched roof to the warehouse building, as shown on Map III. The overall scale, massing, height and design would reflect the existing warehouse building to the south of the lot and its proposed siting would create an enclosed area between the two buildings for parking and loading.

Parking

- Warehouse-wholesale uses require the greater of two spaces per 100sqm of net floor area or one space for every four employees on max shift. The floor area of the building totals 1,486sqm. There would be 10 parking spaces arranged in a row in front of the proposed warehouse building and there is ample area on the site for additional parking, as identified on Map II.
- The proposals show a total of 10 parking spaces arranged in a linear manner in front of the warehouse building. The applicant will be required to submit a final parking and landscaping plan at the building permit stage; however, Staff have no concerns with the site's capacity to provide for adequate parking that will meet or exceed parking requirements.

Access and Servicing:

- The Dept. of Engineering and Operations have reviewed the proposals and submitted the following comments:
 - There is an existing parking lot, showroom and warehouse building that was serviced in 1992 with a 38mm copper water lateral, and a 100mm PVC sanitary

sewer lateral. There was no stormwater management installed at the time and there is no storm sewer presently available, however, there are ditches along the roadway that may be utilized.

- Municipal servicing in the roadway only crosses a portion of the applicant's frontage of the property due to sanitary sewer grading restraints. This would limit any future potential to subdivide the property. The servicing concept provided does allow for the proposed building to be serviced on the same property, while providing the opportunity for sewer maintenance. The services shall be installed to the City's specifications, with a consideration of the minimum cover over the service laterals.
 - The applicant has proposed a private services easement to facilitate drainage from the site to be directed to a drainage ditch on the adjacent property. The drainage ditch shall be for conveyance of the attenuated flow from the outlet pipe only. Attenuation shall be provided in full on the applicant's property.
 - A Stormwater Management Plan is required to capture the changes proposed, and including the gravel area, as being a future paved space. The pre-development condition shall be inferred as a greenfield site.
 - Proposed services must be installed by an approved Water & Sewer contractor, with design, inspection, and record drawings completed by a qualified professional engineer.
 - There is an existing 11 metre public utility easement and a 20 metre right-of-way easement, both of which have been identified as being released from the applicant's property. The applicant will be expected to work with the interested parties to ensure that the appropriate right of way and public utility easements are acquired and the associated infrastructure relocated.
- The Transportation Engineer has reviewed the application and does not raise any concerns.

RECOMMENDATION:

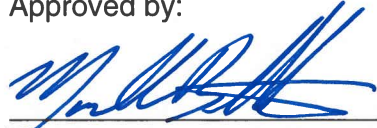
It is recommended that the application submitted by Jody Hanson, on behalf of Hanson Group of Companies, to rezone a portion of property located at 808 St Mary's Street from Business Industrial Holding Zone (BI-H) to the Business Industrial Zone (BI) to permit a warehouse-wholesale use be approved, subject to the following terms and conditions:

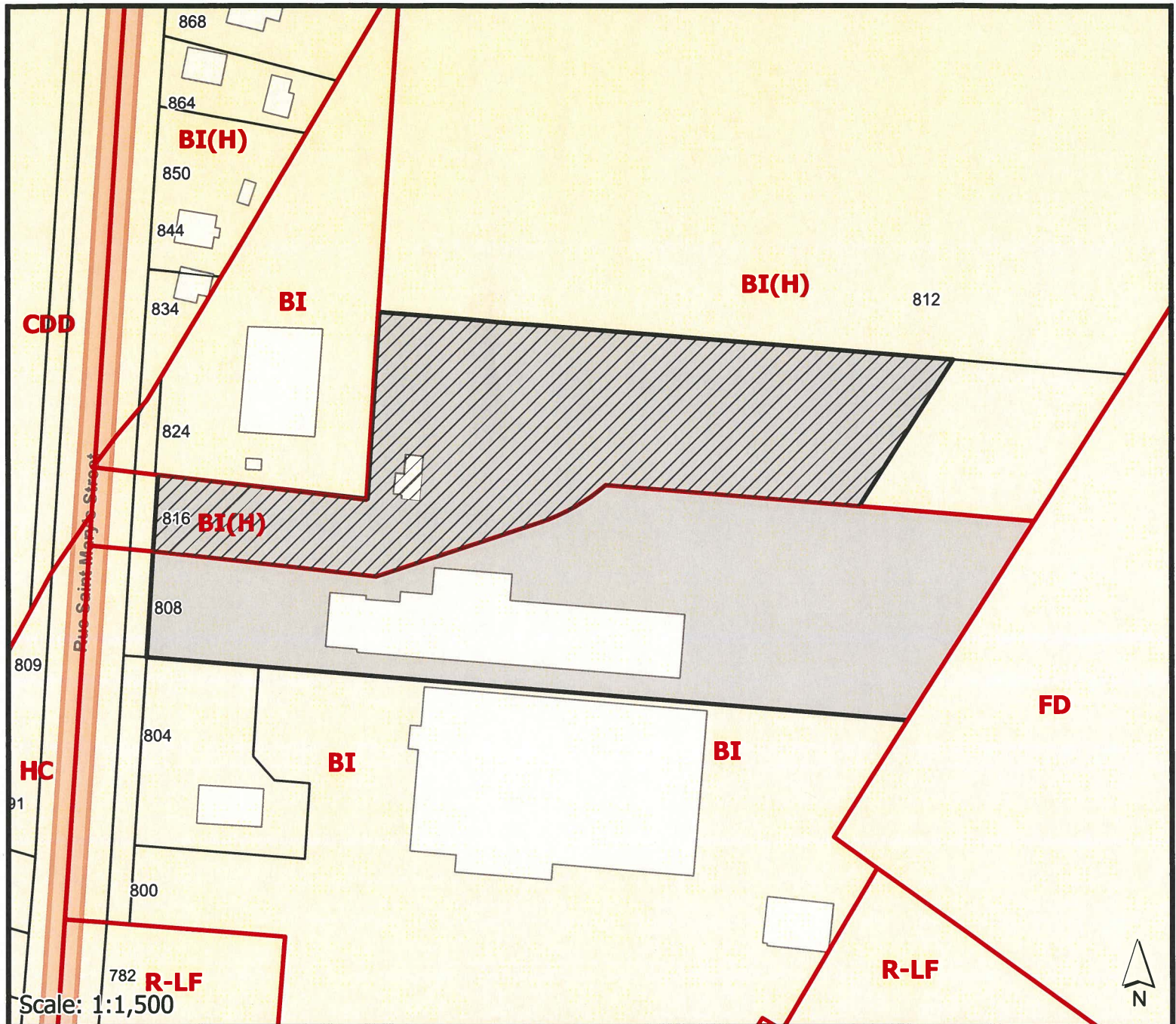
- a) That the site be developed generally in accordance with Maps II and III, attached to Planning Report 35/25 and to the satisfaction of the Development Officer;
- b) That the building be built generally in accordance with Maps II and III attached to Planning Report 35/25 and to the satisfaction of the Development Officer;
- c) A Final Parking and Landscaping plan be submitted prior to the issuance of a building permit to the satisfaction of the Development Officer;
- d) Any on site lighting be appropriate and directed onto the property to limit off-site impacts;
- e) Permits are obtained for any signage in accordance with Section 6 of Zoning By-Law Z-5;
- f) Storm Water Management Plan to address servicing, lot grading and surface water to be provided to the satisfaction of the Director of Engineering & Operations prior to any building permit application;
- g) A private drainage easement/agreement or land acquisition is required as shown in concept for the stormwater management plan, prior to building permit application;
- h) Electrical site servicing to be shown on site plans;
- i) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering Staff upon approval of this application; and
- j) Record drawings prepared by a Professional Engineer are required at completion of the project.

Prepared by:


Helen Harris MRTPI, AssocRICS
Planner, Community Planning

Approved by:


Marcello Battilana, RPP, MCIP
Assistant Director



 Subject Property / Propriété Visé

 Area to be rezoned / Zone à reclasser

Application to rezone portion of 808 Saint Mary's Street from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.

Demande de rezonage d'une partie du 808 rue Saint Mary's pour la faire passer de Zone d'aménagement différée – Industrielle et commerciale (BI – H) à Zone industrielle commerciale (BI) pour permettre la construction d'un nouvel entrepôt.

Fredericton

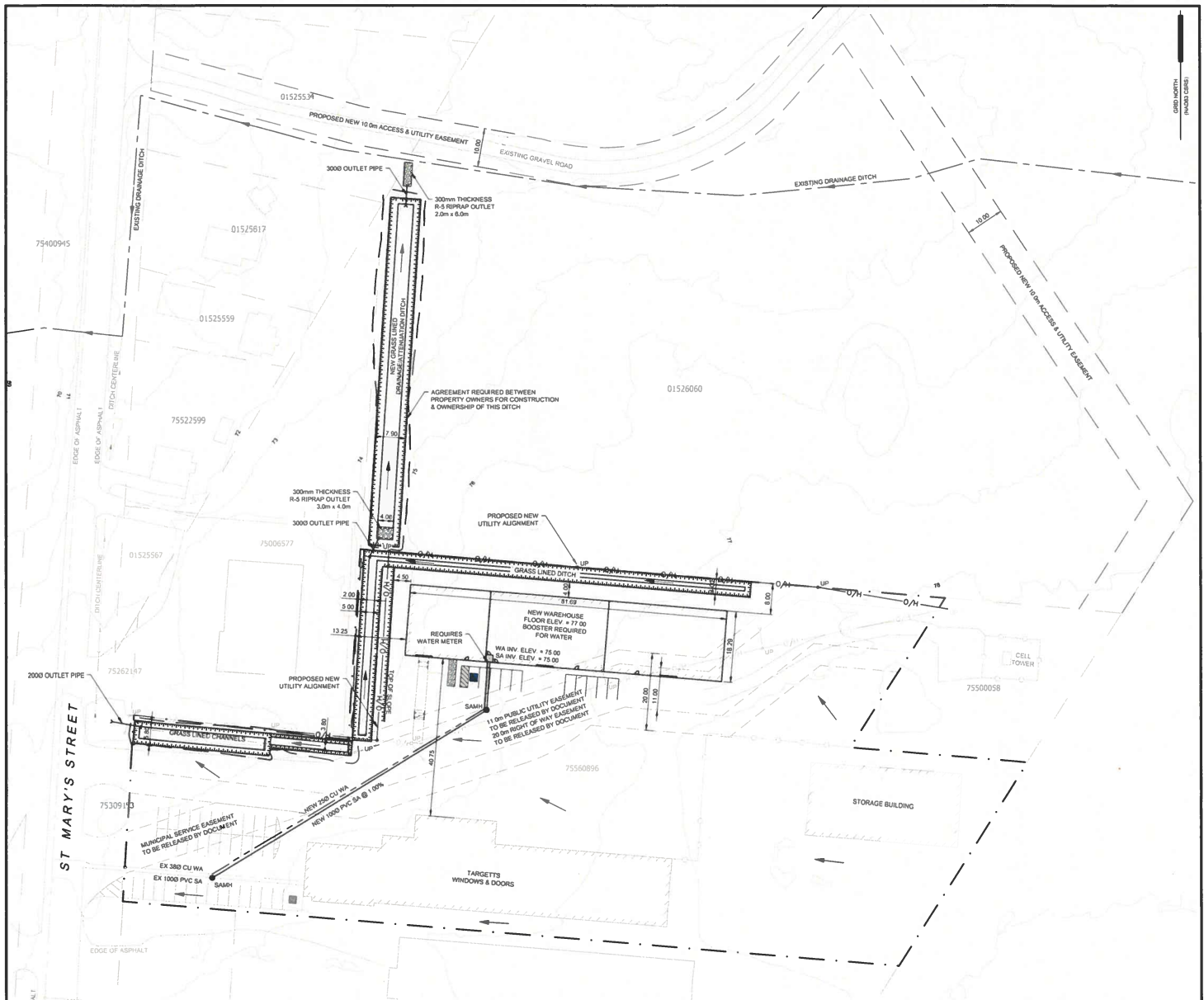
Community Planning
Planification urbaine

Map \ carte # I

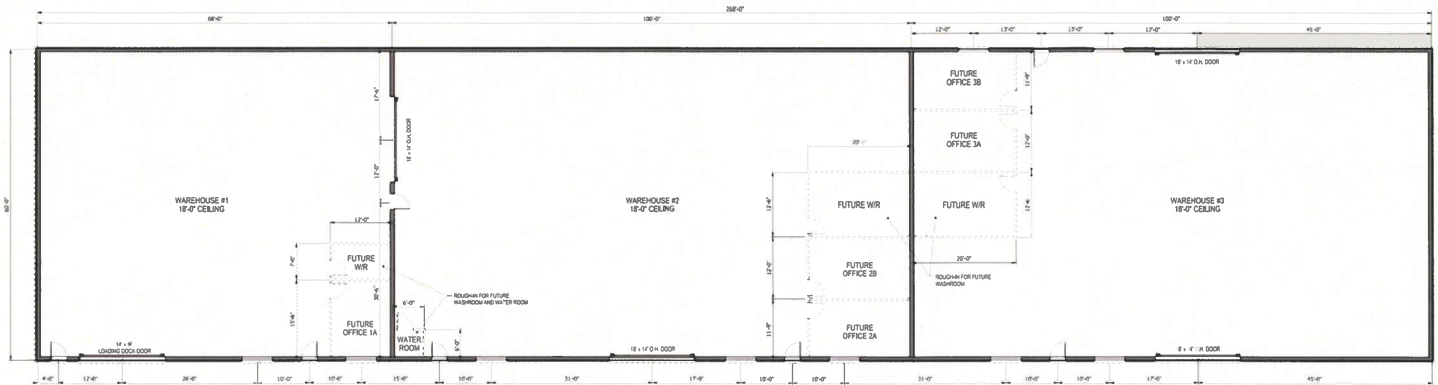
File \ fiche: PR-35-2025

Date \ date: mai \ May 21, 2025

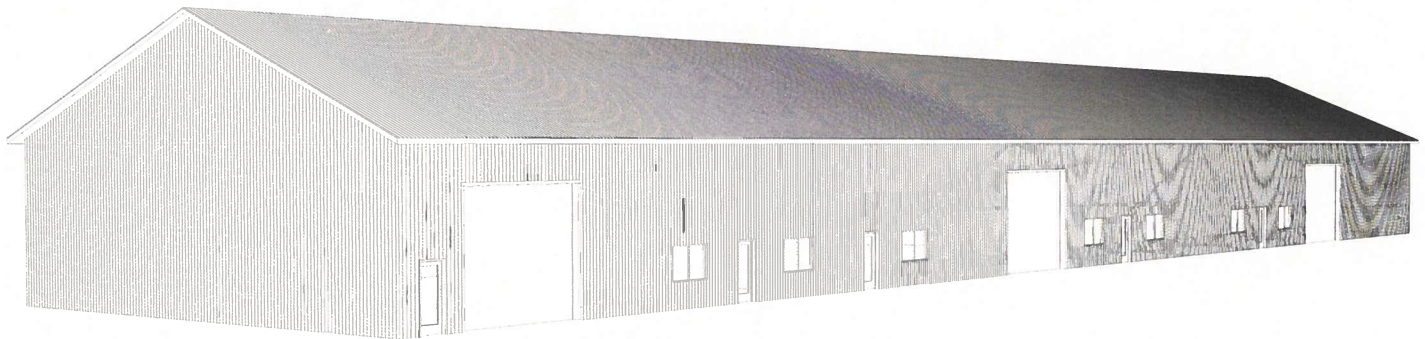
Subject \sujet: rue 808 Saint Mary's Street
North Edge Properties Ltd
c/o Jody Hanson



Site Plan / Plan du Site



Floor plan / Plan d'étage



South elevation / Élévation sud

Elevation and Floor Plan / Élévation et plan d'étage

PLANNING REPORT



PAC – May 21, 2025
File No.: S-8-2025 P.R. No. 38/25

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Tentative plan of subdivision to create 5 RMH lots on an extension of Shannon Street

Property: **Shannon Street (PID 75565531)**

OWNER: Northrup Holdings Ltd.
975 Alison Boulevard
Fredericton, NB
E3C 0E5

APPLICANT: Exp Services Inc. c/o Frank Flanagan
140 Carleton Street, Suite 200
Fredericton, NB
E3B 3T4

SITE INFORMATION:

Location: Shannon Street (extension) in the Northbrook subdivision off Brookside Drive

Context: Low rise residential area

Ward No: 2

Municipal Plan: New Neighbourhood

Zoning: Residential Mini-Home Zone (RMH)

Existing Land Use: Vacant

Previous Applications: P.R. 35/07, P.R. 146/07, P.R. 74/09, P.R. 105/09, P.R. 142/10, P.R. 109/12, P.R.68/20, P.R. 10/23, P.R. 19/23, P.R. 47/24, P.R. 27/25

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to create 5 Residential Mini-Home Zone (RMH) lots on an extension of Shannon Street. This phase represents a small extension to the previous Shannon Street extension for 15 RMH lots, which was approved last month. The Northbrook Master Plan provides a framework and context for the proposed subdivision and future development in the area. The proposed subdivision represents a logical extension of the existing residential area and is consistent with the existing lot pattern. Overall, the proposed subdivision complies with the requirements of the Zoning By-law and meets the intent of the Municipal Plan's New Neighbourhood designation. Staff do not anticipate any negative impacts and support the application subject to terms and conditions.

APPLICATION:

Exp Services Inc., on behalf of Northrup Holdings Ltd., has made application for a tentative plan of subdivision to create 5 Residential Mini Home Zone (RMH) lots on an extension of Shannon Street.

PLANNING COMMENTS:

Background:

- The Northbrook subdivision has gone through several phases since 2007, with the most recent phase being the extension of Shannon Street and a new public street (Goddard Street) last month. The Northbrook Master Plan, as shown on Map III, provides a comprehensive development plan for the entire lands and has established a framework for orderly development of the area, including an interconnected street network, pathways, and parkland. The master plan has been updated to reflect the current phase of development.

Proposal:

- The Northbrook subdivision is proceeding further west, with the current phase (Phase 13) extending to the end of Shannon Street, which would connect to a future street running perpendicular to Shannon Street. This phase would create 5 Residential Mini-Home Zone (RMH) lots (see Map II). The RMH zone accommodates residential development in the form of mini homes on individual lots fronting on public streets. The RMH lots continue the same land use and lot pattern as the existing portion of Shannon Street and contributes to the supply and variety of low-rise housing options for the community.

Growth Strategy:

- The subject lands are within the Brookside future residential growth area, one of four growth areas identified in the Growth Strategy that will accommodate three quarters of the City's residential growth. These growth areas are intended to bring a variety of new housing in a more compact and complete neighbourhood form. The Brookside neighbourhood in particular, will see future development tie existing neighbourhoods together and reinforce the amenities in the Brookside Mall area. The Northbrook subdivision includes a variety of housing types and densities that are tied together through an interconnected street network and pathway connections that led to a number of neighbourhood parks.

Municipal Plan:

- The subject lands are designated New Neighbourhood in the Municipal Plan. This 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. The proposed tentative plan of subdivision is consistent with the Municipal Plan policy criteria for the design of New Neighbourhoods. Subsection 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.

Overall, the proposed tentative plan of subdivision and Northbrook Master Plan meets the intent of the New Neighbourhood designation by providing:

- A mix of housing types including mini-homes, single detached, duplex, and semi-detached dwellings, and options for multi-residential development in future phases;
- A focal point for the neighbourhood through the dedication of public parkland in a central convenient location;
- A logical hierarchy of streets and pathway connections that provide proper linkages throughout the neighbourhood; and,
- An efficient use of land and an economic extension of water and sewer services.

Zoning By-law:

- The proposed lots as shown on Map II all comply with the applicable lot requirements of the RMH zone. No rezoning is required as the zoning is already in place for this phase of the Northbrook subdivision.

Standard	RMH Zone	Proposed
Lot Area (min)		
Interior Lot:	465 m ²	566.13m ² – 742.66m ²
Lot Frontage (min)		
Interior Lot:	15 m	16.35m – 17.25m
Lot Depth (min)	30 m	35.5m – 41.5m

Tentative Plan of Subdivision:

- The 8% public land dedication (LPP) applies to all newly created lots in the city. In previous phases, LPP has been taken as land. The 5 RMH lots on the Shannon Street extension are subject to LPP under Phase 13 and as land, the LPP contribution would be 264.04

square metres. The dedication is being recommended to be provided as an extended portion of the parkland dedicated in 2022, 2024, and 2025 (part of Phases 9-12), which is intended as a future neighbourhood park to the north (see Map II). This area has been earmarked for parkland in the Northbrook Master Plan (see Map III). As future phases progress, LPP would continue to contribute to the full land amount envisioned for the park in the Northbrook Master Plan.

Engineering & Operations:

- Engineering & Operations have reviewed the application and have no concerns. The road network has been previously approved, and the Traffic Engineering also has no concerns with this application. Should the application be approved, Engineering & Operations staff will meet with the Applicant's consultant to review sanitary and water servicing and stormwater management to ensure that there are no issues.

RECOMMENDATION:

It is recommended that the application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 5 Residential Mini Home Zone (RMH) lots on an extension of Shannon Street be forwarded to City Council with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public street be approved as shown on Map II.

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) A final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 38/25 to the satisfaction of the Development Officer;
- b) Access, servicing, lot grading and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- c) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services; and,
- d) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.

Prepared by:

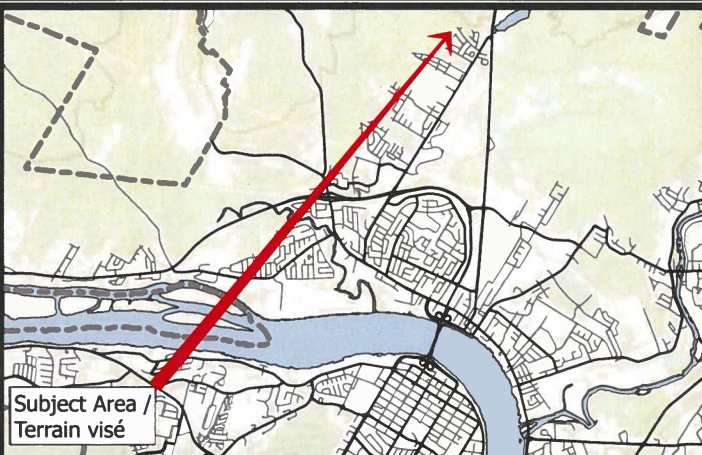
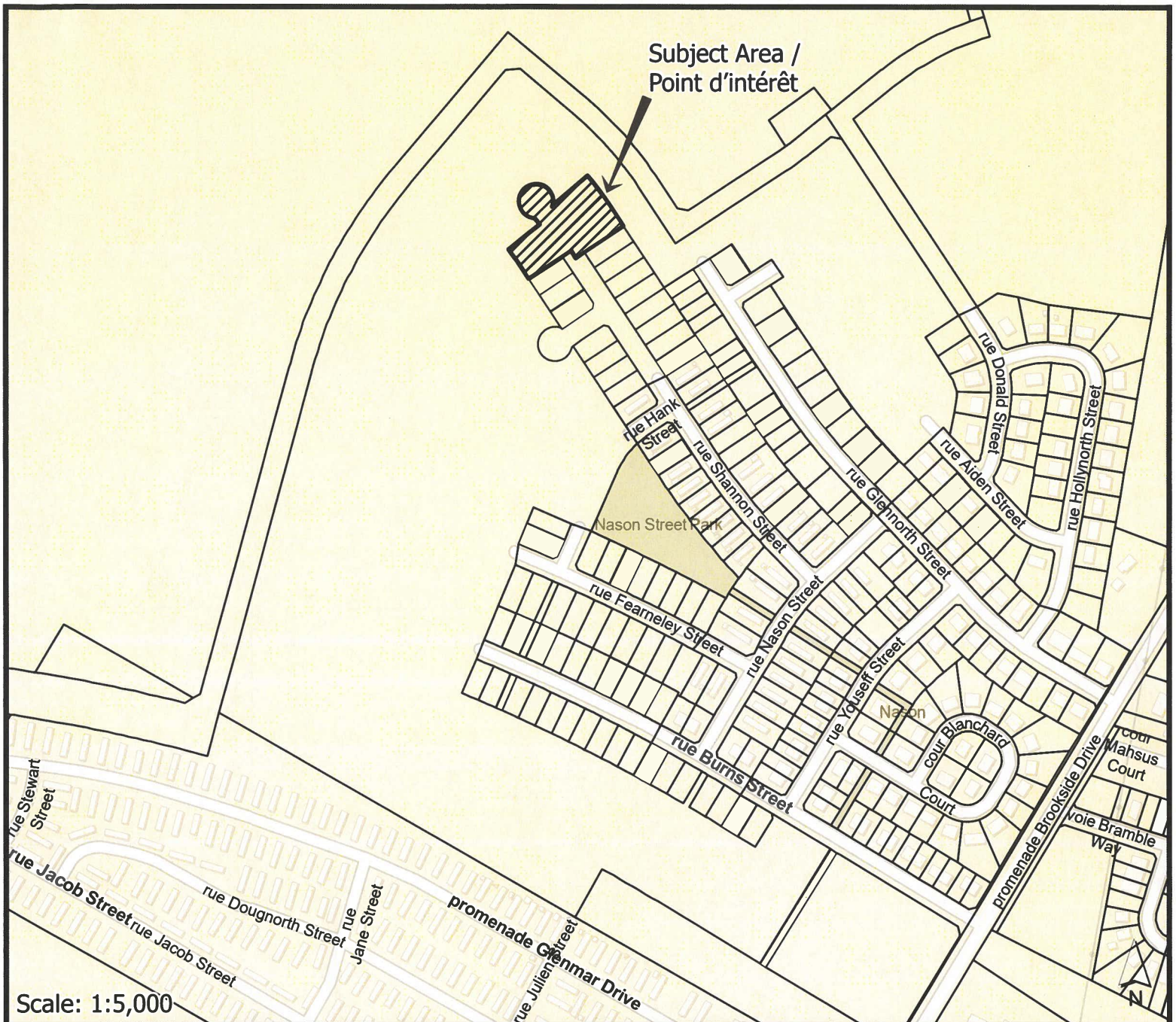
Approved by:



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



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



 Subject Property / Propriété Visé

 Subject Area / Point d'intérêt

Tentative plan of subdivision to create 5 Residential Mini-Home (R-MH) lots on an extension of Shannon Street.

Plan de lotissement provisoire pour créer 5 lots de mini-maisons résidentielles (R-MH) sur une extension de la rue Shannon.

Fredericton

Community Planning
Planification urbaine

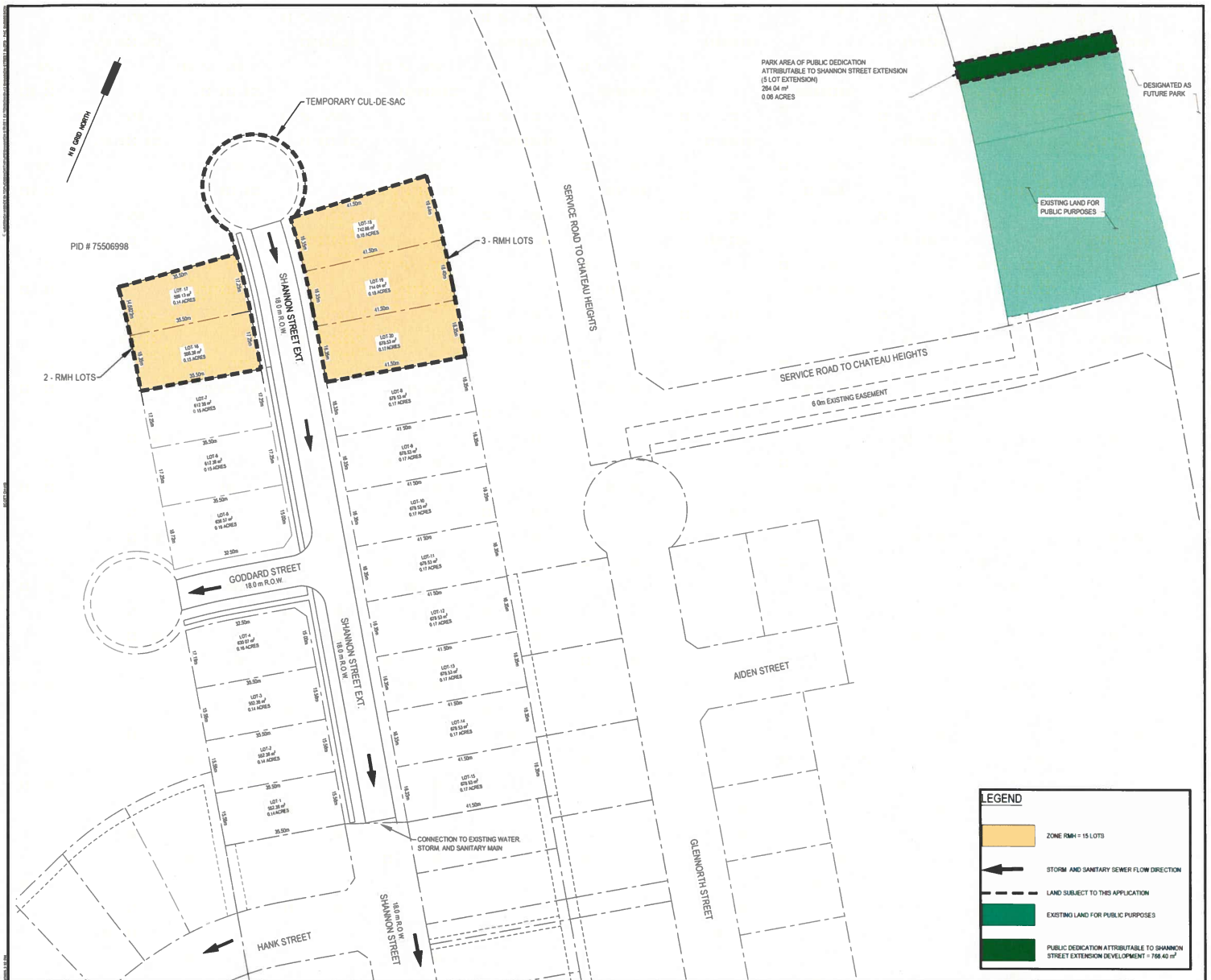
Map \ carte # I

File \ fiche: PR-38-2025

Date \ date: mai \ May 21, 2025

Subject \ sujet: rue Shannon Street

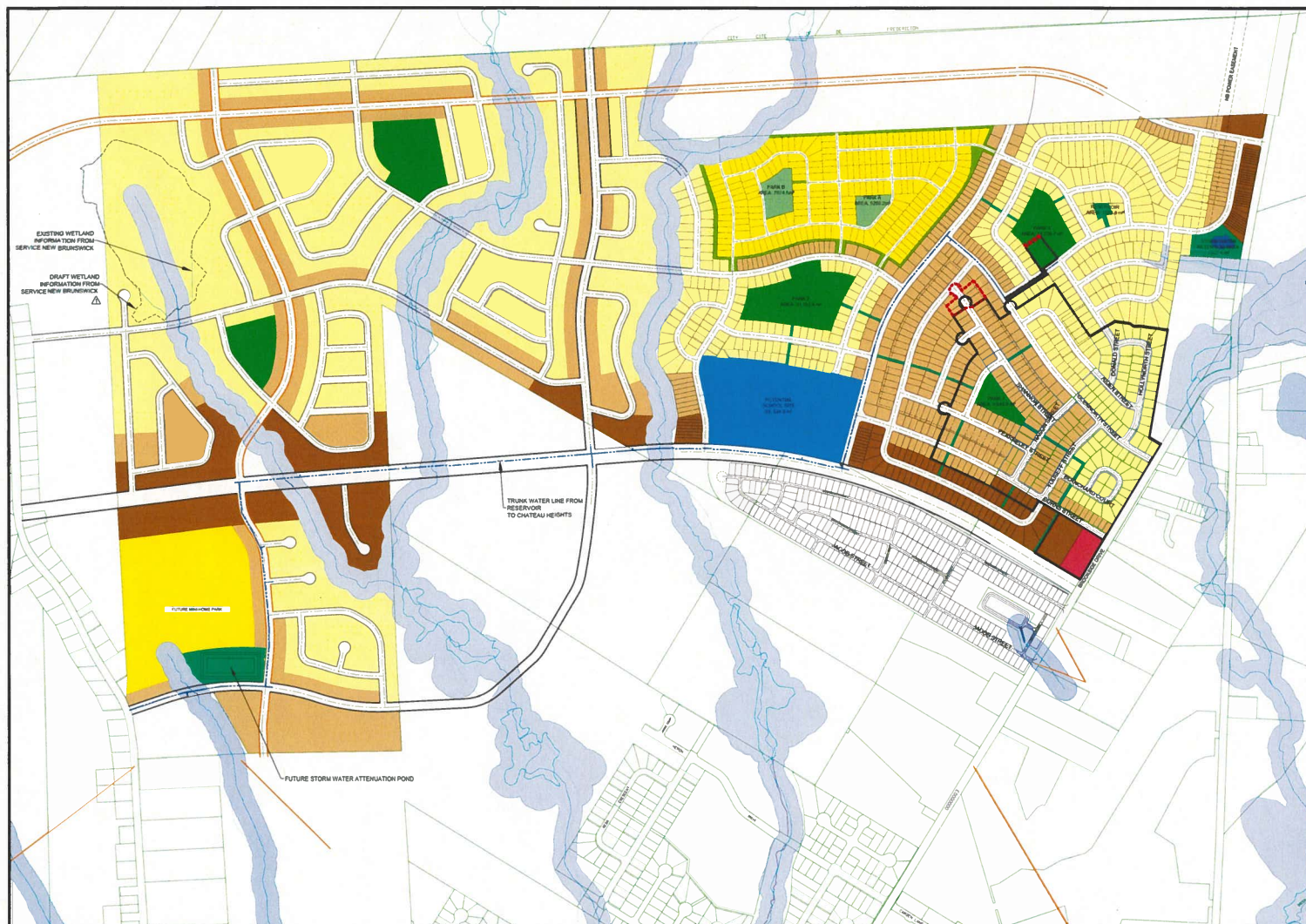
Exp Services Inc.
c/o Frank Flanagan 109



Tentative plan of subdivision to create 5 Residential Mini-Home (R-MH) lots on an extension of Shannon Street.

Plan de lotissement provisoire pour créer 5 lots de mini-maisons résidentielles (R-MH) sur une extension de la rue Shannon.

Tentative plan of subdivision / Plan provisoire de lotissement.



Proposed Land Use Type

- Low Density Residential
- Low-Medium Density Residential
- Medium-High Density Residential
- Private Mini Home Park
- Park
- Open Space
- Institutional

Northwest Fredericton Master Plan Street Network:

- Arterial (40m Right-of-Way)
- Major Residential Collector (23m ROW)
- Minor Residential Collector (20m ROW)
- Residential Local (18m/15m ROW)
- Commercial/Industrial Collector (23m ROW)
- Previously Approved Development
- Area Subject to this Application

- Property Line
75261876
Property Identification Number (PID)
- Contours (Interval 1m) (source: City of Fredericton)
- Watercourse
- 30m Watercourse Buffer
- INSTITUTION ZONE I-1

Northbrook Master Plan / Plan directeur de Northbrook

Fredericton
Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-38-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: rue Shannon Street
Exp Services Inc.
c/o Frank Flanagan¹¹

Murray, Elizabeth

From: Karl Keffer [REDACTED]
Sent: Monday, May 19, 2025 11:25 AM
To: PLANNING AND DEVELOPMENT
Subject: Shannon Street Subdivision

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.

I have no problem with the subdivision on Shannon Street. Karl Keffer [REDACTED]

Planning Advisory Committee – May 21, 2025

To: Planning Advisory Committee

File No. S/9/2025 P.R. No. 40/25

From: Helen Harris, Planner

Proposal: Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477.
Assent of Council required.

Property: 400 – 450 Rainsford Lane (PIDS 01501758, 01501964, 01501477)

OWNER: Department of Transportation & Infrastructure
PO Box 6000
Fredericton, NB, E3B 5H1

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

SITE INFORMATION:

Location: Located on the western side of Rainsford Lane.

Context: Mix of residential and institutional land uses.

Ward No: 12

Municipal Plan: Established Neighbourhood

Zoning: Multi-Residential Zone One (MR-1)

Existing Land Use: Vacant lots

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PIDs 01501964 and 01501477. The parcel is being added to facilitate future improvements to the roadway and associated services. Staff support the application, subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application on property located at 400 – 450 Rainsford Lane (PIDs 01501758, 01501964, 01501477) for the following:

- Tentative plan of subdivision to add a 76 square metre parcel of land to the public right-of-way (Rainsford Lane).

PLANNING COMMENTS:

Proposal:

- The City of Fredericton is proposing a tentative plan of subdivision to add 76 square metres of land, as shown on Map II, to the Rainsford Lane public right-of-way to facilitate the construction of Rainsford Lane to full City standards.
- The *Community Planning Act* requires that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given, in this case being the land to be added to Rainsford Lane. Based on the above, staff are prepared to support the application and proposed right-of-way location.

Tentative Plan of Subdivision:

- The transfer of land to the public right-of-way is exempt from the 8% public land dedication.

Engineering and Operations:

- This application includes a 76 square metre piece of the property to be vested to the City, that is required to provide public right-of-way on the western portion cul-de-sac.
- The tentative plan of subdivision includes easements on 400 Rainsford Lane to maintain the drainage courses associated with Jackstraw Court and Rainsford Lane.
- No Engineering & Operations issues identified.

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 a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PIDs 01501964 and 01501477 be forwarded to City Council with a recommendation the location of the public street be approved as shown on Map II.

Additional Information

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

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 40/25 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 Housing New Brunswick entitled Tentative Plan of Subdivision on lands designated as PIDs 01501964 and 01501477, located on Rainsford Lane, 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:

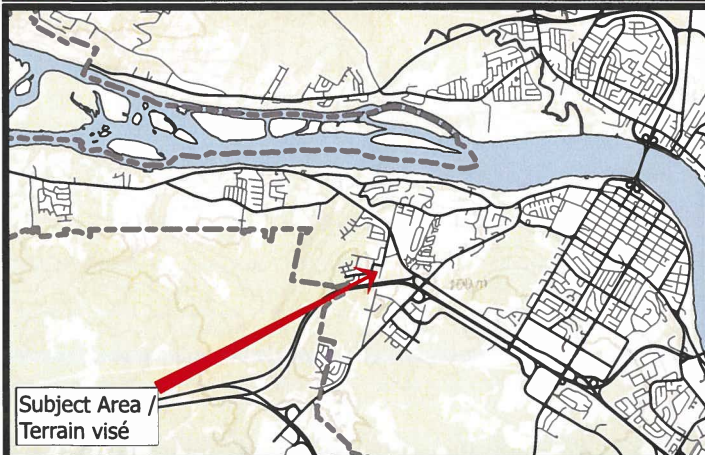
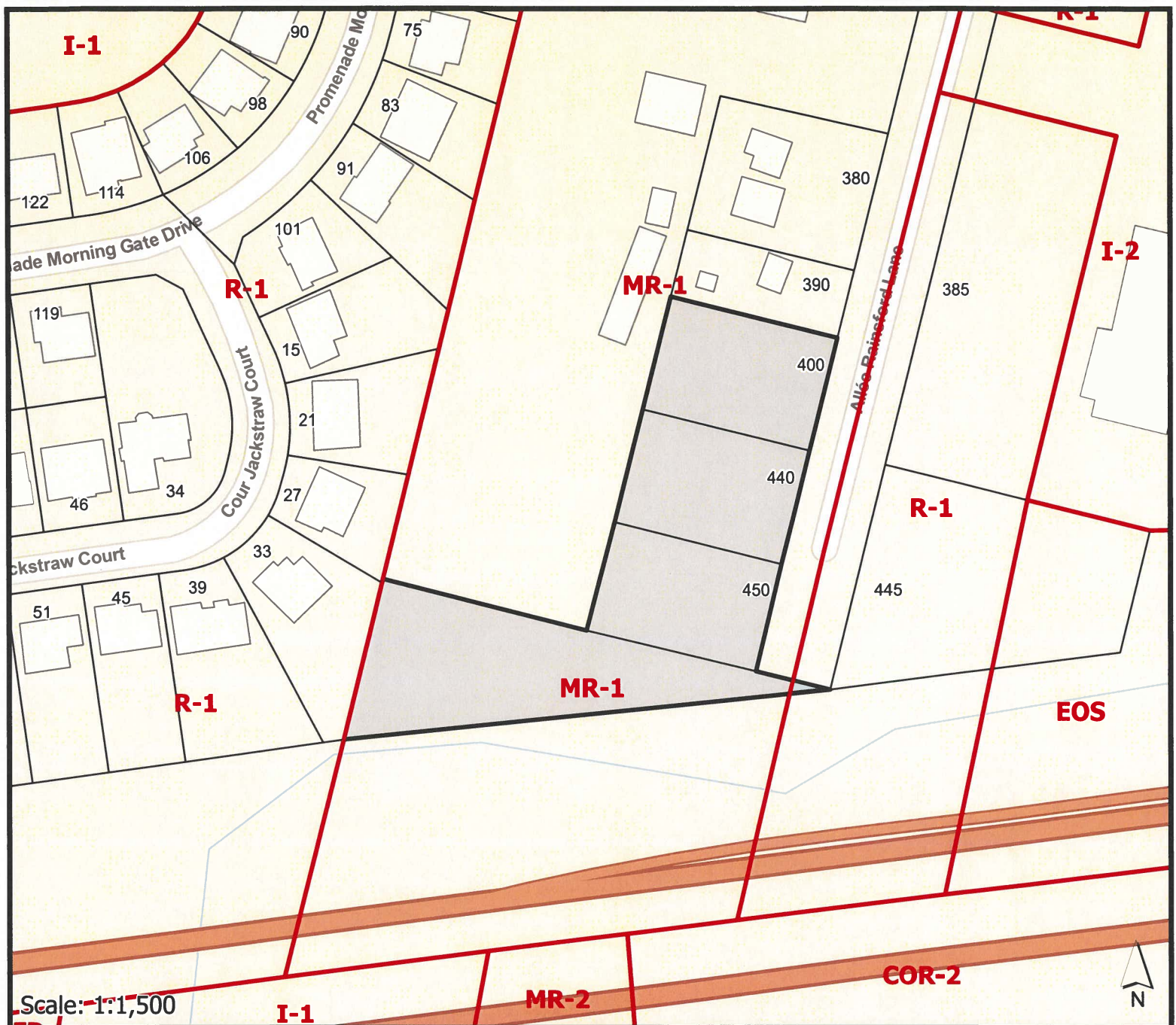


Helen Harris MRTPI, AssocRICS
Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director



 Subject Properties / Propriétés Visées
 Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477
 Plan provisoire de lotissement visant à ajouter une parcelle de 76 mètres carrés à l'emprise de l'allée Rainsford, à partir d'une portion des NID 01501964 et 01501477.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
 File \ fiche: PR-40-2025
 Date \ date: mai \ May 21, 2025
 Subject \ sujet: allée 400 Rainsford Lane
 City of Fredericton
 (c/o Ryan Seymour)¹⁶

N.B. GRID NORTH

NOTE A:
PURSUANT TO SECTION 5 OF REGULATION 2021-83 OF THE COMMUNITY PLANNING ACT, THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST IN NEW BRUNSWICK POWER CORPORATION AND/OR BELL CANADA INC AND/OR ROGERS COMMUNICATIONS INC

NOTE X:
THIS PORTION OF SUBJECT PROPERTY IS SUBJECT TO REGULATION 90-80 WATERCOURSE AND WETLAND ALTERATION REGULATION OF THE CLEAN WATER ACT

NOTE B:
PURSUANT TO SECTION 88 (7)(u) OF THE COMMUNITY PLANNING ACT, R.S.N.B. 2017 C.19, THE LOCAL GOVERNMENT SERVICES EASEMENT VEST IN THE CITY OF FREDERICTON

ALLEGEDLY VURHA VAE MACPHERSON SMITH PROPERTY
Doc 322687 Vol 1870 Pg 569
Dec 1986-05-30
LOT O PLAN 6003 Y.C.R.O.
PID 01501766

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO:

- 1.) CREATE PARCEL 25-A FROM A PORTION OF THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTY (PID 01501477) AND ADD IT TO AND BECOME CONSOLIDATED WITH THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTY (PID 75444453)
- 2.) CREATE RAINSFORD LANE (PUBLIC) FROM A PORTION OF THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477 AND PID 01501964)
- 3.) CREATE A MUNICIPAL SERVICE EASEMENT OVER THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477 AND PID 01501964) AS INDICATED
- 4.) CREATE A 6 m WIDE PUBLIC UTILITY EASEMENT OVER THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477, PID 01501964, PID 01501758) AS INDICATED
- 5.) CREATE LOT 25-01 FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477, 01501964, 01501758)

LAND OWNERSHIP NOTE

LOT 25-01 IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Dec 10106392 Vol 2116 Pg 507 Reg 1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT P PLAN 6003 Y.C.R.O. PID 01501758

PARCEL 25-A IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTY:
Dec 10106392 Vol 2116 Pg 507 Reg 1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT P PLAN 6003 Y.C.R.O. PID 01501758

THE 6 m WIDE PUBLIC UTILITY EASEMENT IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Dec 10106392 Vol 2116 Pg 507 Reg 1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT P PLAN 6003 Y.C.R.O. PID 01501758

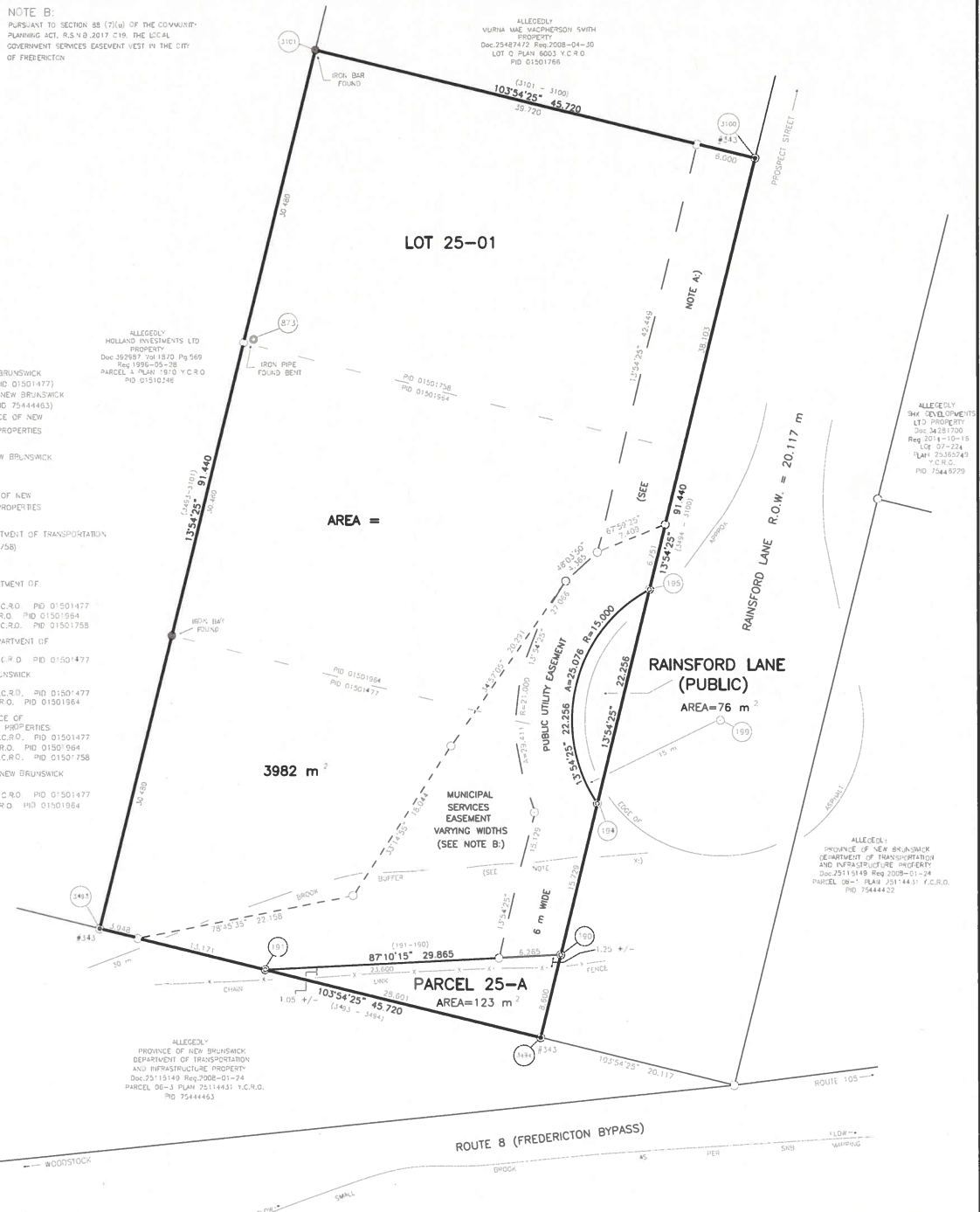
THE MUNICIPAL SERVICE EASEMENT IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Dec 10106392 Vol 2116 Pg 507 Reg 1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964
Dec 10358537 Vol 2153 Pg 8 Reg 1999-07-16 LOT P PLAN 6003 Y.C.R.O. PID 01501758

PURSUANT TO SUBSECTION 50(8) OF THE NEIGHBOURHOOD ACT, THIS SUBDIVISION PLAN CAN ONLY BE FILED IN CONJUNCTION WITH A CONSOLIDATED DEED

APPROVED / APPROUVE

DEVELOPMENT OFFICER
AGENT D'AMENAGEMENT
CITY OF FREDERICTON

DATE
APPROVAL VALID FOR ONE YEAR
ONLY UNLESS FILED



Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477

Plan provisoire de lotissement visant à ajouter une parcelle de 76 mètres carrés à l'emprise de l'allée Rainsford, à partir d'une portion des NID 01501964 et 01501477.

Tentative plan of subdivision / Plan provisoire de lotissement.

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-40-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: allée 400 Rainsford Lane
City of Fredericton
(c/o Ryan Seymour) 17

BUILDING INSPECTION REPORT FOR April 2025

	<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>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	12	\$3,725,000	\$6,413,500	\$7,100,106
Additions	2	\$672,175	\$906,175	\$1,049,000
<u>MINI HOMES</u>				
New	1	\$120,000	\$462,000	\$520,800
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	1	\$550,000	\$550,000	\$2,640,000
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	-	-	\$215,000	\$160,000
New Accessory Apt	-	-	-	-
New Garden Apt	1	\$30,000	\$30,000	-
New Garage Apt	-	-	-	-
<u>TOWNHOUSES</u>				
New	1	\$607,000	\$607,000	\$1,500,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	1	\$16,500,000	\$66,500,400	\$8,973,713
Additions	1	\$16,000	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	\$250,000	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	5	\$55,000	\$306,863	\$202,180
Carport/Garage *	2	\$63,000	\$102,000	\$90,000
Swimming Pool	1	\$38,000	\$50,000	\$346,000
Deck	2	\$17,000	\$42,000	\$74,000
<u>RENOV/REPAIRS</u>	20	\$801,531	\$2,975,663	\$10,774,647
<u>TOTAL RESIDENTIAL</u>	50	\$23,194,706	\$79,426,601	\$33,430,446

	<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	\$280,000	\$4,003,000	\$6,437,360
Additions	-	-	\$564,000	\$3,175,086
Renov/Repairs	5	\$751,247	\$8,704,949	\$13,331,548
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$221,500	-
<u>GOVERN (Mun.)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$60,000	\$132,518
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	\$73,030,000
Additions	-	-	-	-
Renov/Repairs	-	-	\$1,469,000	\$2,687,300
<u>INSTITUTIONAL</u>				
New	-	-	-	-
Additions	-	-	\$220,000	-
Renov/Repairs	1	\$40,000	\$440,860	\$1,296,226
Others	3	\$19,000	\$19,000	-
<u>DEMOLITION</u>				
	2	-	-	-
TOTALS	62	\$24,284,953	\$95,128,910	\$133,520,484

(\$103,453,032 April 2024)

DEMOLITIONS

323 Fulton - Detached Garage

1457 Lincoln - Single detached dwelling

NUMBER OF NEW DWELLING UNITS

	<u>April 2025</u>	<u>THIS YEAR TO DATE</u>	<u>April 2024</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	12	18	16	22
SEMI-DETACHED / DUPLEX	2	3	8	10
TINY / MINI HOMES	1	4	2	5
SECONDARY DWELLING UNIT	1	10	0	3
APARTMENT UNITS	102	285	54	81
TOWNHOUSE UNITS	4	4	0	5
TOTAL	122	324	80	126

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>April 2025</u>	<u>TO DATE</u>
56	195

PLUMBING PERMITS

<u>April 2025</u>	<u>TO DATE</u>
38	115

SIGN PERMITS

<u>April 2025</u>	<u>TO DATE</u>
7	35

DEVELOPMENT PERMITS

<u>April 2025</u>	<u>TO DATE</u>
6	14

FEES FOR BUILDING PERMITS ISSUED

<u>April 2025</u>	<u>TO DATE</u>	<u>April 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$196,640.00	\$769,278.00	\$831,906.00	\$1,078,872.00

FEES FOR PLUMBING PERMITS ISSUED

<u>April 2025</u>	<u>TO DATE</u>	<u>April 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$38,770.00	\$101,530.00	\$25,350.00	\$42,980.00

FEES FOR SIGN PERMITS

<u>April 2025</u>	<u>TO DATE</u>	<u>April 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$775.00	\$4,200.00	\$625.00	\$3,700.00

FEES FOR DEVELOPMENT PERMITS

<u>April 2025</u>	<u>TO DATE</u>	<u>April 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$700.00	\$1,700.00	\$650.00	\$950.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>April 2025</u>	<u>TO DATE</u>	<u>April 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$236,885.00	\$876,708.00	\$858,531.00	\$1,126,502.00

SUBMITTED BY:

APPROVED BY:




Issued Building Permits
Sorted by Structure Type

April 2025

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2025BP0186	75325811	Apr-17-25	471 Smythe St	Loblaw Companies Limited	Ward 10	Accessory Building	New	\$58.00	\$1,000.00	To construct a temporary garden center to be used from May1 - July 15, 2
2025BP0188	01404268	Apr-22-25	116 Main St	Loblaw	Ward 4	Accessory Building	New	\$58.00	\$1,000.00	To install temporary garden center as per previous years application. To t
2025BP0202	75559732	Apr-29-25	190 Two Nations Cross	Cliff's No Frills	Ward 4	Accessory Building	New	\$186.00	\$17,000.00	To install temporary garden center as per previous years application. To t
2025BP0045	75563122	Apr-08-25	100 Cuffman St	Hanson Construction Group Ltd	Ward 4	Apartment Building	New	\$132,050.00	\$16,500,000.00	Constructing a new 102 unit apartment building as per plans submitted.
2025BP0128	01413178	Apr-11-25	115 McAdam Ave	Considerate Property Management Inc.	Ward 1	Apartment Building	Renovation	\$1,730.00	\$210,000.00	Construct renovation to units 1 through 5 of 6 unit apartment building as f
2025BP0151	01464478	Apr-08-25	778 Windsor St	Off-Campus Real Estate	Ward 11	Apartment Building	Addition	\$178.00	\$16,000.00	Construct new basement stairwell access addition to access basement u
2025BP0168	01424944	Apr-28-25	416 Union St	Valleywide Restorations	Ward 4	Apartment Building	Renovation	\$154.00	\$154.00	Removal of interior finishes and insulation in unit #2, due to water damag
2025BP0173	75429654	Apr-28-25	333 Cliffe St	S.O.S. Fire Protection Ltd.	Ward 4	Apartment Building	Renovation	\$74.00	\$2,500.00	Construct renovation to exterior deck columns on bottom storey of apartm
2025BP0245	01468958	Apr-29-25	240 Lincoln Rd	A-Tech Roofing Ltd.	Ward 8	Apartment Building	Renovation	\$994.00	\$117,700.00	Replace existing 2ply blumen roofing with new tapered insulation and mc
2024BP0050	75522722	Apr-08-25	269 Main St	Gensler Architecture & Design Canada Inc.	Ward 4	Commercial Building	New	\$2,290.00	\$380,000.00	Construct new TD kiosk as per plans submitted.
2025BP0134	75445387	Apr-02-25	80 Bishop Dr	Colpitts Developments	Ward 9	Commercial Building	Renovation	\$4,970.00	\$915,000.00	Construct fit-up of suite B (former IBM) for new Veterinary Clinic/Hospital
2025BP0147	75320713	Apr-11-25	1055 Prospect St	Green Light Estimates	Ward 9	Commercial Building	Renovation	\$338.00	\$35,247.00	Construct renovation to install non-combustible siding on the Subway Res
2025BP0180	01436765	Apr-30-25	924 Prospect St	Hexagon Construction Ltd	Ward 9	Commercial Building	Renovation	\$146.00	\$6,000.00	Construct renovation to basement of commercial building for Wellness st
2025BP0194	75297325	Apr-23-25	1381 Regent St	zzap Consulting Inc	Ward 9	Commercial Building	Renovation	\$770.00	\$90,000.00	Construct renovation to replace ALC kiosk in the Regent Mall as per plan
2025BP0260	75297325	Apr-30-25	1381 Regent St	Bulidon Ent Ltd	Ward 9	Commercial Building	Renovation	\$90.00	\$5,000.00	Removal of interior finishes in existing retail unit (J5) for future fit-up as p
2025BP0184	01439371	Apr-14-25	150 Bessborough St	Earl Lyon	Ward 9	Deck	New	\$66.00	\$2,000.00	Construct a 6' x 10' deck in the rear yard as per plan submitted.
2025BP0192	75543694	Apr-30-25	615 Weimore Rd	Miller Building Company Ltd.	Ward 8	Deck	New	\$170.00	\$15,000.00	Construct a 10' x 11' attached deck extension and a 10' x 16' pavilion for
2025BP0125	75263947	Apr-17-25	27 Gervais Crt	MVL Property Restoration	Ward 12	Detached Garage	New	\$194.00	\$18,000.00	Construct new 20' x 30' detached garage as per plans submitted - weathe
2025BP0190	01415447	Apr-22-25	323 Fulton Ave	Robert McWilliams	Ward 3	Detached Garage	Demolition	\$50.00	\$0.00	Demolish 20' x 25' detached garage for an SDD as per information submi
2025BP0205	75471342	Apr-24-25	14 Munner Dr	Charles Duke	Ward 5	Detached Garage	New	\$410.00	\$45,000.00	Construct detached garage (shell only) to serve SDD as per plans submit
2025BP0207	75421792	Apr-16-25	410 Charlotte St	B&B Investments Ltd	Ward 10	Duplex	Renovation	\$370.00	\$20,000.00	Construct renovation to roof of attached garage due to tree branch dama
2025BP0158	01470848	Apr-11-25	33 Dineen Dr	Paar Renovations Ltd.	Ward 11	Institutional	Renovation	\$370.00	\$40,000.00	Construct renovation to MacLaggan Hall to create a nurse practitioner tra
2025BP0148	75565523	Apr-08-25	47 Fearnley St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a 74' x 16' mini-home as per plans submitted
2025BP0221	75548677	Apr-25-25	125 Stonehill Ln	Paul Simmonds	Ward 2	Pool	New	\$354.00	\$38,000.00	Install an inground pool to serve SDD as per information submitted.
2025BP0136	75557090	Apr-08-25	97 Attenborough Dr	Robin Clark Homes	Ward 6	Semi Detached	Renovation	\$410.00	\$550,000.00	Construct new Semi-detached dwelling (to be subdivided into separate p
2024BP0121	01555969	Apr-08-25	30 Victory Ave	Jody Munn	Ward 12	Single Detached Dwelling	Renovation	\$770.00	\$45,000.00	Construct new foundation for 7 bed special care home as per plans subm
2025BP0113	75302861	Apr-08-25	127 Mooers Dr	Brandon Melike	Ward 1	Single Detached Dwelling	New	\$3,810.00	\$90,000.00	Construct renovation to SDD due to fire in basement washroom as per th
2025BP0140	75513176	Apr-07-25	111 Shields St	M.C.I. Hodgkin Construction	Ward 1	Single Detached Dwelling	Renovation/Addition	\$5,090.00	\$470,000.00	Construct new SDD as per plans submitted.
2025BP0143	01482835	Apr-11-25	112 Topcliffe Cres	Griffin Endeavors Ltd.	Ward 8	Single Detached Dwelling	Renovation	\$258.00	\$630,000.00	Construct renovation/addition to existing SDD as per plans submitted.
2025BP0145	75380634	Apr-07-25	6 Lisa Crt	Sunly Energy	Ward 6	Single Detached Dwelling	New	\$2,450.00	\$26,000.00	Construct renovation to install rooftop solar panel array on SDD as per inf
2025BP0149	75565515	Apr-11-25	104 GlenNorth St	Platinum East Builders	Ward 2	Single Detached Dwelling	Addition	\$394.00	\$300,000.00	Construct a new SDD as per plans submitted.
2025BP0150	75387169	Apr-22-25	147 Dora Dr	Distinctive Sunrooms & Patio Enclosures	Ward 7	Single Detached Dwelling	Renovation	\$122.00	\$42,175.00	Construct a three-season sunroom addition onto the rear of SDD as per f
2025BP0153	75006759	Apr-08-25	218 Greenwood Dr	KFS Plumbing	Ward 6	Single Detached Dwelling	New	\$2,050.00	\$8,500.00	Construct renovation to remodel basement bathroom in SDD as per inform
2025BP0154	75553495	Apr-24-25	209 Gilridge Dr	Lou LaPleur	Ward 1	Single Detached Dwelling	New	\$2,450.00	\$250,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2025BP0156	75565135	Apr-29-25	26 Attenborough Dr	Robin Clark Homes	Ward 2	Single Detached Dwelling	New	\$3,050.00	\$300,000.00	Construct new SDD as per plans submitted.
2025BP0157	75565143	Apr-11-25	32 Attenborough Dr	Robin Clark Homes	Ward 2	Single Detached Dwelling	New	\$50.00	\$375,000.00	Construct new SDD as per plans submitted.
2025BP0165	01473545	Apr-11-25	1457 Lincoln Rd	BOWERS Construction	Ward 7	Single Detached Dwelling	Demolition	\$210.00	\$0.00	Demolish single family dwelling and request water and sewer be disconn
2025BP0166	75556985	Apr-22-25	23 Donmac Ct	Michael Livingston	Ward 2	Single Detached Dwelling	Renovation	\$290.00	\$20,000.00	Construct renovation to finish the basement and increase exterior deck si
2025BP0169	75000935	Apr-11-25	44 Burnham Crt	Oliver Harrison	Ward 12	Single Detached Dwelling	Renovation	\$3,106.00	\$30,000.00	Construct renovation to build deck for SDD as per information submitted.
2025BP0171	75560177	Apr-22-25	10 Sandeewood Ln	Colebrooke Builders Ltd.	Ward 1	Single Detached Dwelling	New	\$2,450.00	\$382,000.00	Construct new SDD as per plans submitted.
2025BP0178	75552000	Apr-22-25	4 Aurora St	R. Foster Developments Ltd.	Ward 2	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct new SDD as per plans submitted.
2025BP0182	75551986	Apr-22-25	11 Joelys Way	R. Foster Developments Ltd.	Ward 2	Single Detached Dwelling	New	\$2,050.00	\$300,000.00	Construct new SDD as per plans submitted.
2025BP0185	75562173	Apr-28-25	217 Highpoint Blvd	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$250.00	\$250,000.00	Construct new SDD as per plans submitted.
2025BP0187	01420371	Apr-11-25	6 Lilac Cres	Blackout Construction Inc.	Ward 3	Single Detached Dwelling	Renovation	\$450.00	\$25,000.00	Construct renovation to replace vinyl siding on SDD.
2025BP0193	01471572	Apr-24-25	212 Waterloo Row	Jill Goodyear	Ward 11	Single Detached Dwelling	Renovation	\$450.00	\$50,000.00	Construct renovation to replace finishes and fixtures in the master bathro
2025BP0199	01406503	Apr-24-25	317 Fulton Ave	Three D Fabrications Ltd	Ward 3	Single Detached Dwelling	Renovation	\$450.00	\$50,000.00	Construct renovation to SDD (drain tile replacement, deck replacement, 1

2025BP0211	01406529	Apr-25-25	118 Gorham Dr	We Build Contracting	Ward 3	Single Detached Dwelling	Renovation	\$250.00	\$25,000.00	Construct renovation to existing SDD (one new window, siding, and carp
2025BP0213	75551838	Apr-25-25	17 Viewpoint Cres	Colpitts Developments	Ward 12	Single Detached Dwelling	Renovation	\$250.00	\$25,000.00	Construct renovation to partially finish the basement of an SDD as per pie
2025BP0218	01481977	Apr-29-25	235 Southampton Dr	Targett's Windows and Doors	Ward 8	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace 9 windows (3br) in SDD as per informatio
2025BP0220	75568063	Apr-30-25	224 Greenwood Dr	Moufid Al Zamer	Ward 6	Single Detached Dwelling	New	\$2,290.00	\$280,000.00	Construct new SDD as per plans submitted.
2025BP0232	75562157	Apr-29-25	205 Highpoint Blvd	Colpitts Developments	Ward 12	Single Detached Dwelling	Renovation	\$226.00	\$21,500.00	Construct a renovation to partially finish the basement of an SDD as per f
2025BP0235	75562181	Apr-28-25	223 Highpoint Blvd	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct a new SDD (unfinished basement) as per plans submitted
2025BP0237	75551846	Apr-29-25	14 Viewpoint Cres	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct a new SDD (unfinished basement) as per plans submitted
2025BP0176	75313106	Apr-09-25	644 McLaren Ave	NWB Custom Creations Inc	Ward 4	Single Detached Dwelling/Apartment	Renovation	\$146.00	\$11,793.00	Construct renovation to replace 6 windows (3br) in SDD with basement a
2024BP0398	01440502	Apr-25-25	301 Northumberland St	Noory Engineering Inc.	Ward 10	Townhouse	New	\$4,906.00	\$607,000.00	Construct 4 unit stacked townhouse as per plans submitted.
2025BP0170	01561505	Apr-22-25	50 Colwell Dr	Paul Wright	Ward 6	Townhouse	Renovation	\$58.00	\$1,000.00	Construct renovation to build a wooden access ramp for Unit 21.
TOTALS								\$196,640.00	\$24,199,953.00	