

AGENDA PLANNING ADVISORY COMMITTEE

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

1. **APPROVAL OF MINUTES**

Regular Meeting – June 18, 2025

2. **ZONING APPLICATIONS**

2.1 Bella Properties Inc. - 224 York Street

- Rezone the subject property from Institutional Zone One (I-1) to Comprehensive Development District (CDD) Zone to permit the conversion of the existing place of worship into an event facility and boutique hotel.

2.2 Bella Properties Inc. – 984 Prospect Street

- Zone amendment to permit a place of worship use in the Commercial Corridor Zone Two (COR-2) Zone on property located at 984 Prospect Street.

3. **SUBDIVISION APPLICATIONS**

3.1 City of Fredericton – 435 Brookside Drive

- Tentative plan of subdivision to add 104.7 sqm of land to the public Right-of-Way; and,
- Variance to reduce the required landscaped buffer between the parking lot and the public street,

to permit upgrades to the multi-use trail system along Brookside Drive.

4. **VARIANCE APPLICATIONS**

4.1 Hossack Ventures Ltd. - 235 Bishop Drive

- Conditional use variance at 235 Bishop Drive to permit Vehicle Sales in the COR-2 zone.

5. **OLD BUSINESS**

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for June 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 16 juillet 2025, 19 h 00

Endroit : salle du conseil municipal et participation via conférence web

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 18 juin 2025

2. DEMANDES DE ZONAGE

2.1 Bella Properties Inc. – 224, rue York

- Modifier le zonage de la propriété faisant l'objet de la demande pour la faire passer de Zone de services collectifs 1 (I-1) à Zone d'aménagement intégrée (CDD) afin de permettre la conversion du lieu de culte existant en un centre événementiel et un hôtel-boutique.

2.2 Bella Properties Inc. – 984, rue Prospect

- Modification de zonage visant à permettre l'usage de lieu de culte dans la zone de corridor commercial 2 (COR-2) pour la propriété située au 984, rue Prospect.

3. DEMANDE DE LOTISSEMENT

3.1 Ville de Fredericton – 435, promenade Brookside

- Plan de lotissement provisoire visant à ajouter 104,7 m² de terrain à l'emprise publique;
- Dérogation visant à réduire la zone tampon paysagée requise entre le stationnement et la voie publique;

afin de permettre des améliorations au réseau de sentiers polyvalents sur la promenade Brookside.

4. DEMANDE DE DÉROGATION

4.1 Hossack Ventures Ltd. – 235, promenade Bishop

- Dérogation conditionnelle au 235, promenade Bishop pour permettre la vente de véhicules dans la zone COR-2.

5. **AFFAIRE COURANTE**

6. **AFFAIRE NOUVELLE**

7. **PERMIS DE CONSTRUIRE**

Recevoir les permis de construire pour le mois de juin 2025

8. **LEVÉE DE LA SÉANCE**

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, June 18, 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
Melissa Dawe
Anna Patterson
Julie Baker

Members Absent: Councillor Mark Peters
Scott McConaghy

Staff: Marcello Battilana
Tony Dakiv
Alicia Brown
Melisa Tang Choy
Helen Harris
Jody Boone
Tyson Aubie
Shasta Stairs
Dane Frenette
Felix McCarthy
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – May 21, 2025

Moved by: Councillor Greg Ericson

Seconded by: Councillor Margo Sheppard

That the minutes of the regular meeting of the Planning Advisory Committee of May 21, 2025, be approved.

CARRIED

ZONING APPLICATIONS

Go-Go Preschool c/o Kara Angus - 150 Woodside Lane

- 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.

Moved by: Melissa Dawe

Seconded by: Councillor Margo Sheppard

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 18, 2025, the application submitted by Kara Angus on behalf of Go-Go Preschool for a zone amendment to permit a Child Care Centre – Large on property located at 150 Woodside Lane, be approved subject to terms and conditions.

CARRIED

705421 NB Inc c/o John Cushnie - 877 Charlotte Street

Rezoning from R-3 to TP-4. Requires a 103.6 sqm lot area variance and a 5 m lot frontage variance to permit a converted 3-unit building and a garden apartment on the subject property.

Public Hearing

- The application John Cushnie was available to respond to questions.

Moved by: Councillor Greg Ericson

Seconded by: Melissa Dawe

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 18, 2025, the application submitted by John Cushnie for a rezoning from Residential Zone Three (R-3) to Residential Town Plat Zone Four (TP-4) and a 148.6 m² lot area variance to permit a converted 3-unit building and a garden apartment on property located at 877 Charlotte Street, be approved subject to terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

Heron Heights Ltd. and Chippins Ltd. - Heron Drive Extension

Tentative plan of subdivision to create 26 residential building lots on an extension of Heron Drive and Lunney Street.

Moved by: Julie Baker

Seconded by: Melissa Dawe

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 18, 2025, the application submitted by Chippins Ltd. for a tentative plan of subdivision to create 26 residential building lots on an extension of Heron Drive and Lunney 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 streets be approved as shown on Map II.

CARRIED

GIY Architecture Inc. - 380 Goodine Street

- Tentative plan of subdivision to create three Residential Zone One (R-1) lots;
- The following variances for the proposed single detached dwelling on the proposed corner lot:
- 103 square metre lot area variance, 3 metre lot frontage variance, 1.76 metre flankage yard setback variance, and 3.2 metre driveway location variance

Public Hearing

- The application Ishaque Noory was available to respond to questions.

Moved by: Councillor Margo Sheppard

Seconded by: Neill McKay

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 18, 2025, the application submitted by GIY Architecture Inc, on behalf of Ishaque Noory, on property located at 380 Goodine Street, for the tentative plan of subdivision to create three R-1 zone lots, and the following variances for the proposed single detached dwelling on the corner lot: 1.76 metre flankage yard setback variance, 103 square metre lot area variance, 3m lot frontage variance, and 3.2 metre driveway location variance, be approved subject to terms and conditions.

CARRIED on division
(Julie Baker voting nay)

VARIANCE APPLICATIONS

Bella Properties Inc. - 175 Main Street

Temporary use variance to permit a temporary vending facility (food truck) on the vacant property.

Moved by: Melissa Dawe

Seconded by: Councillor Margo Sheppard

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 18, 2025, the application submitted by Gabriel El-Khoury for a six-month temporary use variance to allow a temporary vending facility in the form of a food truck on property located at 175 Main Street, be approved subject to terms and conditions.

CARRIED

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for May 2025

Moved by: Councillor Greg Ericson

Seconded by: Melissa Dawe

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

CARRIED

ADJOURNMENT

Moved by: Melissa Dawe

Seconded by: Councillor Margo Sheppard

That the meeting of the PAC be adjourned at 7:24 PM.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

PROCÈS-VERBAL

COMITÉ CONSULTATIF SUR L'URBANISME

Date : mercredi 18 juin 2025 à 19 h 30
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard (président)
Neill McKay (vice-président)
Greg Ericson, conseiller municipal
Margo Sheppard, conseillère municipale
Melissa Dawe
Anna Patterson
Julie Baker

Membres absents : Mark Peters, conseiller municipal
Scott McConaghy

Membres du personnel : Marcello Battilana
Tony Dakiv
Alicia Brown
Melisa Tang Choy
Helen Harris
Jody Boone
Tyson Aubie
Shasta Stairs
Dane Frenette
Felix McCarthy
Elizabeth Murray

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 21 mai 2025

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Margo Sheppard, conseillère municipale

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 21 mai 2025.

ADOPTÉ

DEMANDES DE ZONAGE

Go-Go Preschool a/s de Kara Angus – 150, allée Woodside

- 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 ce changement permanent.

Proposé par : Melissa Dawe

Appuyé par : Margo Sheppard, conseillère municipale

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 18 juin 2025, la demande présentée par Kara Angus au nom de Go-Go Preschool en vue de modifier le zonage afin de permettre l'aménagement d'une garderie de grande capacité sur la propriété située au 150, promenade Woodside, soit approuvée sous réserve et conditions.

ADOPTÉ

705421 NB Inc a/s de John Cushnie – 877, rue Charlotte

Rezonage de R-3 à TP-4. Nécessite une dérogation de 103,6 m² pour la superficie du lot et une dérogation de 5 m pour la façade du lot afin de permettre l'aménagement d'un immeuble de trois logements convertis et d'un pavillon-jardin sur la propriété visée.

Audience publique :

- La demande a été présentée par John Cushnie, qui est disponible pour répondre aux questions.

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Melissa Dawe

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 18 juin 2025, la demande présentée par John Cushnie en vue de rezoner la propriété située au 877, rue Charlotte, de Zone résidentielle 3 (R-3) à Zone de lotissement résidentiel 4 (TP-4), ainsi qu'une dérogation de 148,6 m² pour la superficie du lot afin de permettre l'aménagement d'un immeuble de trois logements convertis et d'un pavillon-jardin, soit approuvée sous réserve de conditions.

ADOPTÉ

DEMANDE DE LOTISSEMENT

Heron Heights Ltd. and Chippins Ltd. – Prolongement de la promenade Heron

Plan provisoire de lotissement visant à créer 26 lots résidentiels sur le prolongement de la promenade Heron et de la rue Lunney.

Proposé par : Julie Baker

Appuyé par : Melissa Dawe

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 18 juin 2025, la demande présentée par Chippins Ltd. concernant un plan provisoire de lotissement visant à créer 26 lots résidentiels sur le prolongement de la promenade Heron et de la rue Lunney soit transmise au conseil municipal avec la recommandation que la cession de 8 % de terrains publics soit acceptée sous forme de terrain et que l'emplacement des rues publiques soit approuvé conformément au plan II.

ADOPTÉ

GIY Architecture Inc. - 380, rue Goodine

- Plan provisoire de lotissement visant à créer trois lots en Zone résidentielle 1 (R-1);
- Dérogations suivantes pour la maison unifamiliale proposée sur le lot d'angle proposé :
 - dérogation de 103 mètres carrés pour la superficie du lot,
 - dérogation de 3 mètres pour la façade du lot,
 - dérogation de 1,76 mètre pour le retrait de la cour latérale de flanquement,
 - dérogation de 3,2 mètres pour l'emplacement de l'allée.

Audience publique :

- La demande a été présentée par Ishaque Noory, qui est disponible pour répondre aux questions.

Proposé par : Margo Sheppard, conseillère municipale

Appuyé par : Neill McKay

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 18 juin 2025, la demande présentée par GIY Architecture Inc., au nom d'Ishaque Noory, concernant la propriété située au 380, rue Goodine, pour un plan provisoire de lotissement visant à créer trois lots en zone R-1, ainsi que les dérogations suivantes pour la maison unifamiliale proposée sur le lot d'angle : dérogation de 1,76 mètre pour le retrait de la cour latérale de flanquement, dérogation de 103 mètres carrés pour la superficie du lot, dérogation de 3 mètres pour la façade du lot et dérogation de 3,2 mètres pour l'emplacement de l'allée, soit approuvées sous réserve de conditions.

ADOPTÉ SANS UNANIMITÉ
(Julie Baker ayant voté contre)

;[]o

DEMANDE DE DÉROGATION

Bella Properties Inc. – 175, rue Main

Dérogation d'usage temporaire visant à permettre l'installation d'un point de vente temporaire (camion de cuisine de rue) sur la propriété vacante.

Proposé par : Melissa Dawe

Appuyé par : Margo Sheppard, conseillère municipale

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 18 juin 2025, la demande présentée par Gabriel El-Khoury en vue d'obtenir une dérogation d'usage temporaire de six mois pour permettre l'installation d'un point de vente temporaire sous forme de camion de cuisine de rue sur la propriété située au 175, rue Main, soit approuvée sous réserve de conditions.

ADOPTÉ

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Réception des permis de construire pour mai 2025

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Melissa Dawe

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

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Melissa Dawe

Appuyé par : Margo Sheppard, conseillère municipale

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 24.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Rezoning from I-1 to CDD to permit the conversion of the former place of worship into an event facility and boutique hotel

Property: **224 York Street (PID 75487629)**

OWNER: Bella Commercial Properties Inc.
105-343 Argyle Street
Fredericton, NB, E3B 1V1

APPLICANT: As above

SITE INFORMATION:

Location: Southeast corner of York Street and George Street intersection

Context: City Centre to the north, Residential Town Plat area to the east, west, and south

Ward No: 10

Municipal Plan: South Core

Zoning: Institutional Zone One (I-1)

Existing Land Use: former place of worship

Previous Applications: P.R. 6/09

EXECUTIVE SUMMARY:

The Applicant is proposing to convert the former place of worship into a multi-use space that would feature an event facility within the former sanctuary and a boutique hotel in the rear annex. The event facility would serve as a hub for community gatherings, cultural events, and private functions, with the boutique hotel space featuring 18 units. The proposed conversion is all internal to the building, with no proposed additions or modifications to the exterior. The conversion of a former place of worship into a multi-use commercial space for an event facility and boutique hotel represents a unique scenario that cannot be captured by a zone outside of the City Centre, and so the Comprehensive Development District (CDD) Zone has been proposed. The proposed development meets the intent of the Municipal Plan and Town Plat Secondary Municipal Plan by providing an adaptive re-use that supports the long-term vitality of the landmark structure. Staff of the view that through the conversion, the space will become a dynamic destination at the edge of the City Centre that supports the vibrancy of the South Core gateway. Overall, staff support the application subject to terms and conditions.

APPLICATION:

Bella Commercial Properties Inc. has made application on property located at 224 York Street to rezone the property from Institutional Zone One (I-1) to Comprehensive Development District Zone (CDD) to permit the conversion of the former place of worship into an event facility and boutique hotel.

PLANNING COMMENTS:

Proposal:

- The Applicant has recently purchased the subject property and is proposing to convert the former place of worship into a multi-use space while preserving the building's architectural integrity. The Applicant has indicated their desire to transform the space into a dynamic destination at the edge of the City Centre that is fitting for the existing landmark building. The original part of the building (former sanctuary) would be converted into an event facility that would serve as a hub for community gatherings, cultural events, and private functions. The annexed portion of the building in the rear would be converted into a boutique hotel with 18 units on the first and second floors along with supporting commercial and amenity space within the basement level (i.e. gym, spa, hair salon, massage therapist, aesthetician, etc. – see Maps IV and V). The basement level would also include a kitchen, office, and general space as part of the event facility (see Map III). The proposed conversion is all internal to the building, with no proposed additions or modifications to the exterior. The Applicant has indicated the benefit of having a hotel space support the event facility, particularly for individuals visiting Fredericton and attending events/functions.
- The subject property has two parking areas, one at the front from George Street and one at the rear from Charlotte Street (see Map II). The front parking area has 15 vehicle parking spaces, while the rear parking area has 28 vehicle parking spaces, for a total of 43 existing vehicle parking spaces. No changes to the existing parking areas are proposed as there is no additional surface space to expand.
- Above the standard public notification, the Applicant conducted a neighbourhood open house on June 27, 2025, to help inform individuals of their intents for the building, answer any questions, and hear any concerns. The Applicant has indicated that approximately 150 individuals attended the neighbourhood open house with feedback from the community being overwhelmingly positive. The Applicant has noted that neighbours were excited to see new life being brought to that corner and were pleased to see that the architecture inside and out was being preserved and cared for.

Municipal Plan:

- The subject property is designated South Core within the Municipal Plan. Staff would note that the property is located at the edge of the City Centre, with Brunswick Street being the transition from the South Core along York Street. While the property is not technically within the City Centre, the Municipal Plan emphasizes the importance of the South Core supporting downtown vitality and the property is within a secondary gateway in the draft South Core Secondary Municipal Plan. The below section will outline the relevant South Core policies, but in staff's view, the potential for the proposed adaptive re-use to enhance the vibrancy of the South Core at the edge of the City Centre within a landmark building cannot be understated.

- The South Core includes large sites for potential redevelopments as well as small sites for modest intensification along the principal corridors in the area. Given the constrained boundaries of the City Centre, and therefore its limited capacity for residential growth, achieving significant intensification in the South Core will be critical to maximizing downtown vitality. The Municipal Plan outlines the following relevant policy for the South Core:
 - *2.2.1(12) Prior to the adoption of a new South Core Secondary Municipal Plan, new development or redevelopment within the Town Plat area of the South Core shall occur in accordance with the Town Plat Secondary Municipal Plan.*
- The Municipal Plan also includes policies for Community Institutions and specifically places of worship.
 - *3.2.1(10) When places of worship are decommissioned, repurposing will be encouraged for the accommodation of appropriate land uses such as community centres, housing, specialized/supportive housing, child care centres, artist studios, and/or appropriate commercial uses, based on a sustainable business model.*
- The proposal represents a multi-use commercial space that would be a location for community gatherings and based on a sustainable business model for the long-term vitality of the space.
- The Manager of Heritage and Urban Design has noted the existing building is not municipally designated from a heritage perspective, but St. Paul's United Church is considered a National Historic Site of Canada from a federal level. Section 3.5 of the Municipal Plan speaks to heritage and the City recognizes the importance of the appropriate management, conservation, and protection of Fredericton's heritage resources, which reflect its history and contributes to the identity of the City. The Municipal Plan includes the following relevant heritage policies:
 - *3.5.1(1) The City shall seek and encourage:*
 - i. The conservation of heritage resources in a manner that respects their value to the community, ensures their long-term integrity, and enables their functional and economic viability in the future;*
 - ii. The sensitive rehabilitation and adaptive reuse of valuable heritage structures.*
- Staff would reiterate that no exterior modifications are proposed as part of this proposal. The proposed interior conversion represents a sensitive rehabilitation and adaptive reuse of the former place of worship that ensures the building's long-term integrity and supports overall vibrancy at the edge of the City Centre.

Residential Town Plat Secondary Municipal Plan:

- As noted above and outlined in the Municipal Plan, prior to the adoption of a new South Core Secondary Municipal Plan, redevelopment within the Town Plat area shall occur in accordance with the Residential Town Plat Secondary Municipal Plan. The subject property is designated Institutional in the Residential Town Plat Secondary Municipal Plan, which encourages the retention of existing institutional buildings along with the potential for adaptive reuse. The Institutional designation contains the following relevant policies:

- (1) Council shall encourage institutional reuse of those properties outlined in the Development Standards of the Comprehensive Development District section of this plan and subject to Policy 3.2.1 of the Municipal Plan.
- While the St. Paul's United Church is not a specified property within the Residential Town Plat Secondary Municipal Plan, the adaptive reuse of a decommissioned place of worship is encouraged as noted within the Municipal Plan, and this application looks to rezone the property to the Comprehensive Development District (CDD) Zone to allow the unique nature of the adaptive re-use.

South Core Secondary Plan (Draft):

- Staff would note that the new South Core Secondary Municipal Plan is currently ongoing and is nearing completion as the adoption process has been initiated. While not approved, the current draft policies build off the more recent policy direction in the Growth Strategy and Municipal Plan, recognizing the need for intensification and redevelopment in targeted areas of the South Core. Within the draft plan, the subject property would be within the Corridor designation and is a secondary gateway as a transition point between the South Core and City Centre. The draft policies for the Corridor area promote new development and a flexible mix of residential and commercial uses, with a specific draft policy that encourages the conservation, rehabilitation and adaptive re-use of historic buildings and structures.

Overall, the proposed development meets the intent of the Municipal Plan, Town Plat Secondary Municipal Plan, and draft South Core Secondary Municipal Plan by:

- Repurposing the former place of worship as a multi-use commercial space;
- Providing a sensitive rehabilitation and adaptive re-use of the structure that is based on a sustainable business model for the long-term vitality of the space; and,
- Providing a dynamic designation at the edge of the City Centre that supports the vibrancy of the South Core gateway.

Comprehensive Development District (CDD) Zone:

- The CDD zone accommodates development that due to its unique characteristics, innovation or unusual site characteristics requires specific regulations not available in other zones. The conversion of a former place of worship into a multi-use commercial space for an event facility and boutique hotel represents a unique scenario. The only zone within the Zoning By-law that would accommodate both commercial uses would be the City Centre Zone. However, with the property not being within the City Centre designation of the Municipal Plan/City Centre Secondary Municipal Plan, the zone would not be appropriate in this location and the CDD zone is being proposed.
- The CDD zone uses a broad approach with respect to land use to recognize the unique characteristics of development. The CDD zone permits multi-residential, commercial, institutional, and mixed uses subject to a Development Agreement approved by Council pursuant to Section 59 of the *Community Planning Act*. The proposed uses would be considered commercial in nature. The CDD zone also allows site specific standards that

are fitting for the unique mixing of uses. The CDD zone standards would be based on the following:

Standard	Comprehensive Development District
Building Height (max)	Existing as of June 13, 2025
Building Setbacks (min)	
No. of buildings (max)	
Vehicle Parking (min)	Hotel: 1 sp / sleeping unit or guestroom Event Facility: 3.75 sp / 100m ² nfa
Signage	Subject to the permitted signage in the I-1 zone, with freestanding signage being prohibited

- Staff would note that the standards for building height, building setbacks, and number of buildings would snap to what is existing as of the application date on June 13, 2025. Any further intensification of the site would require an amendment to the CDD zone and Section 59 Development Agreement.

Parking:

- There are currently 43 vehicle parking spaces available on site. The proposed parking rate has been broken down by the two commercial uses: hotel and event facility. For the hotel, a parking rate of 1 space per sleeping unit or guestroom is proposed, which is consistent with the current rate in the Zoning By-law. With 18 hotel units proposed, 18 vehicle spaces would be required for that use, leaving 25 spaces for the event facility. Planning staff are of the opinion that 25 spaces for the event facility is adequate given the floor area of the event facility and proximity to on-street parking options along with parking garages on Brunswick Street less than 150 metres away. 25 parking spaces for the event facility would translate to a parking rate of 3.75 spaces per 100 square metres of net floor area based on the floor area of the event facility (657.9 square metres).

Development Agreement:

- A Development Agreement between the property owner and the City will address the above noted zoning standards along with the boutique hotel and event facility use. All uses in the CDD zone shall comply with the standards set out in the Section 59 Development Agreement along with the terms and conditions of the by-law if approved by Council.

Traffic, Access, and Servicing:

- The City's Traffic Engineer has reviewed the proposal and has no concerns. The proposed boutique hotel use would have sufficient existing parking on-site to accommodate guests and is not anticipated to generate significant traffic. In addition to the 25 spaces on-site for the event facility, there are a number of nearby options including street parking and parking garage. It should be noted that this area is within the downtown parking permit area Zone A requiring anyone parking all day to have a permit which is issued only to residents of the zone. This restriction only applies to the time periods of 10:00-11:00 and 13:30-14:30 Monday to Friday on the north side of George Street and the south side of Charlotte Street. There are no current plans to make changes to on-street parking in the vicinity of this site, however staff will monitor conditions and make changes accordingly.

The events described by the Applicant are geared more towards weekend and evening events and are not anticipated to cause significant traffic or congestion issues.

- In front of the existing building along George Street is a curb drop that was used to facilitate funeral services. Given the change in use of the building, the frontage that currently has the drop curb will need to be reinstated to typical curb and sidewalk modified to suit the site, to prevent potential parking issues on the sidewalk. As the proposed use would still have various events, particularly weddings, which utilize the space in front of the building, there would be the option to taper the curb to match the existing sidewalk, so that the current drop curb area could become a layby space to service the event facility, which would allow through traffic to continue and not impact the sidewalk. This reinstatement will be required to be completed prior to the opening of the event facility.
- There are indicators that the main staircase and accessibility ramp are located in the right-of-way. A comfort letter will be provided for the structures to remain in the right-of-way. Should a scenario arise where the main staircase and accessibility ramp have to be removed or replaced, the Applicant will need to work with the City to determine options moving forward that reduce the impact on the right-of-way.
- The servicing records indicate a 20 mm copper water service was installed in 1910 and renewed in 1979. It is anticipated that the existing size of the water service is not adequate for the proposed use. The sanitary lateral has unknown age, condition, and size. Similar to the water service, it is anticipated that the sanitary lateral may not be adequate. The Applicant's engineering consultant will be required to review the servicing requirements and provide recommendations for the proposed use. The Applicant is responsible for all design, construction, and record drawings associated with renewal of the services, to the satisfaction of the Director of Engineering & Operations.
- Prior to any potential future alterations to the site (e.g. paving, landscaping, grading) an approved stormwater management plan will be required to the satisfaction of the Director of Engineering & Operations.
- Should the application be approved, the Applicant and their engineering consultant are to meet with City staff following the planning application process to review expected timelines, design process, and any issues or concerns associated with the development.

RECOMMENDATION:

It is recommended that the application submitted by Bella Commercial Properties Inc. on property located at 224 York Street to rezone the property from Institutional Zone One (I-1) to Comprehensive Development District Zone (CDD) to permit the conversion of the former place of worship into an event facility and boutique hotel, be approved subject to the following terms and conditions;

- a) The Applicant agrees to enter into a Section 59 Development Agreement with the City, to the satisfaction of the Development Officer;
- b) The site be developed generally in accordance with Map II attached to P.R. 36/25 to the satisfaction of the Development Officer;

- c) Interior renovations shall be generally in accordance with Maps III, IV, and V attached to P.R. 36/25 to the satisfaction of the Development Officer;
- d) Any commercial uses in the basement level shall be associated with and support the function of the boutique hotel or event facility use;
- e) A building permit be obtained for the proposed interior conversion of the existing building;
- f) Signage permitted on the property may include signs within the Institutional Zone One (I-1), with freestanding signs being prohibited;
- g) Any exterior signage shall respect the architectural and heritage integrity of the building to the satisfaction of the Development Officer;
- h) The Applicant shall be responsible for the curb, sidewalk, and boulevard reinstatements along the main entrance on George Street to the satisfaction of the Director of Engineering & Operations; and,
- i) Servicing shall be to the satisfaction of the Director of Engineering & Operations prior to building permit application for the interior fit up of the building.

Prepared by:



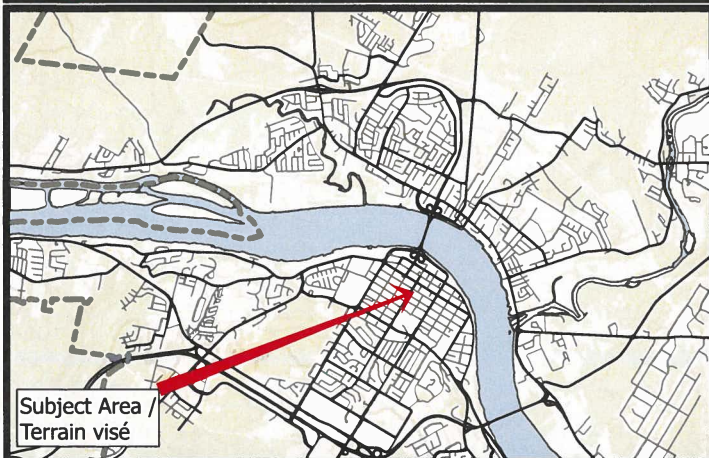
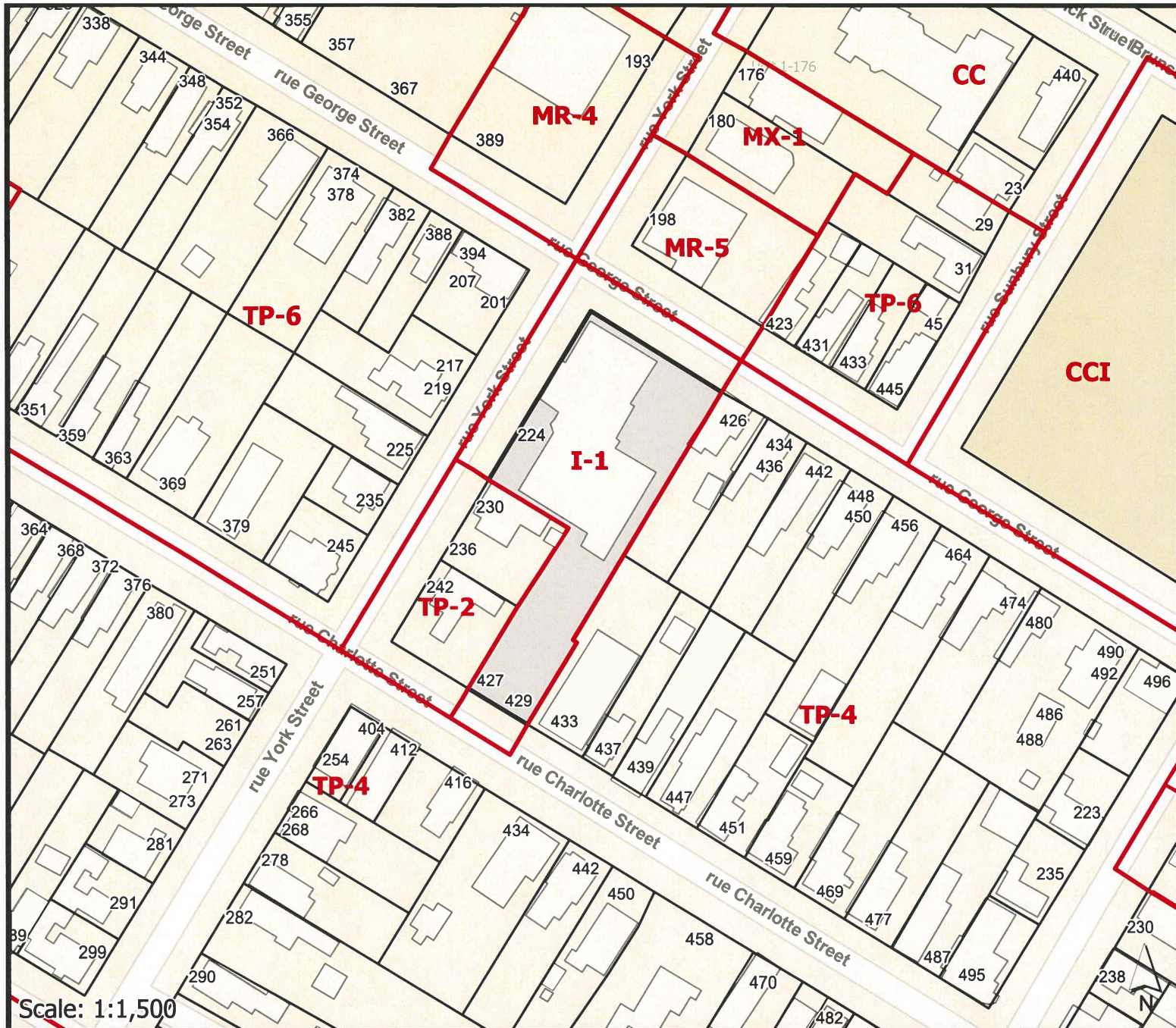
Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



for

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



 Subject Properties / Propriétés Visé

Rezone the subject property from I-1 to CDD Zone to permit the conversion of the existing place of worship into an event facility and boutique hotel.

Modifier le zonage de la propriété faisant l'objet de la demande pour la faire passer de I-1 à CDD afin de permettre la conversion du lieu de culte existant en un centre événementiel et un hôtel-boutique.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

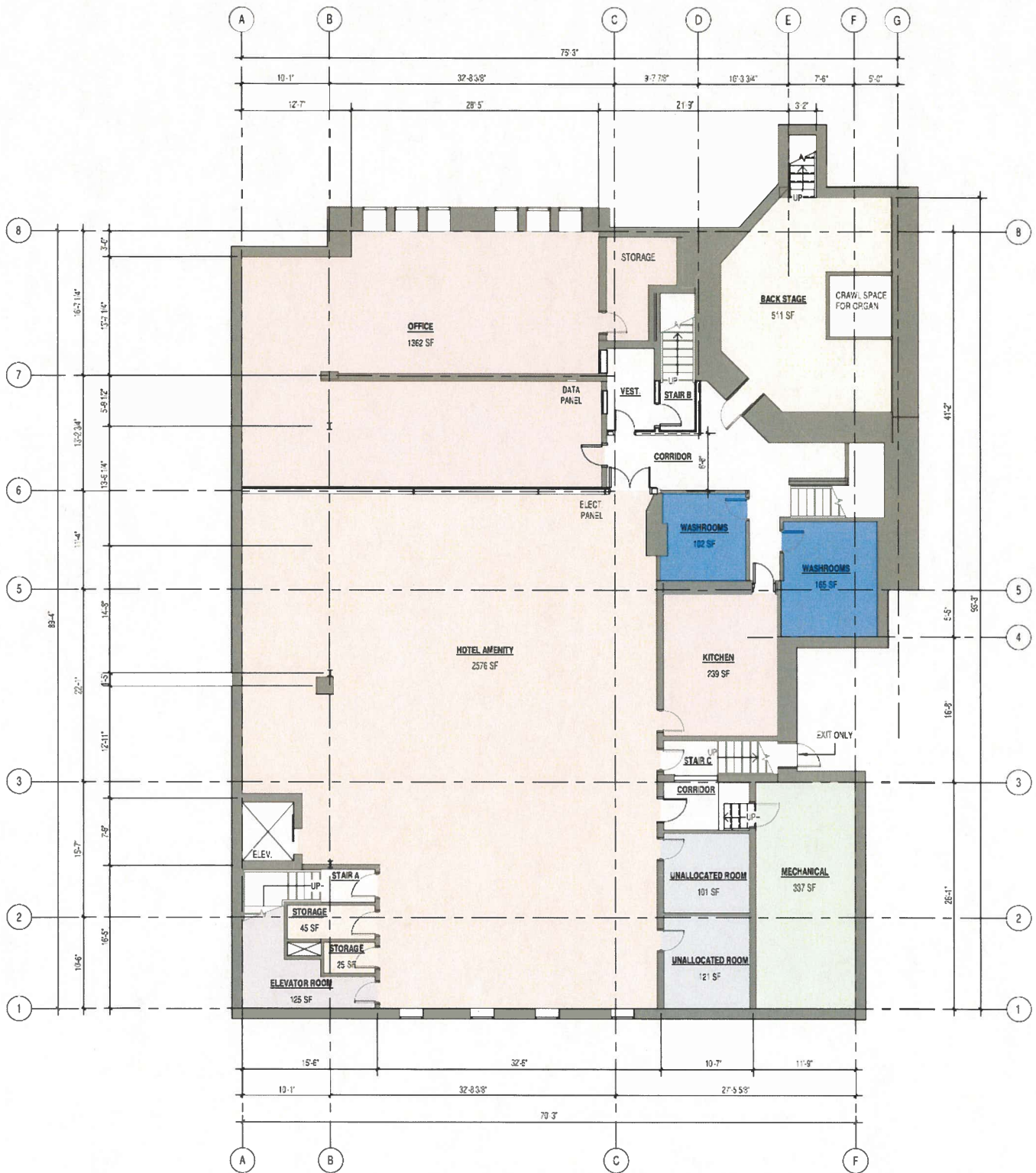
File \ fiche: PR-36-2025

Date \ date: juillet \ July 16, 2025

Subject \ sujet: rue 224 York Street
Bella Properties Inc.
c/o Gabriel Elzayat



Site Plan / Plan du Site



Floor Plan / Plans d'étage

Murray, Elizabeth

From: mj mc [REDACTED]
Sent: Sunday, July 6, 2025 2:34 PM
To: CITY CLERK'S OFFICE
Cc: PLANNING AND DEVELOPMENT
Subject: Re;224 York Street Fredericton NB--File # Z-19-2025

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

City of Fredericton
Planning Department
July 6, 2025

Subject: Review of St. Paul's Church Property Conversion

We have reviewed the proposal to convert St. Paul's Church property into a boutique hotel and event center located on York Street. Cloe and I support this application, as we believe it will align well with the historical significance of the property.

We are confident that Bella Properties will professionally manage the new center and respect the surrounding neighbourhood. However, we have several concerns that need to be addressed:

1. Overnight parking on Charlotte Street, particularly regarding the removal of winter snow banks, which currently reduces Charlotte Street to a one-lane road.
2. Security during events, whether through the installation of cameras or the presence of security personnel.
3. Noise levels, specifically the prohibition of outdoor music or loud noises.
4. Time restrictions for events.

We welcome Gabriel and Bella Properties to the neighbourhood.

Respectfully,
Michael McNeill / Cloe Mullins
[REDACTED]

Murray, Elizabeth

From: burnsfam [REDACTED]
Sent: Sunday, July 6, 2025 5:28 PM
To: PLANNING AND DEVELOPMENT
Cc: VanRooyen, Fredrick; [REDACTED]
Subject: Development Proposal Notification - Bella Properties St. Paul's Church
Attachments: Development Proposal Notification - Bella Properties St. Paul's Church.docx

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 observations/comments in regard to the proposed rezoning of the former St. Paul's Church property on the corner of George and York Street .

Thank you for your attention to this matter.

Richard and Susan Burns
[REDACTED]

Development Proposal Notification

City of Fredericton Planning File: Z-19-2025 PR: 36/25

Proposal to rezone 224 York Street

Bella Properties Inc.

Rezoning;

Rezone St. Paul's Church from Industrial Zone One (I -1) to Comprehensive Development District (CCD) Zone to permit the conversion of the church into an event facility and boutique hotel.

General Observations:

The subject property is within the Central area of the Residential Town Plat Planning Area, being the area bounded on the North by George Street, the South by Aberdeen Street and on the east by Regent Street and on the west by George Street. The Property is a cornerstone to Central part of the Residential Downtown Plat on the corner of York and George Street and extends down York Street to Charlotte Street. As such it is a key element to preserving the Residential Character of the Central part of the Residential neighbourhood.

The Central area of the town plat has been a frequent target for rezoning to permit commercial use within the area. The residents are tired of having to defend such applications to preserve the residential character of the area. The Planning office has, in the past, recognized that it is important to preserve the residential character of this Central Area of the Town Plat.

The proposed Rezoning is a significant departure from the current Zoning of the property. Care must be taken to ensure that the proposed future use of the property does not detrimentally impact the way of life within the residential neighbourhood now or in the future.

Application to Rezone:

Two phases of the request

1. The Church Sanctuary – The “Event Center”

This proposed facility is similar to the Charlotte Street Arts Centre, (the former Charlotte Street School) at 732 Charlotte Street, three (3) blocks down on Charlotte Street. This Centre may serve as an example to follow for this facility.

While the Zoning sought for the Subject property is different, the same restrictions as to use, hours of operation, patron attendance numbers per event, security for events, noise limits and no outside patios, events or gatherings should apply so as not to depart from the uses permitted for similar properties. Permitted uses within the same Town Plat area should be the same to be fair.

All events, or any part thereof, held at the facility should be conducted / held inside the facility. No part of the event should be held outside the facility, or in the parking lots, patios or entrances. No food or beverage should be served or consumed outside the facility.

In addition, there should be no events held at the facility after the hour of 11:00 pm and events should not commence before 10:00 am.

The Parking By -law should be amended to prohibit overnight parking on Charlotte Street, between York and Regent, on Carleton Street, between Charlotte and George and on George Street, between York and Regent. It is anticipated that it will be suggested that parking is not an issue.

We know that it will be since we have had the experience of parking and congestion on the street with the Sunday day services of two Churches in the immediate area. Such occurrences were accepted since the Churches operated one day per week with limited night time events. . This facility will

operate 7 days per week, events will be numerous. Parking will be an issue. Thus no overnight parking on City Streets surrounding the facility.

The issue of Security is also important to ensure that the residents of the neighbourhood are not adversely impacted by events (with the possible exception of family weddings) since the Facility is outside the Central Business District where there is an enhanced police presence in the downtown core. Therefore the facility should be required to engage Security for events held at the facility.

All signs must be discrete, not illuminated and be designed and constructed to be in character with the historical nature of the Subject property.

2. The Church Hall- The Boutique Hotel

While the intent is to provide this amenity to enhance the experience of the Event Center so that persons attending events may choose to stay at the Hotel, the Hotel will be available for rental on a daily, weekly, monthly or annual basis to the general Public.

If measures could be taken to ensure that there is minimal signage and existing onsite parking is available to accommodate the hotel guests, such measures would minimize the adverse impact that such an operation may have on the residential neighbourhood.

It is my understanding that there is no intention to change the exterior appearance of the existing building and there is no intent to install Illuminated Hotel Signage to advertise the facility as a Hotel. If such restrictions are imposed, that may lessen the adverse impact that such an operation/use may have on the residential character of the surrounding neighbourhood homes and residences.

Precedent

If this Application is permitted, it is not to be used as a precedent to permit further commercial encroachment **or expansion of the subject property** into the

residential neighbourhood. It is recognized that this is a unique situation and concessions can be made in the interest of preserving a Historic Church property so that it does not fall into disrepair which could result in the eventual demolition of the Church.

CCD ZONE

In the event that the Zoning requested by the applicant does not authorize the planning officer to attach conditions and if the application is granted for the CCD Zone, to permit the subject property to be used for any and all permitted uses as included in the CCD Zone, such an application must be denied since it would detrimentally impact the residential character of this neighbourhood.

This zoning request is devoid of any element that would enhance the benefits of living and owning a home in this neighbourhood. Thus, conditions and restrictions are necessary and required to minimize that adverse impact that such a facility will have on this neighbourhood.

In the alternative the applicant could be permitted to use the Subject Property under a non-conforming use authorization with conditions, including the conditions outlined above.

Thank you in advance for considering the foregoing observations in your review of this Application.

Richard Burns



Fredericton, NB

Murray, Elizabeth

From: Susan O'Donnell [REDACTED]
Sent: Monday, July 7, 2025 6:58 PM
To: PLANNING AND DEVELOPMENT
Subject: Proposal to rezone 224 York Street, Bella Properties

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 received the info package in the mail as I live close to the subject property. I support the application. I went to the open house they held recently and had all my questions answered. I think a new event facility will be welcome in the neighbourhood and I look forward to the first public music event.

Thank you.
Susan O'Donnell
[REDACTED]

Murray, Elizabeth

From: Krista Ross [REDACTED]
Sent: Monday, July 14, 2025 1:13 PM
To: CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT
Subject: Opposition to Z-19-2025 Rezoning Proposal (Event Venue and Boutique Hotel Conversion)

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 Planning Advisory Committee,

We are writing to express serious concerns regarding rezoning application Z-19-2025, submitted by Fredrick Van Rooyen, which proposes to convert an existing 'place of worship into an event facility and boutique hotel' in the heart of downtown Fredericton.

We are the owners of two apartment buildings located within approximately a one-minute walk of the subject property. One of these properties also offers rental parking to tenants.

One of the primary benefits of these properties, for both ourselves and our tenants, is the peaceful and quiet environment they offer despite their central downtown location. This characteristic is a significant reason why our tenants choose to live here and why we chose to invest in these properties.

We are concerned that the development of an event venue in this location will lead to:

-
-
- **A**
- **substantial increase in noise,**
- particularly during late-night events, which are often accompanied by loud music and celebrations.
-
-
-
- **Potential**
- **safety and nuisance issues associated with late-night gatherings and alcohol consumption.**
-
-
-
- **Increased**
- **parking congestion**
- in an area where parking is already limited and competitive, negatively affecting our tenants and our operations.
-
-
-

- **Potential**
- **negative impacts on property values**
- due to the disruptive nature of the proposed use.
-

We believe this proposal represents a land-use conflict, as it is incompatible with the current zoning and the established residential character of this neighbourhood. It would significantly impact the quality of life of our tenants and neighbouring residents, undermining the peaceful environment they have chosen in downtown Fredericton. We are also concerned that approving this rezoning could set a precedent that threatens the careful balance between residential living and appropriate commercial activity downtown. While we support thoughtful downtown development, it must be compatible with residential uses and protect the livability, safety, and peaceful enjoyment of existing residents.

We respectfully request that the City consider the significant negative impacts this proposal would have on existing residents, property owners, and the character of the downtown community, and that this application not be approved. We urge the Planning Department and Council to carefully consider the long-term impacts on existing residents and to prioritize maintaining a livable, peaceful downtown environment in its planning decisions.

We also request that you please forward information on how we can participate virtually in the upcoming Planning Advisory Committee meeting regarding this proposal, so we may ensure that our concerns are clearly represented.

Thank you for your attention to this matter.

Regards,

Krista Ross and Jordy Smits

Owners

Ross Smits Incorporated

[REDACTED]

[REDACTED]

From: [Wendy Desjardins](#)
To: [PLANNING AND DEVELOPMENT](#)
Cc: [Wendy Desjardins](#)
Subject: Letter of Support for Rezoning Application – Bella Properties Inc.
Date: Tuesday, July 15, 2025 4:18:07 PM

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.

FROM: Wendy Desjardins

[REDACTED]

Email:

Phone:

[REDACTED]

DATE: July 15, 2025

TO: Planning Advisory Committee - City of Fredericton - Fredericton City Hall

Dear Members of the Planning Advisory Committee,

I am writing to express my **FULL SUPPORT** for the rezoning application submitted by **Bella Properties Inc.** to convert the existing place of worship located at **224 York Street, Fredericton NB** into a *boutique hotel and event facility*.

This project represents a unique opportunity to preserve and repurpose a historically and architecturally significant building in our city, breathing new life into a space that might otherwise remain under-utilized. **Bella Properties Inc.** has consistently demonstrated a strong commitment to quality development and community enhancement, earning a well-deserved reputation as a respected and responsible developer in Fredericton.

The proposed *boutique hotel and event venue* will bring a number of tangible benefits to our community:

- **Economic Growth:** This development will create both short-term construction jobs and long-term employment opportunities in the hospitality and service sectors.
- **Tourism Enhancement:** A well-designed boutique hotel will appeal to visitors looking for a unique and local experience, helping to position Fredericton as a destination of choice.
- **Smart Urban Revitalization:** Adaptive reuse of existing structures is an environmentally and culturally sustainable development strategy that supports responsible urban planning.
- **Community Value:** An event space will offer local residents and organizations a new, well-appointed venue for weddings, conferences, and public gatherings, enriching our cultural and social landscape.

This initiative is an excellent example of how thoughtful development can align with heritage preservation and economic revitalization. I urge the *Planning Advisory Committee* to **APPROVE** this rezoning application and support the vision **Bella Properties Inc.** has proposed.

Thank you for your consideration.

Sincerely,

Wendy Desjardins

From: [Gregory gillis](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fwd: Rezoning 224 York St - File # Z-19-2025
Date: Wednesday, July 16, 2025 12:03:07 PM
Attachments: [POSITION ON PROPOSAL TO REZONE 224 YORK ST.docx](#)

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.

Begin forwarded message:

From: Gregory gillis [REDACTED]
Subject: Fwd: Rezoning 224 York St - File # Z-19-2025
Date: July 16, 2025 at 11:55:16 AM ADT
To: planning@frederiction.ca

Please use my email in response.
Regards Greg Gillis

Begin forwarded message:

From: Diane Kent Gillis [REDACTED]
Subject: Rezoning 224 York St - File # Z-19-2025
Date: July 16, 2025 at 11:52:59 AM ADT
To: planning@frederiction.ca
Cc: Barbara Brown [REDACTED] Peter Dean
[REDACTED] Alex Macdonald
[REDACTED]

Attached please find our comments and position on the subject rezoning. Myself and Alex Macdonald also plan to participate in the meeting. Please provide instructions on how to participate.

Regards
Greg Gillis
President, Condo Corporation 662702

POSITION ON PROPOSAL TO REZONE 224 YORK ST (St PAUL’S UNTED CHURCH) FROM I-1 to CDD

Greg Gillis
President Condo Corporation 662702
Dated July, 15, 2025

Location and Background

Our property is located at 193 York St., the Lofts on York, diagonally across from Saint Paul’s Unted Church. Our building, a 10 unit condo building, is an historical building built in 1891, York House, and repurposed in 2012. All of our units are owner occupied..

As owners we have invested significantly in maintaining the historical façade of the building and enhancing the landscaped area around it. It is an example that the City can point to as to how an “old” historic building can be successfully repurposed into a new use.. Our owners take pride in our building, and we certainly benefit from the location and the superior work that was done in modernizing the interior of the building and preserving the exterior. One factor that we are conscious of in terms of the use of the building is our limited parking space.

As evidenced by our experiences there are many challenges and rewards in taking an old historic building, requiring significant modernization and upgrades, and repurposing it into a beneficial and sustainable use. We applaud Bella properties for taking on the journey of repurposing the beautiful Saint Paul’s church. Whether the proposed uses of an event facility and boutique hotel integrates into the primarily residential nature of this area will depend on the terms and conditions the City is prepared to utilize in the rezoning.

Current Issues

In recent years, we have had issues with both security and noise at our location. We have had to invest a significant amount of money in additional security at the building because of our location in the downtown area. Until this summer, we experienced little noise at night in the building from outside activities in the city centre. This changed when a new “open air” club started operating on King Street and on occasion noise now filtrates into the sleeping areas of some of the units which affects those owners enjoyment of their property.

Planning Report and Guiding Plans

The planning report prepared for this rezoning request focuses on how the uses associated with the rezoning request complement existing and proposed planning documents ; specifically the **Municipal Plan**- repurposing places of worship to accomodate appropriate land uses, adaptive reuse of heritage properties, **Residential Town Plat Secondary Pan** - retention and adaptive reuse of institution buildings and the draft **South Core Secondary Plan** - supporting downtown vitality and vibrancy. No where in the planning report is there

apparent reference to the potential impacts of the rezoning request on the adjacent residential land uses and existing residents.

The Planning documents referenced above do however contain guidance that put emphasis on protecting the integrity of established residential neighborhoods, ensuring that redevelopment is compatible with the surrounding area and adjacent land uses and serves the needs of the residents in the plan area. We would hope that these concepts would also be used in evaluating the proposed rezoning. There is however no obvious analysis as to how the proposed rezoning will impact residential use and residents. Perhaps this is because there is limited information on the extent of uses being proposed, their size, frequency and hours of operation and how staff parking will be addressed. This is particularly true for the Event Facility. In fact, it appears that the Event Facility will be focused on benefits to the City at large and only incidentally the needs of the residents of the Town Plat (South Core) area. As such there could be significant and frequent use of the event facility and potential disruptive use to the adjacent neighborhoods and neighbours.

It is not accurate to say that the noise, parking and activity from the repurposing / rezoning will be no more than was experienced when St Paul's operated as a Church. The primary use(s), times and parking density were obvious, in frequent and with defined hours. That is not the current case or what we understand is being proposed. Also, the activities were primarily confined to the interior of the Church. There is no term or condition in the Planning Report requiring that activities be confined to the interior.

Issue with Proposed Rezoning

St Paul's Church is located in a primarily residential neighborhood. The 3 corners adjacent to St Paul's are occupied by 2-3 story multi residential buildings. The remainder of the immediate area contains primarily two story single and multi family structures.

Our major issue is noise from the event facility activities and potential disturbance to the enjoyment of our residential properties. There is also concern as to how the boutique hotel will operate vis a vis site management, i.e. will there be staff on site to deal with issues including noise. It does not appear that the City Noise By-Law will apply once site approval is granted. Dealing with noise is a major concern of our residents.

The potential for impacts will depend on how the site is operated. This would also be relevant to street parking and security as well as noise. Currently there appears to be little limitation on how the site will be operated except what the developer himself may feel is appropriate. This has the potential to change depending upon who is the owner of the property.

Recommendations

We recommend that, similar to what was done for the repurposing of the Charlotte St School, the uses for the event facility be specified (community gatherings, cultural events and private functions) with appropriate hours of use, capacity and security and that all activities be confined to the interior of the Church structures. These requirements should be included as standards established as terms and conditions in the proposed Development Agreement .

Over time additional uses could be added to the Event Facility site.

It has been suggested by others that using the Charlotte St School model is not comparable as that facility is in a lower density residential area. We would argue that a "residential area is a residential area" and that people living in those areas should have the same expectations that their quality of life and enjoyment of their residences will be appropriately and positively addressed in rezoning applications. As such the City should be consistent with this current application. By setting appropriate terms and conditions the City can both accommodate the repurposing of St Paul's Church and limit or eliminate the potential impacts on adjacent residents and neighbourhoods.

Greg Gillis
Board President,
Condo Corporation 662702

To: Planning Advisory Committee

From: Helen Harris, Planner

Proposal: Zone amendment to permit a place of worship use in the COR-2 zone.

Property: 984 Prospect Street (PID 01436716)

OWNER: Bella Commercial Properties Inc. c/o Gabriel Elzayat
105-343 Argyle Street,
Fredericton, NB,
E3B 1V1

APPLICANT: As above

SITE INFORMATION:

Location: South-western corner of Prospect Street and Smythe Street.

Context: The property is bordered by Prospect Street to the north, Smythe Street to the east and the Fredericton Bypass to the south. Surrounding land uses are primarily commercial.

Ward No: 9

Municipal Plan: Commercial Centres and Corridors

Zoning: Commercial Corridor Zone Two (COR-2)

Existing Land Use: Mix of commercial and institutional land uses.

Previous Applications: File No's: SF1112015, V/12/2015, Z1181202, V/14/2023, V/13/2024.

EXECUTIVE SUMMARY:

The Applicant is proposing a zone amendment to permit a place of worship at 984 Prospect Street. The subject property is zoned Commercial Corridor Zone Two (COR-2), which does not permit a place of worship use. The Planning Advisory Committee (PAC) originally granted a one-year temporary use variance to operate a place of worship use on the subject property in July 2023, with a subsequent one-year temporary use variance re-approved by PAC in June 2024. The current temporary use variance expired in June 2025, and the Applicant now seeks permanent zoning for the place of worship use at this property. No changes are being proposed for the operations of the place of worship, the scale of the operations remain compatible, and no negative impacts are

anticipated to arise from the continued operations of the religious facility at this location. Staff have not received complaints regarding the place of worship use. Accordingly, Staff support this application, subject to terms and conditions.

APPLICATION:

Bella Commercial Properties Inc. c/o Gabriel Elzayat, on behalf of the Redeemed Christian Church of God, has made application for a zone amendment to permit a place of worship use in the Commercial Corridor Zone Two (COR-2) Zone on property located at 984 Prospect Street.

PLANNING COMMENTS:

Background:

- In July 2023, PAC granted a one-year temporary use variance to permit a place of worship use to operate from a portion of the property at 984 Prospect Street. The unit occupied by the place of worship tenant, The Redeemed Christian Church of God — Praise Chapel Inc. would total 5,700sq ft and front onto Smythe Street.
- Most recently, in June 2024, PAC granted a further one-year temporary use variance to permit the place of worship use to continue to operate from part of the property at 984 Prospect Street.
- The *Community Planning Act* allows a maximum of two temporary use variances to be applied. Given that the applicant now wishes to continue operating beyond the expiry date of the second temporary use variance, a zone amendment application is hereby submitted for approval by City Council.

Proposal:

- The Applicant is applying for a zone amendment to permit a place of worship use in part of the building at 984 Prospect Street. Operations for this place of worship primarily occur during evenings and weekends, with limited activities during the daytime. The typical congregation number is approximately 120 persons.
- The site is accessed off Prospect Street (as shown on Map II) and includes 99 existing vehicle parking spaces. The Applicant has indicated that there are no planned alterations to the building exterior.
- The Applicant now wishes to obtain permanent zoning for the place of worship to ensure the continued provision of religious and spiritual services and gatherings serving their current congregation without disruption. Planning Staff have not received any complaints about the religious facility since their operations at the subject property.
- The zone amendment is proposed solely for the premises of the existing place of worship facility. The other existing uses in the remainder of the building are not intended to change with this application. Furthermore, there are no interior or exterior alterations proposed as part of this application.

Municipal Plan:

- The property is designated Commercial Centres and Corridors in the Municipal Plan. As per subsection 2.2.1(29), “Lands within the Commercial Centres and Corridors Designation may include a full range of retail, commercial, institutional, small-scale office and service industry uses, and other uses deemed compatible with commercial uses”. The proposed use falls within the category of institutional uses deemed compatible to the area.
- The Municipal Plan includes a policy on Places of Worship in the Community Institutions section.
 - Section 3.2.1(9) Requires that new places of worship be located to ensure easy access by residents using a range of transportation modes from surrounding Established Neighbourhoods, New Neighbourhoods and/ Mixed Use Nodes, including locating these uses at the junctures of adjacent neighbourhoods.

Staff are of the view that the proposed use conforms to the Municipal Plan as it is located along a major collector road which can accommodate the associated traffic demands. In assessing the proposal, the property’s ability to accommodate the parking requirements is an important consideration and the property provides the opportunity for the place of worship to suitably serve its congregation in terms of parking and accessibility.

- Additionally, as part of the implementation of the Affordable Housing Strategy, Prospect Street permits Workforce Housing which encourages residential intensification along commercial corridors. Staff consider that the place of worship facility is an amenity which has proven to be well-received in this area as the City works towards establishing more complete communities and the proposed permanent operation from the subject property would continue to assist in meeting the demand for religious and spiritual based community spaces in the city.

Zoning By-law:

- A place of worship is a permitted use in several zones, but not in the Commercial Corridor Zone Two (COR-2) Zone which this property is currently zoned. A zone amendment is therefore required.
- Smaller scale institutional uses, such as places of worship, are found within a wide range of land use designations as complementary uses and should be integrated into the city fabric as integral components of a complete community.
- Staff consider the zoning amendment to allow for the permanent operation of a place of worship use at this property to be compatible with the surrounding commercial uses. The continued use of this additional amenity at this location is considered to contribute towards the City’s overarching objective for achieving complete and livable communities.

Parking:

- The parking rate for a place of worship under the Zoning By-Law is 1 space per 4 seats or 1 space per 4 persons at max capacity. The maximum congregation size is approximately 120 people.
- As seen on Map II, there are 99 surface parking spaces existing on site, which exceeds the minimum requirement of 90 parking spaces (30 spaces for the place of worship, 8 for the office space, and 52 for the vacant space). Accordingly, staff are of the opinion that the site can satisfactorily accommodate the parking demands of the place of worship.

Access and Servicing:

- Transportation staff have reviewed the application for permanent use of the facility as a place of worship and are supportive of the use with conditions. The place of worship has been operating as a temporary use and has not resulted in notable congestion issues or parking complaints. There are currently three driveway access points from this property onto Prospect Street. The eastern most driveway is situated very close to the intersection and is within the right-hand ramp from Prospect Street to Smythe Street. This results in a safety concern given the traffic volume and complexity of the adjacent intersection. The Applicant is aware of the traffic safety concerns regarding the eastern driveway exit onto Prospect Street.
- The eastern driveway is a concern and given the proposed permanent use, staff recommend that this driveway be closed permanently. The removal of the driveway was discussed in previous applications, however, was not enforced given the longer-term use was not clear, making design alternatives difficult to establish. The Applicant shall work with Engineering & Operations staff to close or relocate the eastern driveway. This work shall be the responsibility of the Applicant to complete within the current construction season.

Summary:

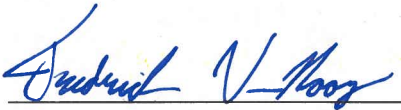
- In summary, Staff are of the opinion that the proposed permanent use would not detract from the nearby land uses. Staff consider that the site is large enough to accommodate the use and that there is sufficient quantum of parking on the site to serve the facility.
- Overall, Staff do not anticipate any negative land use impacts given this is a location where the level of use intensity and associated traffic generation would not present adverse impact on the surrounding area. Staff, therefore, support the application, subject to terms and conditions.

RECOMMENDATION:

It is recommended that the application submitted by Bella Commercial Properties Inc. c/o Gabriel Elzayat, on behalf of the Redeemed Christian Church of God, at 984 Prospect Street for a zone amendment to permit a place of worship within the COR-2 Zone be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Maps II and III attached to P.R. 54/25 to the satisfaction of the Development Officer;
- b) A detailed parking plan be submitted with any future building permit applications, to the satisfaction of the Development Officer;
- c) Any exterior signage be subject to Section 6 of Zoning By-law Z-5 and sign permits be obtained for any additional signage;
- d) Access, including the closure or relocation of the eastern driveway, shall be to the satisfaction of the Director of Engineering & Operations; and,
- e) The Applicant shall be responsible for all curb cuts and/or curb and sidewalk reinstatements.

Prepared by:

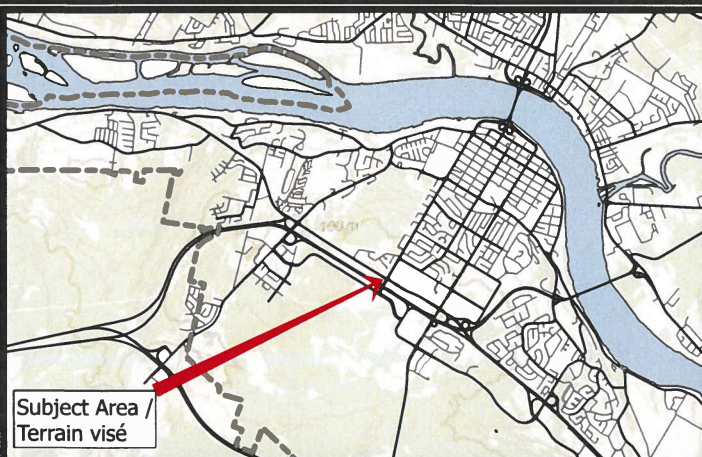
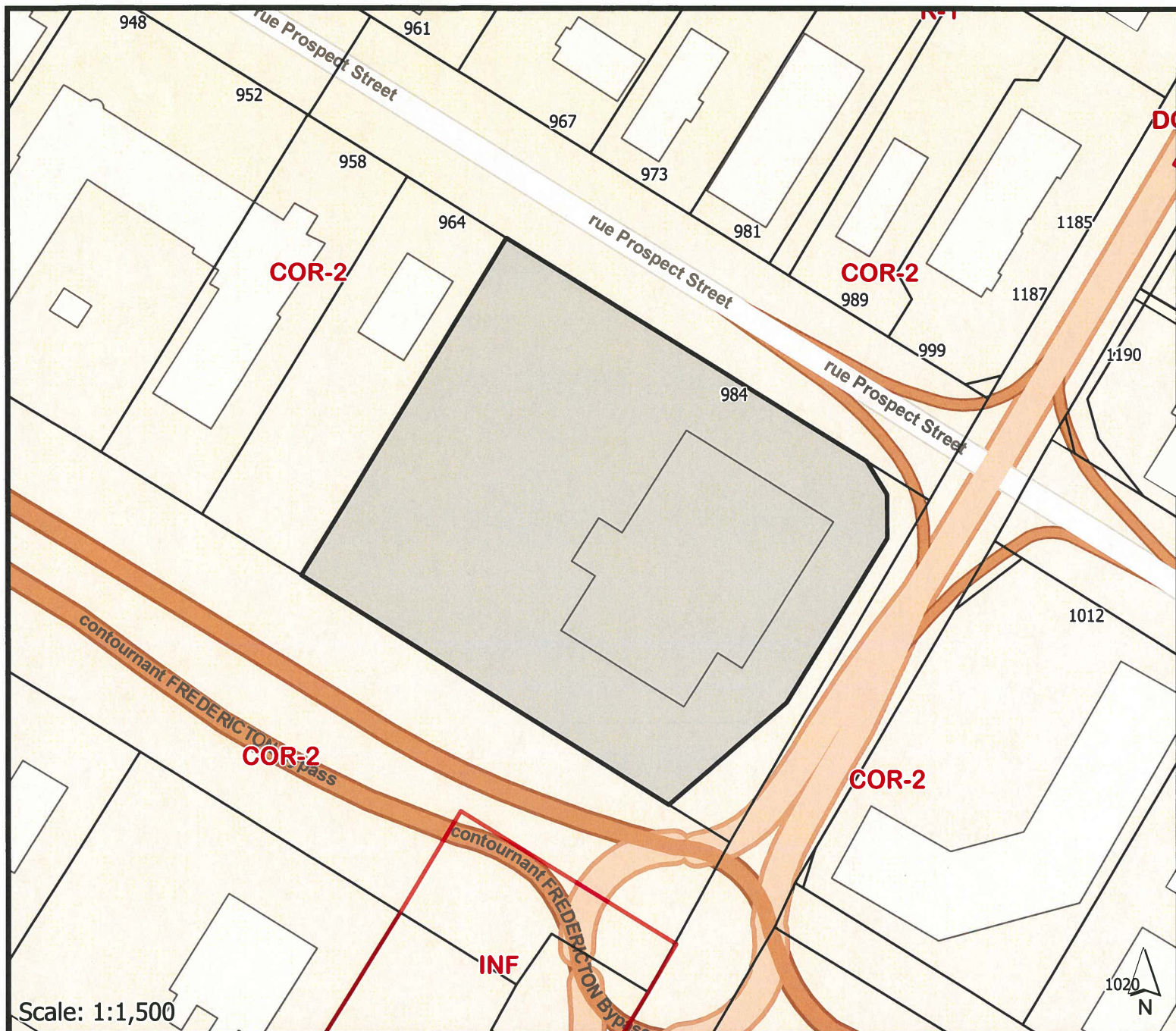


 Helen Harris
Planner, Community Planning

Approved by:



 Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Area / Point d'intérêt

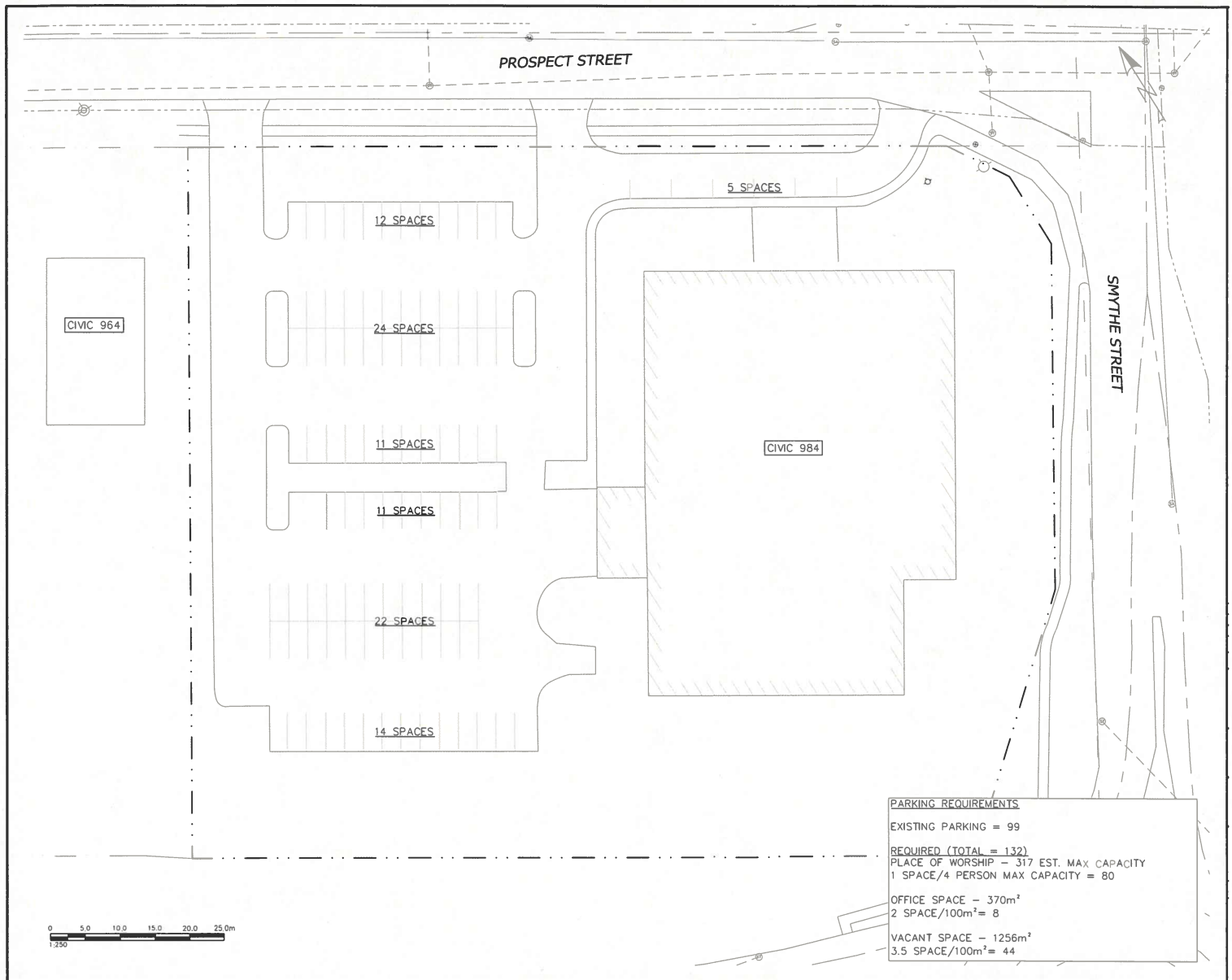
Zone amendment to permit a place of worship use in the COR-2 zone.

Modification de zonage pour permettre l'usage d'un lieu de culte dans la zone COR-2.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-54-2025
Date \ date: juillet \ July 16, 2025
Subject \ sujet: rue 984 Prospect Street
Bella Commercial Properties Inc.
c/o Gabriel Elzayat



Zone amendment to permit a place of worship use in the COR-2 zone.

Modification de zonage pour permettre l'usage d'un lieu de culte dans la zone COR-2.

Site plan / Plan du site

Fredericton

Community Planning
Planification urbaine

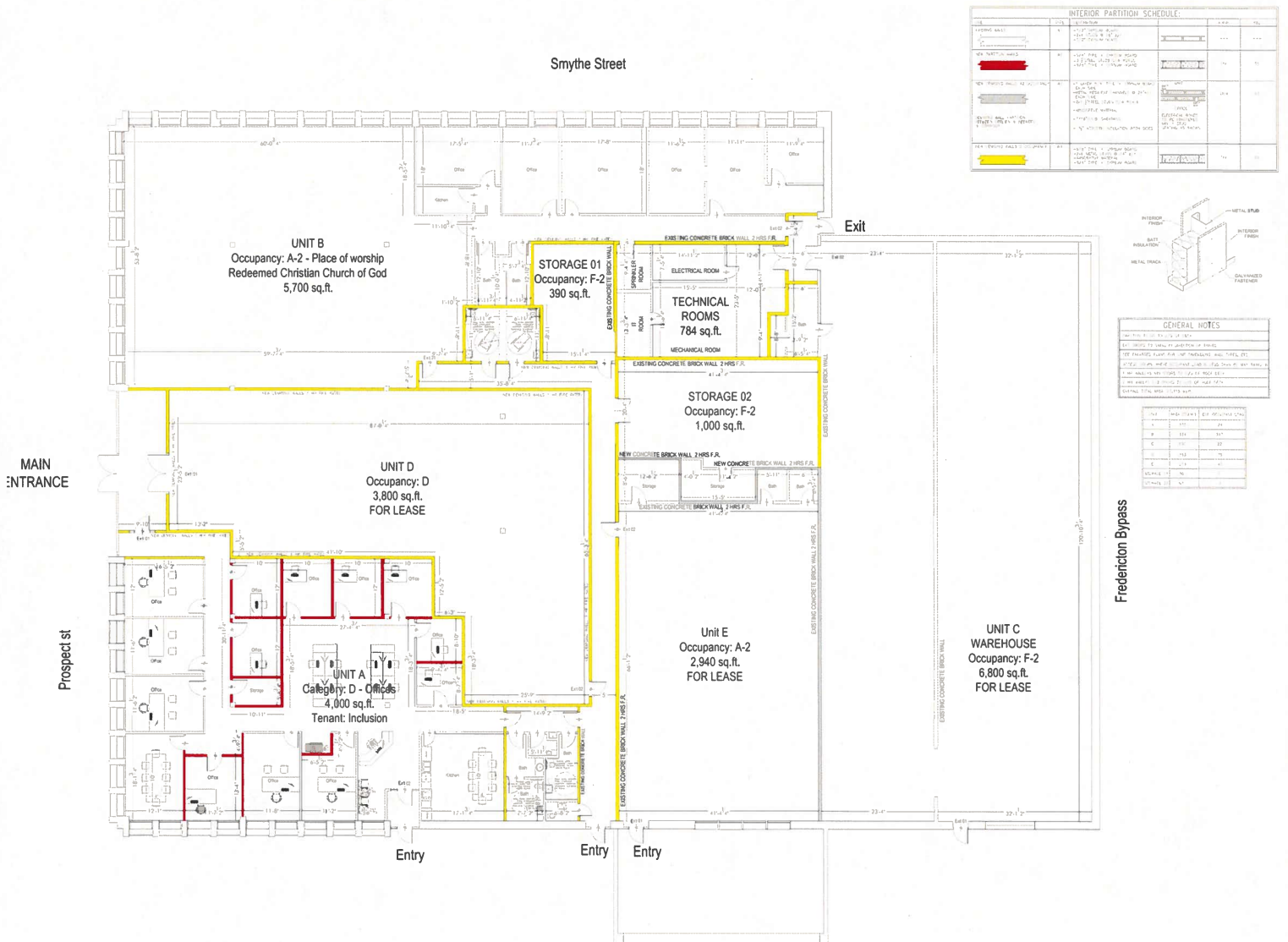
Map \ carte # II

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Bella Commercial Properties Inc.
c/o Gabriel Elzayat



Floor plan / Plans d'étage

PLANNING REPORT



PAC – July 16, 2025
File No.: S-12-2025 V-14-2025 P.R. No. 60/25

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Tentative plan of subdivision and associated variance to add land to the Public Right-of-Way. **Assent of Council required.**

Property: **435 Brookside Drive (PID 01488261)**

OWNER: Dalin Investments Limited (c/o Gerry McBride)
311-720 Spadina Avenue
Toronto, ON M5S 2T9

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

SITE INFORMATION:

Location: Intersection of Brookside Drive and Reynolds Street

Context: Commercial development to the north and east, vacant land to the south and high density development to the west

Ward No: 2

Municipal Plan: Commercial Centres and Corridors

Zoning: Regional Commercial Zone (RC)

Existing Land Use: Shopping mall

Previous Applications: PR 82/78 (Z); PR 27/18 (Z); PR 106/89 (V); PR 11/90 (V); V-72-95; S-49-2000; V-86-2000; Z-52-2000; Z-18-2004; S-15-2004; V-23-2008; V-71-2008; V-9-2010; V-53-2010

EXECUTIVE SUMMARY:

The subject property is the site for the Brookside Mall. The Applicant is proposing a tentative plan of subdivision to add 104.7 m² to the public right-of way in order to make upgrades to the multi-use trail along Brookside Drive. As shown on Maps II and III, two parcels (59 m² and 45.7 m²) would be subdivided from the subject property, one of which abuts the existing parking lot in order to accommodate the construction of a new retaining wall. This would reduce the required landscape buffer between the parking lot and the public street to 0 metres and thus requires a variance. The proposed subdivision adds the necessary land to make improvements the public right-of-way and the remanent lot complies with all other requirements of the Zoning By-law. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application for the following as it relates to property at 435 Brookside Drive:

- Tentative plan of subdivision to add land to the public right-of-way; and,
- Variance to reduce the required landscaped buffer between the parking lot and the public street to 0 metres.

PLANNING COMMENTS:

Proposal:

- The City of Fredericton is proposing to subdivide two portions of the subject property to add a total of 104.7 m² of land to the public right-of-way (ROW). The subdivision is necessary in order to make improvements to the multi-use trail system along Brookside Drive.
- As shown on Map III, one portion of land to be added abuts the existing parking lot and is located near one of the driveways to access the property. This 59 m² portion would accommodate a new retaining wall as part of the trail improvements (see Map III). The new shared property line would directly abut existing parking spaces, as shown in Detail A in Map II.
- The second portion (45.7 m²) to be added to the ROW, is at the corner of Brookside Drive and Reynolds Street. The existing public sidewalk currently encroaches on the Mall's property. The proposed subdivision would rectify this encroachment, bring the existing sidewalk into the ROW, and permit further improvements to the trail system, as shown on Map III.

Discussion:

- The subject property is zoned Regional Commercial (RC) zone and is the site for the Brookside Mall. The remnant lot would still meet all standards of the RC zone.
- The existing parking lot has more than 60 spaces and therefore must meet the standards for the design of large parking lots. While this is an existing parking lot, whenever a development is being proposed, Staff still needs to assess whether subject property meets all standards in the Zoning By-law. While the proposed subdivision would not result in a loss of parking spaces, subsection 5.2(11)(iii) Zoning By-law Z-5 requires that "the first 6 metres of all yards abutting a public street or private road shall be landscaped consisting primarily of trees, flowering shrubs and perennials, landscaped berms, decorative masonry walls or fences, or a combination of these methods". The addition of the 59 m² parcel to the ROW would result in a reduced landscaping buffer between a parking lot and the public street (0 metres). Staff is not concerned with the requested variance because a retaining wall would be constructed on that portion of the ROW, which would provide screening between the parking lot and the public street.
- The proposal would enable upgrades to the multi-use trail system this summer along Brookside Drive, from the roundabout at the Ring Road intersection to Reynolds Street and provide an active transportation link to the general Brookside West area.

- The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given. Based on the above, Staff are prepared to support this application, subject to terms and conditions.

RECOMMENDATION:

1. It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton for a variance to reduce the required landscaped buffer between the parking lot and the public street to 0 metres as shown on Map III on property located at 435 Brookside Drive, be approved.

2. 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 104.7 square metres of land to the Brookside Drive right-of-way from two portions of PID 01488261 be forwarded to City Council with a recommendation that the location of the public street as shown on Map II be approved.

Additional Information

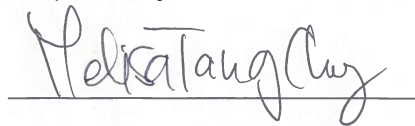
Pursuant to Section 77(1) of the Community Planning Act the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 60/25 to the satisfaction of the Development Officer.

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

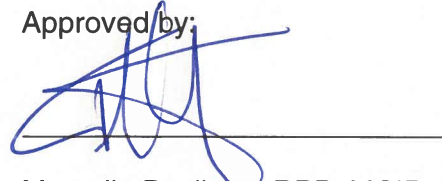
BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled Dalin Investments Limited Subdivision 2025-1 Creating Brookside Drive (Public), Brookside Drive & Reynolds Street, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

Prepared by:



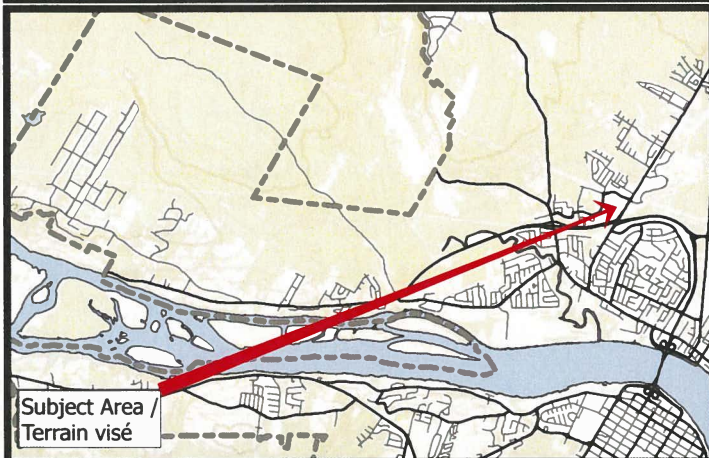
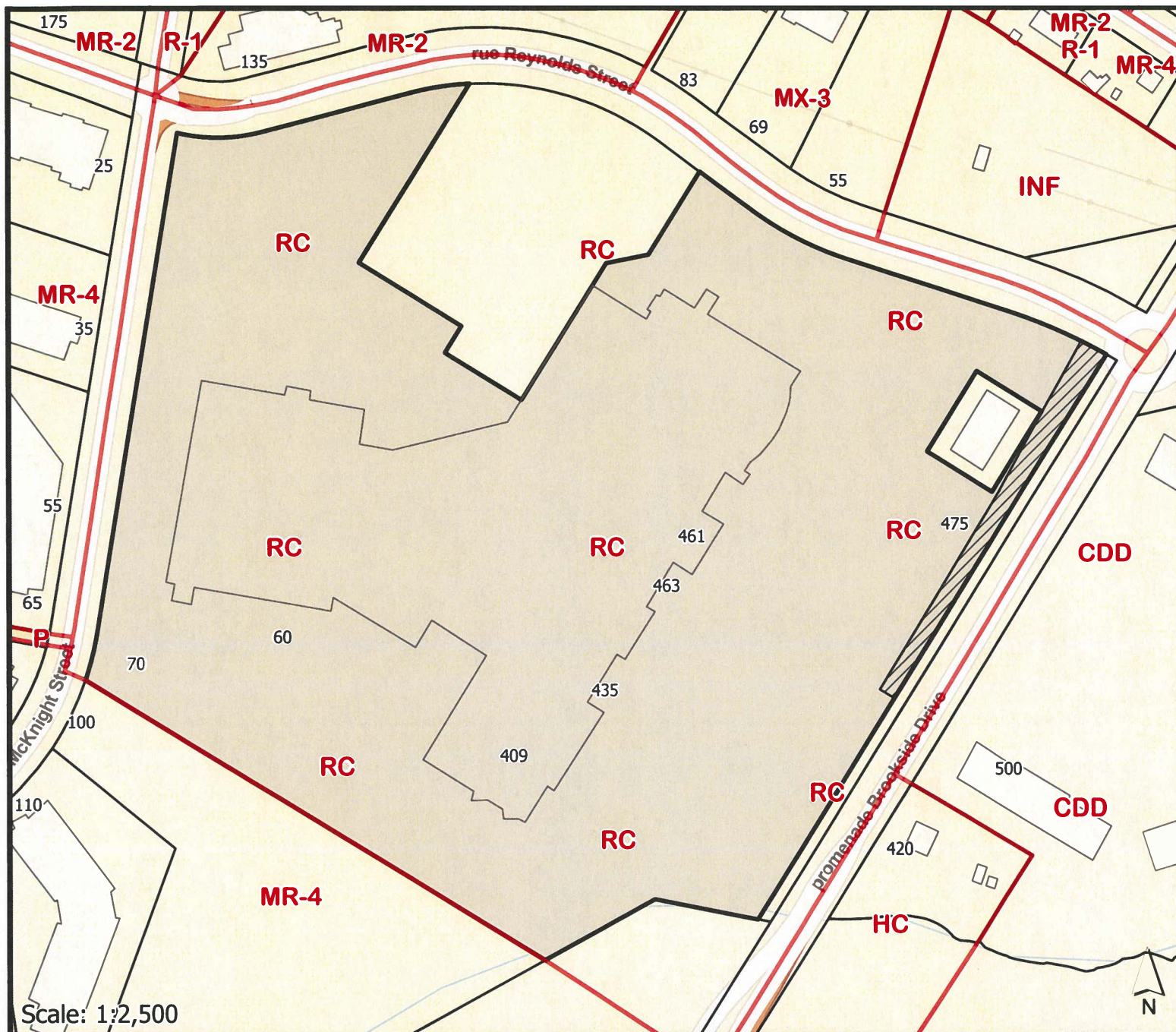
Melisa Tang Choy
Planner, Community Planning

Approved by:



for

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



Subject Property / Propriété visée

Subject Area / Point d'intérêt

Tentative plan of subdivision to add 104.7 sqm of land to the public Right-of-Way and variance to reduce the required landscaped buffer between the parking lot and the public street, to permit upgrades to the multi-use trail system along Brookside Drive. / Plan de lotissement provisoire visant à ajouter 104,7 m² de terrain à l'emprise publique de la promenade Brookside. Dérogation visant à réduire la zone tampon paysagée requise entre le stationnement et la voie publique; afin de permettre des améliorations au réseau de sentiers polyvalents sur la promenade Brookside.

Fredericton

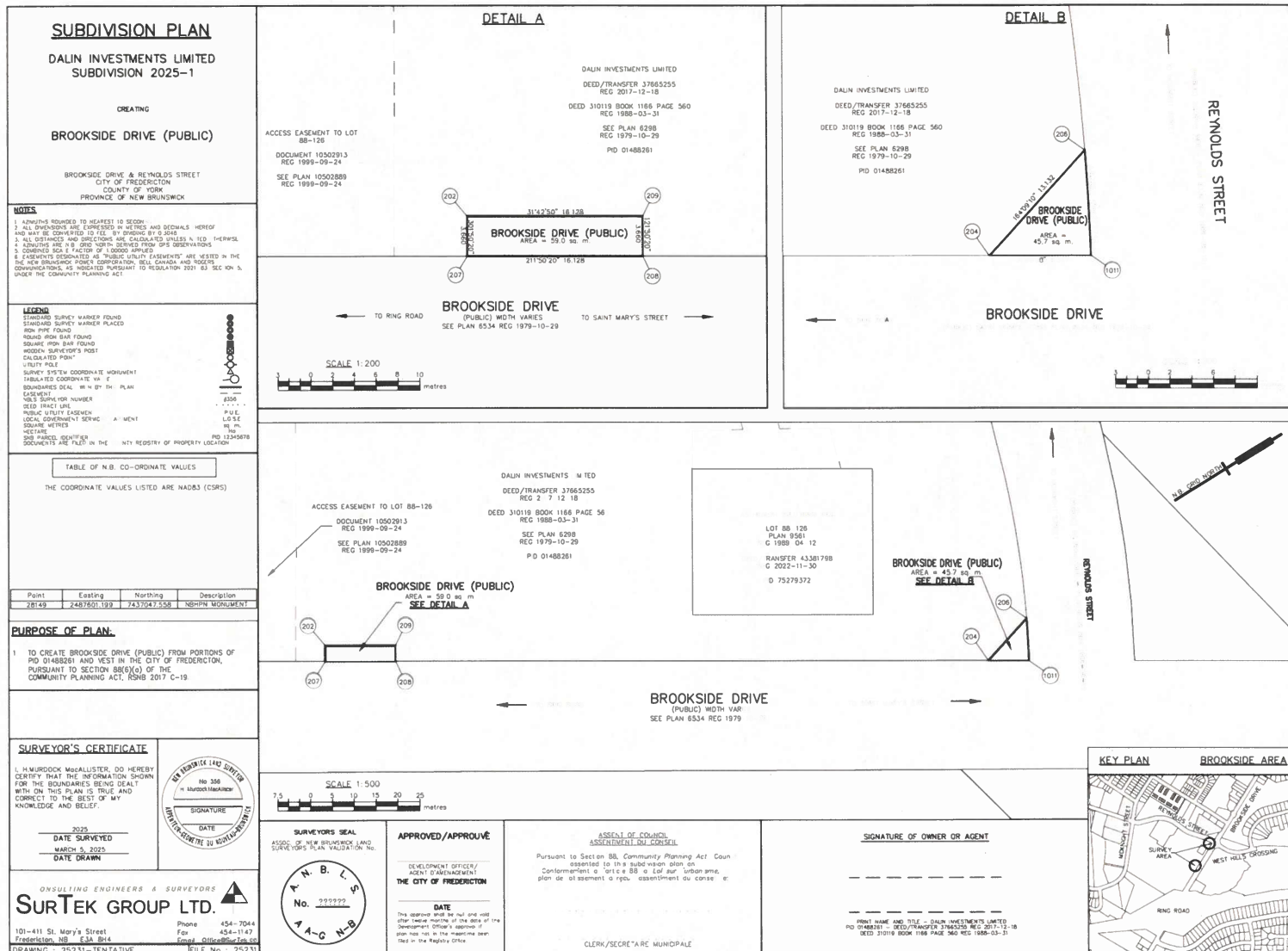
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-60-2025

Date \ date: juillet \ July 16, 2025

Subject \ sujet: prom 435 Brookside Drive
City of Fredericton
(c/o Ryan Seymour)

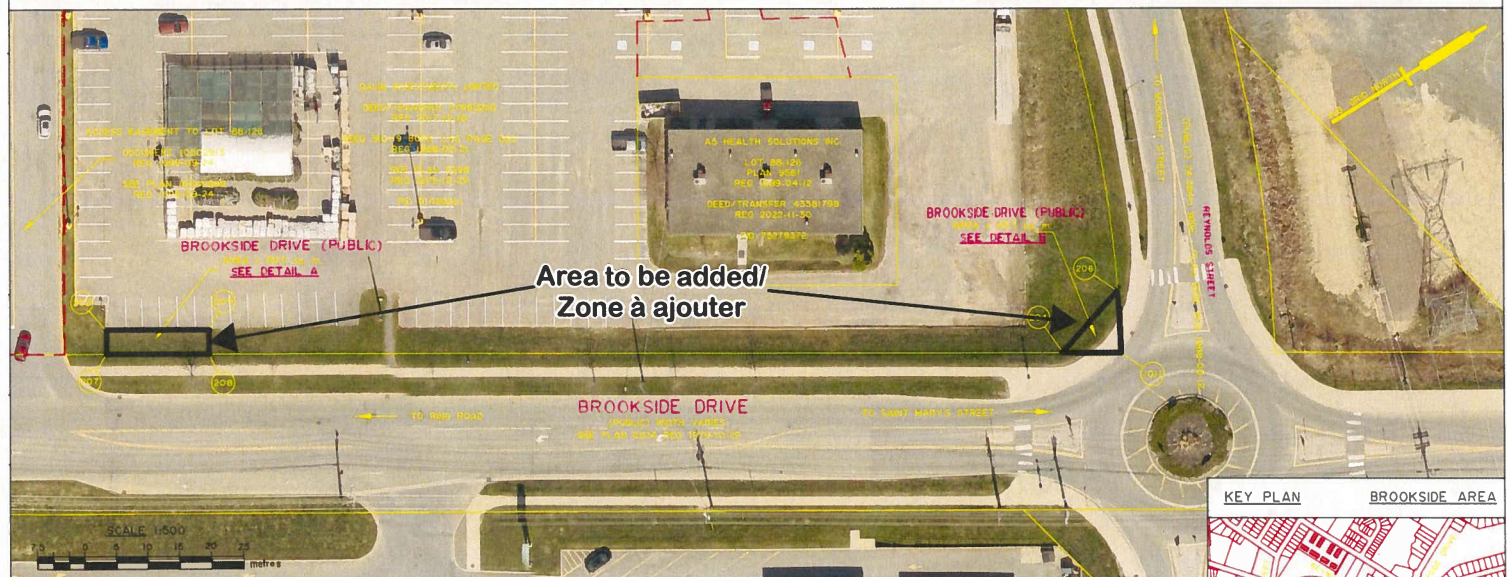
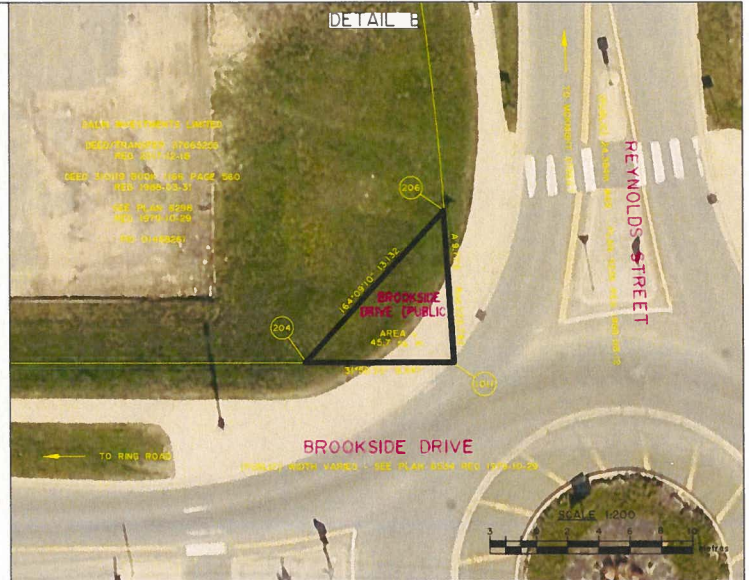
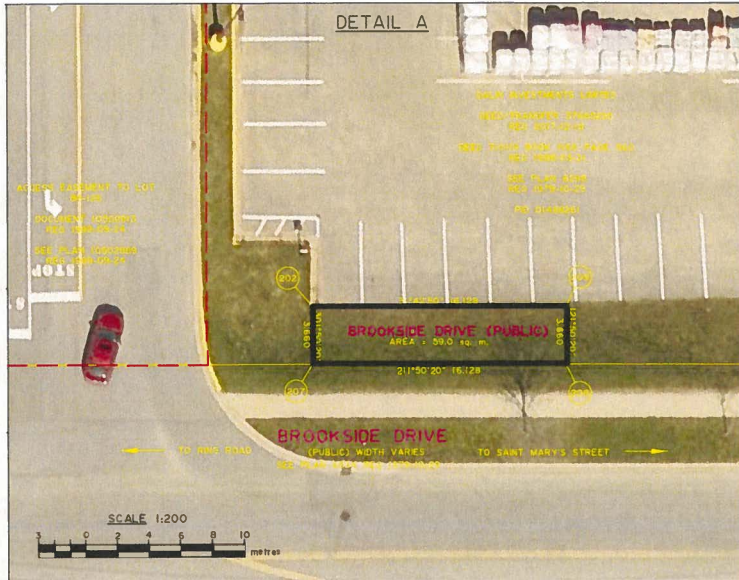


Tentative Plan of Subdivision / Plan provisoire de lotissement

Fredericton

Community Planning
Planification urbaine

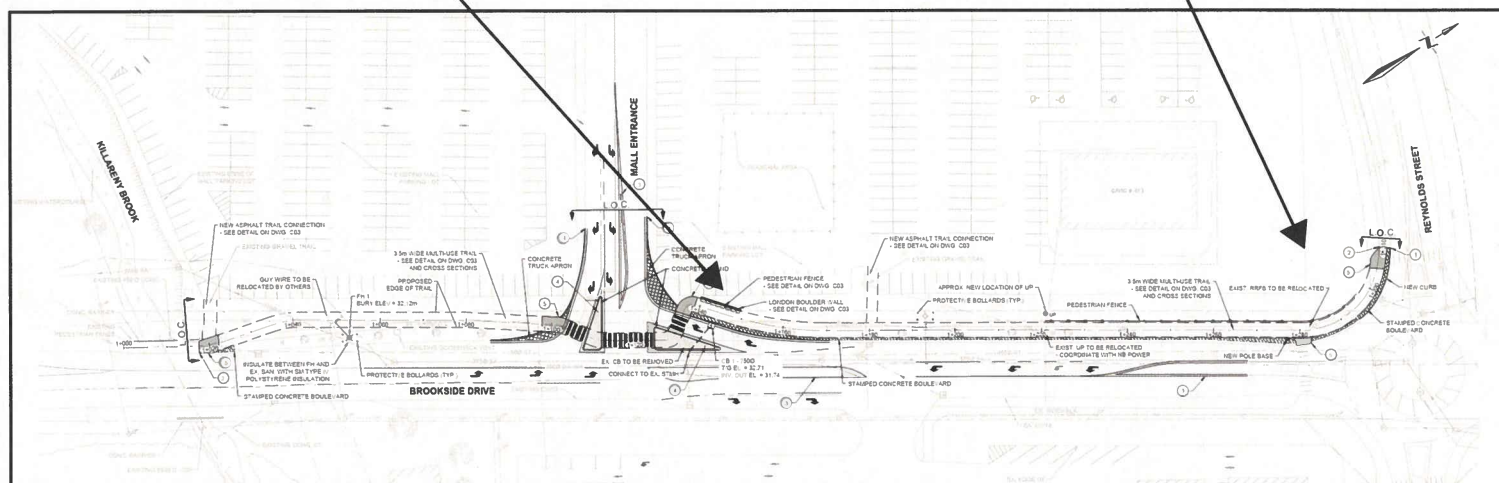
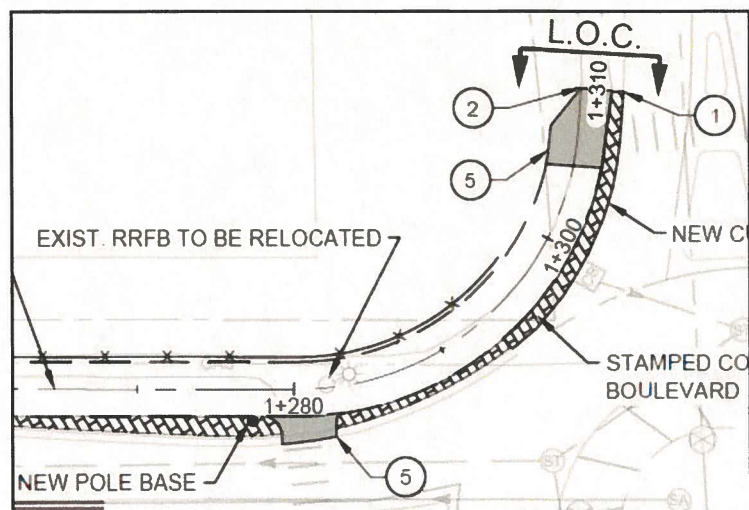
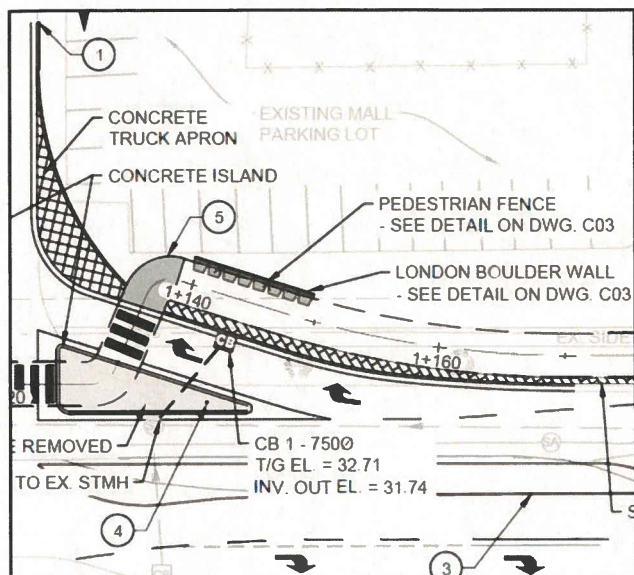
Map \ carte # II
File \ fiche: PR-60-2025
Date \ date: juillet \ July 16, 2025
Subject \ sujet: prom 435 Brookside Drive
City of Fredericton
(c/o Ryan Seymour)52



SURVEYORS SEAL ASSOC. OF NEW BRUNSWICK LAND SURVEYORS PLAN VALIDATION NO. A. N. B. L. S. No. ?????? A. A. G. N. B.	APPROVED/APPROUVÉ DEVELOPMENT OFFICER/ AGENT D'AMÉNAGEMENT THE CITY OF FREDERICTON DATE This approval shall be null and void other twelve months of the date of the Development Officer's approval if plans are not to the Registrar's been filed in the Registry Office.	ASSENT OF COUNCIL ASSENTIMENT DU CONSEIL Pursuant to Section 88, <i>Community Planning Act</i>, Council assented to this subdivision plan on: Conformément à l'article 88 de la <i>Loi sur l'urbanisme</i>, plan de lotissement a reçu l'assentiment du conseil le: CLERK/SECRÉTAIRE MUNICIPALE	SIGNATURE OF OWNER OR AGENT PRINT NAME AND TITLE - DALIN INVESTMENTS LIMITED PD 01488261 - DEED/TRANSPFER 37665255 REG 2017-12-18 DEED 310119 BOOK 1166 PAGE 560 REG 1988-03-31	KEY PLAN BROOKSIDE AREA
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Aerial Photo / Photo aérienne

Map \ carte # III
File \ fiche: PR-60-2025
Date \ date: juillet \ July 16, 2025
Subject \sujet: prom 435 Brookside Drive
City of Fredericton
(c/o Ryan Seymour) 53



Tentative plan of subdivision to add 104.7 sqm of land to the public Right-of-Way and variance to reduce the required landscaped buffer between the parking lot and the public street, to permit upgrades to the multi-use trail system along Brookside Drive.

Plan de lotissement provisoire visant à ajouter 104,7 m² de terrain à l'emprise publique de la promenade Brookside. Dérogation visant à réduire la zone tampon paysagée requise entre le stationnement et la voie publique; afin de permettre des améliorations au réseau de sentiers polyvalents sur la promenade Brookside.

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-60-2025
Date \ date: juillet \ July 16, 2025
Subject \ sujet: prom 435 Brookside Drive
City of Fredericton
(c/o Ryan Seymour) 54

To: Planning Advisory Committee
From: Helen Harris, Planner
Proposal: Conditional use variance to permit Vehicle Sales in the COR-2 zone
Property: **235 Bishop Drive (PID 75502757)**

OWNER: Hossack Ventures Ltd. (675876 N.B. Inc.)
187 Phillips Drive
New Maryland, NB, E3C 1G2

APPLICANT: As above

SITE INFORMATION:

Location: North side of Bishop Drive between Avonlea Court and Mersereau Court
Context: Commercial development along Bishop Drive.
Ward No: 9
Municipal Plan: Commercial Centres and Corridors
Zoning: Commercial Corridor Zone Two (COR-2)
Existing Land Use: Commercial - auto repair business
Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to add a small vehicle sales use to their existing auto repair business at 235 Bishop Drive. With the subject property being zoned Commercial Corridor Zone Two (COR-2), the proposed vehicle sales use is considered a conditional use and requires a conditional use variance. The proposal meets the requirements of the COR-2 zone and Staff consider the proposed vehicle sales use complementary to the existing business and appropriate for the location. Overall, Staff support the application subject to terms and conditions.

APPLICATION:

Hossack Ventures Ltd. has made application at 235 Bishop Drive for a conditional use variance to permit Vehicle Sales in the COR-2 zone.

PLANNING COMMENTS:

Proposal:

- The Applicant is looking to add a small vehicle sales use to their existing auto repair business at 235 Bishop Drive. The Applicant has stated that the proposed vehicle sales would be limited to two (2) cars for sale at any given time. The primary commercial operations of the site would remain unchanged with the emphasis on the existing auto maintenance and repair services business.
- As seen on Map II, there would be two (2) parking spaces given over to the vehicle display of the proposed vehicle sales element of the business. These spaces would be located towards the front of the lot, along the eastern boundary of the property. The parking spaces would be accessed via the existing driveway off Bishop Drive.

Zoning By-law:

- Vehicles sales is a permitted use in the COR-2, subject to terms and conditions imposed by the Planning Advisory Committee.
- Overall, having regard to the surrounding commercial uses and in particular the number of existing car sales / dealerships to the west and east, Staff consider the proposed vehicle sales use appropriate for the location on the north side of Bishop Drive.

Access and Traffic:

- The proposed development is within the expected traffic generation levels that Bishop Drive is intended to carry. In the future, the full build-out of Bishop Drive would be 4 lanes with a multi-use path along the south side of Bishop Drive. As seen on Map II, the proposal to permit vehicle sales for two (2) cars at any given time would utilize the two existing parking spots positioned at the front of the lot along the eastern edge with access taken from the existing single access point off Bishop Drive. It is not anticipated that the proposal would generate a materially dissimilar level of vehicle trips / activity to and from the site.

RECOMMENDATION:

It is recommended that the application submitted by Hossack Ventures Ltd at 235 Bishop Drive for a conditional use variance to permit Vehicle Sales in the COR-2 zone be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 58/25 to the satisfaction of the Development Officer;
- b) No more than two (2) vehicles are kept for sale on the property at a time; and
- c) Sign permits be obtained for any proposed signage and subject to Section 6 of Zoning By-law Z-5.

Prepared by:

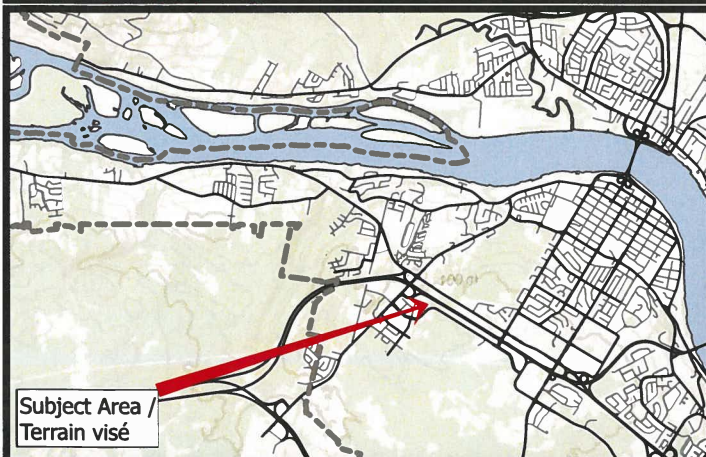
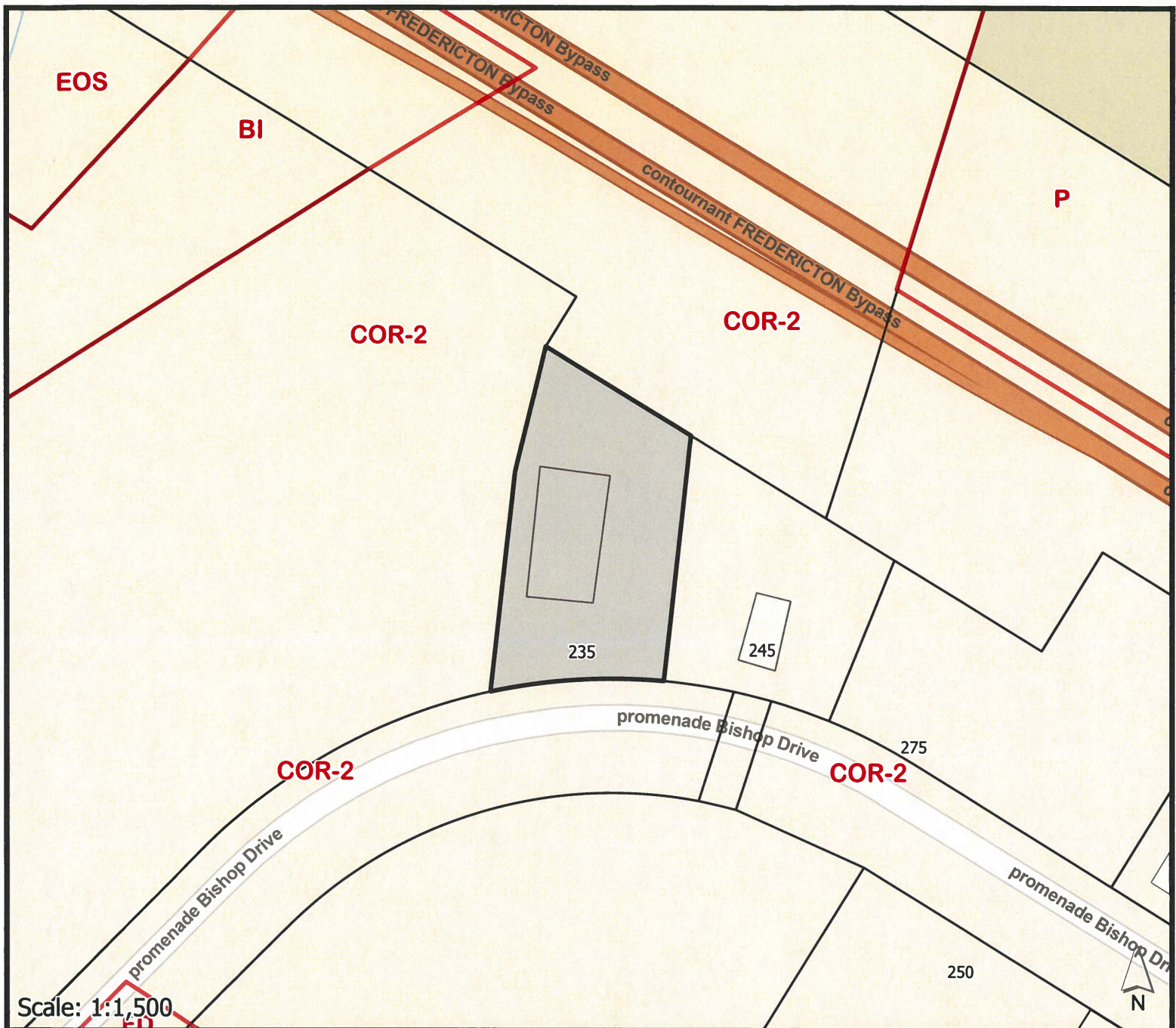
A handwritten signature in blue ink, appearing to read 'Helen Harris', is written over a horizontal line.

Helen Harris
Planner, Community Planning

Approved by:

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

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



 Subject Property / Propriété visée

Conditional use variance to permit Vehicle Sales in the COR-2 zone.

Dérogation conditionnelle pour permettre la vente de véhicules dans la zone COR-2.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-58-2025

Date \ date: juillet \ July 16, 2025

Subject \sujet: prom 235 Bishop Drive
Hossack Ventures Ltd.
(675876 N.B. Inc.)



Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-58-2025
Date \ date: juillet \ July 16, 2025
Subject \ sujet: prom 235 Bishop Drive
Hossack Ventures Ltd,
(675876 N.B. Inc.)

BUILDING INSPECTION REPORT FOR June 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	10	\$4,025,000	\$15,104,500	\$19,761,074
Additions	2	\$200,000	\$1,266,175	\$1,452,000
<u>MINI HOMES</u>				
New	1	\$120,000	\$1,052,000	\$1,230,800
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	1	\$412,000	\$3,062,000	\$7,580,280
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	-	-	\$465,000	\$160,000
New Accessory Apt	-	-	\$87,000	-
New Garden Apt	-	-	\$30,000	-
New Garage Apt	-	-	-	-
<u>TOWNHOUSES</u>				
New	-	-	\$607,000	\$1,800,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	3	\$36,822,312	\$118,862,712	\$17,785,813
Additions	-	-	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	\$250,000	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	8	\$65,152	\$543,515	\$310,946
Carport/Garage *	3	\$136,000	\$445,000	\$467,357
Swimming Pool	10	\$351,500	\$890,265	\$550,795
Deck	4	\$19,800	\$117,600	\$328,400
<u>RENOV/REPAIRS</u>	24	\$862,603	\$4,910,821	\$13,936,642
<u>TOTAL RESIDENTIAL</u>	66	\$43,014,367	\$147,709,588	\$65,364,107

	<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	-	-	\$13,103,000	\$7,337,360
Additions	-	-	\$1,314,000	\$3,243,086
Renov/Repairs	5	\$1,120,000	\$12,118,649	\$18,993,389
<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	-	-	-	\$413,000
Renov/Repairs	-	-	\$1,469,000	\$4,342,300
<u>INSTITUTIONAL</u>				
New	-	-	-	\$66,300,000
Additions	-	-	\$220,000	-
Renov/Repairs	3	\$598,300	\$1,348,910	\$9,203,648
Others	-	-	\$19,000	-
<u>DEMOLITION</u>				
	2	-	-	-
TOTALS	76	\$44,732,667	\$177,583,647	\$248,359,408

(\$17,117,956 - June 2024)

DEMOLITIONS

35 Colter Court - Detached Garage

147 Pine Street - Duplex

NUMBER OF NEW DWELLING UNITS

	June 2025	THIS YEAR TO DATE	June 2024	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	10	41	19	58
SEMI-DETACHED / DUPLEX	2	13	4	24
TINY / MINI HOMES	1	9	6	11
SECONDARY DWELLING UNIT	1	13	1	6
APARTMENT UNITS	216	602	0	164
TOWNHOUSE UNITS	0	4	0	5
TOTAL	230	682	30	268

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>June 2025</u>	<u>TO DATE</u>
66	370

PLUMBING PERMITS

<u>June 2025</u>	<u>TO DATE</u>
40	201

SIGN PERMITS

<u>June 2025</u>	<u>TO DATE</u>
11	49

DEVELOPMENT PERMITS

<u>June 2025</u>	<u>TO DATE</u>
10	40

FEES FOR BUILDING PERMITS ISSUED

<u>June 2025</u>	<u>TO DATE</u>	<u>June 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$360,307.02	\$1,435,979.02	\$140,746.00	\$2,005,784.00

FEES FOR PLUMBING PERMITS ISSUED

<u>June 2025</u>	<u>TO DATE</u>	<u>June 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$21,140.00	\$166,980.00	\$13,430.00	\$93,340.00

FEES FOR SIGN PERMITS

<u>June 2025</u>	<u>TO DATE</u>	<u>June 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,350.00	\$5,900.00	\$1,975.00	\$7,000.00

FEES FOR DEVELOPMENT PERMITS

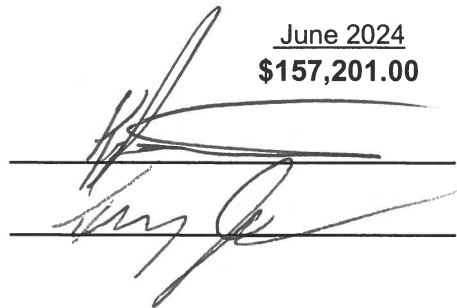
<u>June 2025</u>	<u>TO DATE</u>	<u>June 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,000.00	\$4,200.00	\$1,050.00	\$2,750.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>June 2025</u>	<u>TO DATE</u>	<u>June 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$383,797.02	\$1,613,059.02	\$157,201.00	\$2,108,874.00

SUBMITTED BY:

APPROVED BY:



June 2025

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2025BP0106	75564583	Jun-05-25	40 Stonehaven St	Gorham Real Estate	Ward 9	Apartment Building	New	\$200,050.00	\$25,000,000.00	Construct a 118-unit apartment building as per plans submitted
2025BP0203	75544478	Jun-17-25	50 Cuffman St	Simpson Building Contractors Ltd.	Ward 4	Apartment Building	New	\$62,954.00	\$7,862,312.00	Construct a 51-unit apartment building as per plans submitted
2025BP0204	75315689	Jun-17-25	5 Avonlea Crt	Waverley Residential Fund LP	Ward 9	Apartment Building	New	\$31,737.02	\$3,960,000.00	Construct 45-unit apartment building with commercial space as per plans submitted.
2025BP0357	75401562	Jun-09-25	655 Queen St	High Point Masonry	Ward 11	Apartment Building	Renovation	\$290.00	\$30,000.00	Construct renovation to repair/repoint existing brick veneer on building as per information submitted.
2025BP0376	75476903	Jun-05-25	151 Queen St	Dowd Roofing Inc.	Ward 10	Apartment Building	Renovation	\$1,490.00	\$180,000.00	Construct renovation to replace roofing shingles for an apartment building as per information submitted
2025BP0268	75532440	Jun-10-25	150 Knowledge Park Dr	Chestnut Building Solutions	Ward 8	Commercial Building	Renovation	\$3,650.00	\$450,000.00	Construct new office suite and fit-up on third floor of a commercial building as per plans submitted
2025BP0285	75499889	Jun-04-25	912 Union St	Benchmark Building and Renovations	Ward 6	Commercial Building	Renovation	\$250.00	\$25,000.00	Construct a patio bar extension for the Picaroons Brewery as per plans submitted
2025BP0314	01479716	Jun-05-25	1012 Prospect St	MPM Construction Inc.	Ward 9	Commercial Building	Renovation	\$4,050.00	\$500,000.00	Construct a dental clinic expansion into an adjacent existing suite as per plans submitted
2025BP0328	01446160	Jun-02-25	371 Queen St	The Armour Group Limited	Ward 10	Commercial Building	Renovation	\$650.00	\$75,000.00	Construct a renovation to repoint existing masonry facade and to repair ornamental pillars/dormers as per information submitted
2025BP0365	60000684	Jun-20-25	1823 Lincoln Rd	White Rock Developments Ltd.	Ward 7	Commercial/Residential	Renovation	\$610.00	\$70,000.00	Construct renovation to create 2 additional dwelling units to existing commercial/residential building as per information submitted.
2025BP0368	75386326	Jun-19-25	63 Rolling Hill Dr	NWB Custom Creations Inc	Ward 6	Deck	New	\$122.00	\$9,000.00	Construct a renovation to replace a entry door, portion of exterior sheathing and construct a new deck for an SDD as per plans submitted
2025BP0411	01471705	Jun-18-25	249 Winslow St	Greg Bowley	Ward 11	Deck	New	\$66.00	\$2,000.00	Construct floating deck to serve SDD (in back yard) as per information submitted.
2025BP0413	01400993	Jun-18-25	19 Floral Ave	Susana Rivera	Ward 1	Deck	New	\$74.00	\$3,000.00	Construct floating deck (backyard) to serve SDD as per information submitted.
2025BP0434	75527234	Jun-21-25	562 Klipper Ln	Terrance Thornton	Ward 12	Deck	New	\$146.00	\$5,800.00	Construct renovation to rebuild two new detached decks to serve mini home as per information submitted.
2025BP0389	75475962	Jun-10-25	35 Colter Crt	Holts Developments Ltd.	Ward 10	Detached Garage	Demolition	\$50.00	\$0.00	Demolish a detached garage as per information submitted
2025BP0409	75525675	Jun-25-25	83 Munner Dr	Chris Michaud	Ward 5	Detached Garage	New	\$650.00	\$75,000.00	Construct detached garage to serve SDD as per plans submitted.
2025BP0378	01476662	Jun-12-25	227 Saint Mary's St	Wilcham Ltd	Ward 4	Duplex	Renovation	\$106.00	\$7,000.00	Construct renovation to replace vinyl siding, install 1/2" rigid foam and replace two windows (non-bdr) as per information submitted
2025BP0406	01431725	Jun-23-25	147 Pine St	Robert Nagle	Ward 6	Duplex	Demolition	\$50.00	\$0.00	Demolish a duplex dwelling as per information provided
2025BP0164	75025460	Jun-17-25	499 Cliffe St	Simpson Building Contractors Ltd	Ward 4	Institutional	Renovation	\$1,962.00	\$238,900.00	Renovate washrooms at Leo Hayes High School as per design drawings submitted.
2025BP0420	01466218	Jun-20-25	811 Charlotte St	Jones Masonry Ltd	Ward 11	Institutional	Renovation	\$586.00	\$67,000.00	Construct renovation to rebuild chimney on UNB Maggie Jean House as per plans submitted.
2025BP0436	01426709	Jun-23-25	681 Dobie St	A-Tech Roofing Ltd.	Ward 4	Institutional	Renovation	\$2,394.00	\$292,400.00	Construct renovation to replace built-up roofing of Devon Middle School as per plans submitted.
2025BP0397	75568436	Jun-17-25	77 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	New minihome installation as per plans submitted.
2025BP0321	01471440	Jun-10-25	76 Waterloo Row	Kayla Churchill	Ward 11	Pool	New	\$850.00	\$100,000.00	Install pool to serve SDD as per information submitted.
2025BP0354	01557081	Jun-09-25	23 Birch Cres	Brenda Merrithew	Ward 6	Pool	New	\$130.00	\$10,000.00	Install pool to serve SDD as per information submitted.
2025BP0361	01558527	Jun-02-25	43 Hachey Ave	Michael Hobeck	Ward 6	Pool	New	\$154.00	\$12,500.00	Install pool to serve SDD as per information submitted.
2025BP0366	01474675	Jun-03-25	55 Draco Rd	Bradley Parker	Ward 7	Pool	New	\$122.00	\$8,500.00	Install new pool and floating deck to serve SDD as per plans submitted.
2025BP0369	75492819	Jun-03-25	38 Hailey's Way	Paul Geburt	Ward 12	Pool	New	\$210.00	\$20,000.00	Install pool to serve SDD as per information submitted.
2025BP0390	01468149	Jun-11-25	68 Kensington Crt	Jordan Green	Ward 11	Pool	New	\$258.00	\$26,000.00	To place a 12' x 24' pool in the rear yard of SDD as per plans submitted.
2025BP0404	75529230	Jun-19-25	38 Stonehill Ln	Lipstick Landscaping	Ward 2	Pool	New	\$546.00	\$62,000.00	Install a 12' x 30' inground pool in the rear yard of SDD as per site plan submitted.
2025BP0427	75482646	Jun-21-25	68 HollyNorth St	Vivienne Sprague	Ward 2	Pool	New	\$210.00	\$20,000.00	Install pool to serve SDD as per information submitted.
2025BP0438	75568089	Jun-23-25	164 Stonehill Ln	Amazon Pools	Ward 2	Pool	New	\$762.00	\$89,000.00	Install a 14' x 30' in-ground swimming pool and enclosure for an SDD as per plans submitted
2025BP0440	01412485	Jun-24-25	187 Burpee St	Eric Gendreau	Ward 1	Pool	New	\$82.00	\$3,500.00	Install a 18' diameter swimming pool and enclosure for an SDD a per plans submitted
2025BP0342	75561498	Jun-11-25	125 GlenNorth St	J. Morehouse Developments & Management Ltd	Ward 2	Semi Detached	New	\$3,346.00	\$412,000.00	Construct new Semi-detached dwelling (unfinished basement) for future subdivision into separate parcels as per plans submitted.
2025BP0226	75552430	Jun-24-25	4 Kors Ln	Doug Degaust	Ward 6	Single Detached Dwelling	New	\$4,850.00	\$600,000.00	Construct a new SDD as per plans submitted
2025BP0276	75003988	Jun-16-25	39 Pugsley St	NWB Custom Creations Inc	Ward 7	Single Detached Dwelling	Renovation/Addition	\$450.00	\$50,000.00	Construct renovation to replace siding, windows, and build front canopy on existing SDD as per plans submitted.
2025BP0279	75007989	Jun-25-25	76 Ascot Dr	Mike Baldwin	Ward 8	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to construct floating deck for SDD as per information submitted.

2025BP0291	75551721	Jun-04-25	26 Sylva Cr	Sherico Developments Ltd.	Ward 7	Single Detached Dwelling	Renovation	\$58.00	\$1,000.00	Construct SDD under permit number 2025BP0083 with revised plot plan and mirrored house plans as per information submitted.
2025BP0302	75541201	Jun-23-25	451 Ledgestone Dr	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$3,266.00	\$402,000.00	Construct new SDD (finished basement) as per plans submitted.
2025BP0315	75136085	Jun-16-25	445 Fulton Ave	Fine Homes Fredericton	Ward 3	Single Detached Dwelling	Renovation	\$442.00	\$48,500.00	Construct renovation to SDD as per information submitted.
2025BP0337	75558940	Jun-16-25	10 Tourza Court	Mark Paul-Elias	Ward 6	Single Detached Dwelling	New	\$2,546.00	\$312,000.00	Construct new SDD as per plans submitted.
2025BP0344	01405505	Jun-04-25	103 Brookside Dr	Gary Bird	Ward 4	Single Detached Dwelling	Addition	\$1,250.00	\$150,000.00	Construct additions and renovations to SDD as per plans submitted.
2025BP0351	01519248	Jun-02-25	230 Clements Dr	TBD Electric	Ward 1	Single Detached Dwelling	Renovation	\$346.00	\$36,500.00	Construct ground-mounted solar panel array to serve SDD as per plans submitted.
2025BP0353	75541227	Jun-24-25	421 Ledgestone Dr	Ryan Kelly	Ward 12	Single Detached Dwelling	New	\$4,010.00	\$495,000.00	Construct new SDD as per plans submitted.
2025BP0360	75401851	Jun-05-25	184 Mataya Dr	Pat Greene	Ward 6	Single Detached Dwelling	Renovation	\$362.00	\$39,000.00	Construct renovation to replace vinyl siding and attached deck on SDD as per information submitted.
2025BP0371	75492728	Jun-12-25	35 Hailey's Way	RW Morton Construction Inc.	Ward 12	Single Detached Dwelling	Renovation	\$98.00	\$5,800.00	Construct a roof structure over an existing deck for an SDD as per plans submitted
2025BP0372	75558791	Jun-24-25	172 Randolph St	LJ Cormier Foundations Ltd	Ward 2	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct an SDD as per plans submitted
2025BP0373	75460964	Jun-12-25	120 Claremont Dr	Elevation Building Developments Inc.	Ward 1	Single Detached Dwelling	Renovation	\$898.00	\$100,000.00	Construct renovation to install 1" rigid foam, replace vinyl siding and replace all windows/doors (4 bdm) for an SDD and detached garage as per information submitted
2025BP0374	75560177	Jun-17-25	15 Sandlewood Ln	Harvona Contracting Inc	Ward 1	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct an SDD with unfinished basement as per plans submitted
2025BP0375	75560177	Jun-16-25	55 Sandlewood Ln	Harvona Contracting Inc	Ward 1	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct an SDD with unfinished basement as per plans submitted
2025BP0380	75149898	Jun-12-25	13 Hillsleigh Rd	Sun Kissed Energy	Ward 1	Single Detached Dwelling	Renovation	\$282.00	\$28,760.00	Install a solar panel array on an SDD as per plans submitted
2025BP0385	75541102	Jun-24-25	428 Ledgestone Dr	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$3,338.00	\$411,000.00	Construct a new SDD with unfinished basement as per plans submitted
2025BP0386	75458836	Jun-12-25	145 Country Wood Ln	Sun Kissed Energy	Ward 6	Single Detached Dwelling	Renovation	\$354.00	\$38,000.00	Install a solar panel array on an SDD and accessory building as per plans submitted
2025BP0387	75474841	Jun-30-25	14 Craig St	Neighbourhood Builders Ltd.	Ward 5	Single Detached Dwelling	New	\$2,650.00	\$325,000.00	Construct a new SDD with unfinished basement as per plans submitted
2025BP0392	01430586	Jun-11-25	267 Medley St	Paul Arsenaull	Ward 6	Single Detached Dwelling	Renovation	\$650.00	\$75,000.00	Demolish rear addition constructed without a building permit, correct structural issues and new mudroom addition as per plans submitted.
2025BP0393	75467035	Jun-10-25	81 Spencer St	Esson Construction Ltd.	Ward 1	Single Detached Dwelling	Renovation	\$250.00	\$25,000.00	Construct renovation to finish basement as per plan submitted.
2025BP0400	75360693	Jun-23-25	511 Canada St	XOLAR INC	Ward 5	Single Detached Dwelling	Renovation	\$290.00	\$30,000.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2025BP0402	75459495	Jun-17-25	170 Garden St	Clear Power Solutions	Ward 12	Single Detached Dwelling	Renovation	\$274.00	\$28,000.00	Install a solar panel array on an SDD as per plans submitted
2025BP0403	01452820	Jun-25-25	16 Simcoe Cr	Savage Builds	Ward 9	Single Detached Dwelling	Renovation	\$610.00	\$70,000.00	Construct renovation to main level, install mechanical lift and deck & ramp as per plans submitted.
2025BP0416	01459247	Jun-18-25	383 Saint John St	NWB Custom Creations Inc	Ward 11	Single Detached Dwelling	Renovation	\$90.00	\$4,500.00	Construct renovation to replace exterior patio door (and portion of subfloor) on rear of home as per information submitted.
2025BP0418	75270900	Jun-18-25	46 Chartwell Cr	Jijie Zhang	Ward 12	Single Detached Dwelling	Renovation	\$426.00	\$46,905.00	Construct renovation to replace windows (4 bedroom) and exterior doors as per information submitted.
2025BP0423	01487081	Jun-24-25	55 Chandler Dr	Pond Property Services	Ward 7	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to install a rooftop solar array for net metering as per information submitted.
2025BP0425	75565598	Jun-21-25	39 DeMerchant Dr	Habitat for Humanity Fredericton Area	Ward 4	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to finish basement of SDD under permit 2024BP0733 as per plans submitted.
2025BP0435	75416149	Jun-26-25	270 University Ave	Terrance Thomson	Ward 11	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to replace cedar shingle cladding on second storey of SDD as per information submitted.
2025BP0286	75556910	Jun-04-25	285 Heron Dr	Kerdos Investments & Properties Inc.	Ward 2	Single Detached Dwelling/Apartment	New	\$3,090.00	\$380,000.00	Construct new SDD with basement apartment (second unit) as per plans submitted.
2025BP0356	01454727	Jun-05-25	515 Albert St	Francis Morissette	Ward 10	Townhouse	Renovation	\$58.00	\$200.00	Construct renovation to remove exterior fire escape to prepare for construction of new fire escape.
2025BP0419	75418111	Jun-19-25	28 Waterford Ln	Trevor Elliot	Ward 6	Townhouse	Renovation	\$90.00	\$4,438.00	Construct renovation to replace deck beam with LVL and remove center post as per information submitted.
TOTALS								\$360,307.02	\$44,606,515.00	