

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, October 15, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – September 17, 2025

2. ZONING APPLICATIONS

3. SUBDIVISION APPLICATIONS

4. VARIANCE APPLICATIONS

4.1 Fredericton Homeless Shelters Inc. - 355 Smythe Street

- Additional Temporary Use Variance to permit an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds. There is no change to the existing temporary use, the application is solely for an extension of time up to April 30, 2026 (the existing one-year time period for the temporary use is set to expire on December 10, 2025).

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for September 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 15 octobre 2025, 19 h 00**

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

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 17 septembre 2025

2. DEMANDES DE ZONAGE

3. DEMANDE DE LOTISSEMENT

4. DEMANDE DE DÉROGATION

4.1 Fredericton Homeless Shelters Inc. - 355, rue Smythe

- Dérogation supplémentaire pour usage temporaire visant à permettre un refuge d'urgence dans le bâtiment Winner's Lounge sur le terrain d'exposition. Il n'y a aucun changement à l'usage temporaire existant, la demande vise uniquement à prolonger la période jusqu'au 30 avril 2026 (la période d'un an actuelle pour l'usage temporaire doit prendre fin le 10 décembre 2025).

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois de septembre 2025

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, September 17, 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
Councillor Mark Peters
Melissa Dawe
Anna Patterson
Scott McConaghy
Julie Baker

Staff: Marcello Battilana
Fredrick Vanrooyen
Melisa Tang Choy
Connor Adsett
Sean Lee
Tyson Aubie
Jill Durling
Shasta Stairs
Danielle Veilleux
Elizabeth Murray
Dane Frenette

APPROVAL OF MINUTES

Regular Meeting – August 20, 2025

Moved by: Neill McKay

Seconded by: Scott McConaghy

That the minutes of the regular meeting of the Planning Advisory Committee of August 20, 2025, be approved.

CARRIED

ZONING APPLICATIONS

Pila Investments Ltd. - 616 & 618 Union Street

- Amendment to terms and conditions of By-law No. Z-5.215 to modify the requirement related to the separation distance from the storm pipe to the proposed foundation and an appropriate legal easement (term and condition “g”).

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on September 17, 2025, the application submitted by Pila Investments Ltd. on property located at 616 & 618 Union Street to amend previously approved term and condition (g) of By-law No. Z-5.215, which reads as follows:

g) The applicant is to retain a geotechnical consultant to provide a separation distance from the pipe to the proposed foundation such that there will be no impact on the proposed building foundation if maintenance is required. An appropriate legal easement will be provided by the applicant.

be denied.

Public Hearing

- Jon Lewis suggested an alternative development approach that would better connect to the Northside Trail

Moved by: Neill McKay

Seconded by: Councillor Mark Peters

CARRIED

SUBDIVISION APPLICATIONS

Southwest Surveys -22 Eatman Avenue

- Tentative plan of subdivision to create three new R-1 lots; and,
- 0.28 metre lot frontage variance for the remnant corner lot.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on September 17, 2025, the application submitted by Joseph Chessie, on behalf of Southwest Surveys, for a 0.28 metre lot frontage variance for property located at 22 Eatman Avenue be approved.

BE IT FURTHER RESOLVED THAT the tentative plan of subdivision to create three new R-1 lots be forwarded to Council with a recommendation that the public land dedication be taken in the form of cash.

Public Hearing

- The applicant Joseph Chessie was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Neill McKay

CARRIED

L&C Munn Developments c/o Larry Munn - Munner Drive

- Tentative plan of subdivision to create 32 Rural Residential (RR) lots under the *Noonan Lower St Mary's Planning Area Rural Plan Regulation – Community Planning Act*, along proposed extensions of Munner Drive and Mindy Avenue.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on September 17, 2025, the application submitted by Larry Munn on behalf of L & C Munn Development Inc. for a tentative plan of subdivision to permit the creation of 32 Rural Residential lots along extensions of Munner Drive and Mindy Avenue under the Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act, from a portion of PID 75163154, be forwarded to Council with a recommendation that the public land dedication be taken as cash-in-lieu.

BE IT FURTHER RESOLVED THAT the location of the public and future streets as shown on Map II attached to P.R. 78/25 be approved.

Public Hearing

- The applicant Larry Munn was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Anna Patterson

CARRIED

City of Fredericton c/o Ryan Seymour - 1475 Saint Mary's Street

- Tentative plan of subdivision to add a 12.5 square metre parcel of land to the Saint Mary's Street right-of-way from a portion of PID 75566679 to accommodate a future multi-use trail.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on September 17, 2025, the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 1475 Saint Mary's Street for a tentative plan of subdivision to add a 12.5 square metre parcel of land to the public right-of-way (Saint Mary's Street) be forwarded to City Council with a recommendation that the location of the public street as shown on Map III attached to P.R. 79/25 be approved.

BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled 687431 N.B. LTD. Subdivision 25-1 Creating St. Mary's Street (Public) 1475 St. Mary's 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*.

Moved by: Councillor Mark Peters

Seconded by: Julie Baker

CARRIED

VARIANCE APPLICATIONS

Carman Creek Golf Inc. c/o Terry Avery - 460 Riverside Drive

- 11.5 metre side yard setback variance; and,
- Amendment to the terms and conditions of a previous planning approval (V-21-2000), which does not permit the further expansion or intensification of the existing buildings or the use,

to permit the construction of a new driving range building at Carman Creek Golf Course.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on September 17, 2025, the application submitted by Terry Avery, on behalf of Carman Creek Golf Inc. & 631342 NB Inc. for the following at property located at 460 Riverside Drive:

- 5 metre side yard setback variance to permit a new driving range building; and,
- Amendment to terms and condition (e) of variance approval V-21-2000,

be approved subject to terms and conditions.

Public Hearing

- The applicant Terry Avery was available to respond to questions.

Moved by: Julie Baker

Seconded by: Anna Patterson

CARRIED

Fredericton Homeless Shelters Inc. - 355 Smythe Street --DEFERRED--

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

OLD BUSINESS

NEW BUSINESS

PAC Bus Tour Date

The proposed dates for the PAC bus tour are Friday, October 17, 2025, or Friday, October 31, 2025. An email will be sent to the members of PAC asking for their preference.

BUILDING PERMITS

To receive building permits for August 2025

Moved by: Councillor Greg Ericson

Seconded by: Councillor Margo Sheppard

That the building permits for the month of August be received.

CARRIED

ADJOURNMENT

Moved by: Councillor Mark Peters

Seconded by: Councillor Greg Ericson

That the meeting of the PAC be adjourned at 7:41 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : Mercredi 17 septembre 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
Margo Sheppard, conseillère
Mark Peters, conseiller
Melissa Dawe
Anna Patterson
Scott McConaghy
Julie Baker

Membres du personnel : Marcello Battilana
Fredrick Vanrooyen
Melisa Tang Choy
Connor Adsett
Sean Lee
Tyson Aubie
Jill Durling
Shasta Stairs
Danielle Veilleux
Elizabeth Murray
Dane Frenette

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 20 août 2025

Proposé par : Neill McKay

Appuyé par : Scott McConaghy

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 20 août 2025.

ADOPTÉ

DEMANDES DE ZONAGE

Pila Investments Ltd. - 616 et 618, rue Union

- Modification des conditions de l'arrêté n° Z-5.215 afin de modifier l'exigence concernant la distance de séparation entre la conduite pluviale et la fondation proposée, ainsi que la servitude légale appropriée (condition « g »).

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 17 septembre 2025, la demande présentée par Pila Investments Ltd. concernant la propriété située aux 616 et 618, rue Union, visant à modifier la condition (g) précédemment approuvée de l'arrêté n° Z-5.215, qui se lit comme suit :

g) Le requérant doit retenir les services d'un consultant en géotechnique pour déterminer une distance de séparation entre la conduite et la fondation proposée de manière à ce qu'il n'y ait aucun impact sur la fondation du bâtiment proposé si des travaux d'entretien sont nécessaires. Une servitude légale appropriée sera fournie par le requérant.

soit refusée.

Audience publique

- Jon Lewis a suggéré une autre approche d'aménagement pour permettre une meilleure connexion avec le sentier de la Rive Nord.

Proposé par : Neill McKay

Appuyé par : Mark Peters, conseiller

ADOPTÉ

DEMANDE DE LOTISSEMENT

Southwest Surveys -22, avenue Eatman

- Plan provisoire de lotissement visant à créer trois nouveaux lots R-1;
- Dérogation de 0,28 mètre pour la façade du lot d'angle restant.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 17 septembre 2025, la demande présentée par Joseph Chessie, au nom de Southwest Surveys, pour une dérogation de façade de lot de 0,28 mètre concernant la propriété située au 22, avenue Eatman, soit approuvée.

IL EST DE PLUS RÉSOLU QUE le plan provisoire de lotissement visant à créer trois nouveaux lots R-1 soit transmis au conseil avec la recommandation que la réserve pour fins publiques soit versée en espèces.

Audience publique

- Le requérant Joseph Chessie était disponible pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Neill McKay

ADOPTÉ

L&C Munn Developments a/s Larry Munn – Promenade Munner

- Plan provisoire de lotissement visant à créer 32 lots résidentiels ruraux (RR) en vertu du Règlement du plan rural du secteur d'aménagement de Noonan Lower St Mary's – *Loi sur l'urbanisme*, le long des prolongements proposés de la promenade Munner et de l'avenue Mindy.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 17 septembre 2025, la demande présentée par Larry Munn au nom de L & C Munn Development Inc. pour un plan provisoire de lotissement visant à permettre la création de 32 lots résidentiels ruraux le long des prolongements de la promenade Munner et de l'avenue Mindy en vertu du Règlement du plan rural du district de services locaux et du secteur d'aménagement de Noonan Lower St. Mary's – *Loi sur l'urbanisme*, à partir d'une portion du NID 75163154, soit transmise au conseil avec la recommandation que la réserve pour fins publiques soit versée en espèces.

IL EST DE PLUS RÉSOLU QUE l'emplacement des rues publiques et futures tel qu'indiqué sur la carte II jointe au rapport d'urbanisme 78/25 soit approuvé.

Audience publique

- Le requérant Larry Munn était disponible pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Anna Patterson

ADOPTÉ

Ville de Fredericton a/s Ryan Seymour – 1475, rue Saint Mary's

- Plan provisoire de lotissement visant à ajouter une parcelle de terrain de 12,5 mètres carrés à l'emprise de la rue Saint Mary's à partir d'une portion du NID 75566679, afin de permettre l'aménagement futur d'un sentier polyvalent.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 17 septembre 2025, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, concernant la propriété située au 1475, rue Saint Mary's pour un plan provisoire de lotissement visant à ajouter une parcelle de terrain de 12,5 mètres carrés à l'emprise publique (rue Saint Mary's) soit transmise au conseil municipal avec la recommandation que l'emplacement de la rue publique tel qu'indiqué sur la carte III jointe au rapport d'urbanisme 79/25 soit approuvé.

IL EST RÉSOLU QUE le plan définitif de lotissement préparé par Surtek Group Ltd. intitulé 687431 N.B. LTD. Subdivision 25-1 Creating St. Mary's Street (Public) 1475 St. Mary's Street City of Fredericton County of York Province of New Brunswick, reçoive l'assentiment du conseil conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

Proposé par : Mark Peters, conseiller

Appuyé par : Julie Baker

ADOPTÉ

DEMANDE DE DÉROGATION

Carman Creek Golf Inc. a/s Terry Avery – 460, promenade Riverside

- Dérogation pour une marge de recul latérale de 11,5 mètres;
- Modification des conditions d'une approbation d'urbanisme antérieure (V-21-2000), laquelle interdit l'agrandissement des bâtiments existants ou l'augmentation de l'usage,

afin de permettre la construction d'un nouveau bâtiment de terrain d'exercice au club de golf Carman Creek Golf Course.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 17 septembre 2025, la demande présentée par Terry Avery, au nom de Carman Creek Golf Inc. & 631342 NB Inc. concernant la propriété située au 460, promenade Riverside pour :

- une dérogation pour une marge de retrait latérale de 5 mètres afin de permettre la construction d'un nouveau bâtiment de terrain d'exercice;
- la modification de la condition (e) de l'approbation de dérogation V-21-2000,

soit approuvée sous réserve des conditions.

Audience publique

- Le requérant Terry Avery était disponible pour répondre aux questions.

Proposé par : Julie Baker

Appuyé par : Anna Patterson

ADOPTÉ

Fredericton Homeless Shelters Inc. – 355, rue Smythe --REPORTÉ--

- Dérogation supplémentaire pour usage temporaire visant à permettre le prolongement d'un refuge d'urgence dans le bâtiment Winner's Lounge sur le terrain d'exposition.

AFFAIRES COURANTES

AFFAIRES NOUVELLES

Date de la visite en autobus du CCU

Les dates proposées pour la visite en autobus du CCU sont le vendredi 17 octobre 2025 ou le vendredi 31 octobre 2025. Un courriel sera envoyé aux membres du CCU pour connaître leur préférence.

PERMIS DE CONSTRUIRE

Réception des permis de construire pour août 2025.

Proposé par : Greg Ericson, conseiller

Appuyé par : Margo Sheppard, conseillère

Recevoir les permis de construire pour le mois d'août 2025.

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Mark Peters, conseiller

Appuyé par : Greg Ericson, conseiller

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 41.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Additional temporary use variance to permit an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds

Property: 355 Smythe Street (PID 01440825)

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

APPLICANT: Fredericton Homeless Shelters Inc. (The Shelters) c/o Warren Maddox
65 Brunswick Street
Fredericton, NB, E3B 1G5

SITE INFORMATION:

Location: West side of Smythe Street between Saunders Street to the north, walking trail and Waggoners Lane to the south, and Wilmot Street to the west

Context: Exhibition Grounds, Commercial uses to the south on Smythe Street and Waggoners Lane, residential neighbourhoods to the east, north, and west, Multicultural Association and Wilmot Park to the north

Ward No: 10

Municipal Plan: South Core

Zoning: Institutional Exhibition Zone (IEX)

Existing Land Use: Fredericton Exhibition Grounds

Previous Applications: P.R. 99/18, P.R. 79/24, P.R. 31/25

EXECUTIVE SUMMARY:

On April 30, 2025, the Applicant received an extension to a temporary use variance to permit an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds for the full one-year permitted by subsection 53(2)(i)(i) of the *Community Planning Act*. The terms and conditions of the approval outlined that “the use shall cease operations on December 10, 2025”. The Applicant and Provincial Department of Social Department have not found a more permanent solution for unhoused individuals in the community and with the expiration date and winter season fast approaching, the Applicant is requesting an additional temporary use variance up to April 30, 2026. This application is for an extension of time only, with the operations remaining the same, and the intent being to continue to provide shelter and support for vulnerable populations over the winter months. While a more permanent solution is critical to support the

community in the long-term, the need for emergency shelter space is immediate. Staff would continue to emphasize that the NBEX Secondary Municipal Plan calls for redevelopment of the site and establishing a permanent emergency shelter space is not contemplated as part of the Secondary Plan and should not impede the City from implementing such plan. Staff are of the view that the proposed extension over the winter months provides a critical service within the Urban Core that is within close proximity to necessary services and support the application subject to terms and conditions.

APPLICATION:

Fredericton Homeless Shelters Inc. has made application on property located at 355 Smythe Street for an additional temporary use variance to permit an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds.

PLANNING COMMENTS:

Background:

- Fredericton Homeless Shelters Inc. (The Shelters) was granted a temporary use variance on December 11, 2024, by the Planning Advisory Committee (P.R. 79/24). This initial temporary use variance included a term and condition that the use cease operations on April 30, 2025, with the original intent being to provide shelter during the winter months. On April 30, 2025, a further temporary use variance was granted by the Planning Advisory Committee (P.R. 31/25). This application included a term and condition that the use cease operations on December 10, 2025. This further temporary use variance authorized the use to the maximum one-year temporary use period that can be granted by the Planning Advisory Committee pursuant to subsection 53(2)(i)(i) of the *Community Planning Act*.
- Pursuant to subsection 53(2)(i)(ii) of the *Community Planning Act*, in order for the Planning Advisory Committee to consider an additional temporary period beyond the initial one-year, there are several criteria:

(A) The applicant holds an authorization under subparagraph (i) that is to expire or has expired.

- The Applicant currently has approval for a temporary use that expires on December 10, 2025.

(B) An application with respect to the land has been made to amend the applicable zoning by-law or rural plan, and

- An application to amend the Institutional Exhibition Zone (IEX) to permit an emergency shelter has been made.

(C) The advisory committee or regional service commission has received a resolution from the council confirming that the council will consider the application referred to in clause (B).

- Council of the City of Fredericton passed the following resolution at their Regular City Council meeting on September 22, 2025:
 - *“BE IT RESOLVED THAT the Council of the Fredericton hereby confirms that the application at 355 Smythe Street by Fredericton Homeless Shelters Inc. to amend the Institutional Exhibition Zone (IEX) to permit an emergency shelter will be considered by City Council at a future regular*

City Council meeting and referred to a future meeting of the Planning Advisory Committee; that the public notice requirements of Section 111 of the Community Planning Act will be fulfilled; that the appropriate by-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, will be prepared; and that a future regular City Council meeting will be set for the public hearing and consideration of objections/support for the proposed by-law, following consideration of the additional temporary use variance by the Planning Advisory Committee”.

- With the existing temporary use variance set to expire, an amendment application being made, and the resolution from City Council passed on September 22, 2025, the criteria under the *Community Planning Act* has been met for the Planning Advisory Committee to consider an additional temporary period beyond the initial one-year. Staff would reiterate that the zone amendment that has been filed would only be considered and formally processed prior to the end of the additional temporary period not exceeding one year, provided the Applicant is still requesting the use beyond that time period should it be granted.

Proposal:

- The Applicant is proposing to continue operating the emergency shelter within the Winners Lounge building on the Exhibition Grounds until April 30, 2026. The demand and community need for the emergency shelter remains critical, particularly as the winter season approaches. The space not only provides shelter for those who are unable to find permanent housing or access to other shelter space in Fredericton but allows the Applicant to continue to work on getting the most challenging individuals to connect in a meaningful way with services and supports that will help bring them closer to the goal of having them in permanent housing. During their current operations within the Winners Lounge building, the Shelters has provided a safe space for over 225 individuals and has been operating at an average capacity of approximately 75%. The demand for the space has not diminished and the numbers indicate that people are relying on the space and services.
- The shelter space has consistently been operating at over 20 individuals a night seeking shelter. The operational model for this site would remain the same and is a 12-hour emergency shelter, being from 8pm to 8am. Guests enter at the rear of the Winners Lounge building on the Fredericton Exhibition Grounds. A 6-foot-high barrier fence along the southern edge of the building has been installed along the back of the racetrack to direct guests and reduce spillover to the rest of the site (see Map II). The Winners Lounge building is located behind the main buildings on the FREX site and has minimal visibility, particularly with the entrance located at the back of the building.
- The Shelters is managed by at least three staff and supported by Overwatch Specialty Services (OSS) to provide security services and maintain a safe environment for guests, staff, and community. Security is 24 hours a day with three security agents on duty during operating hours and one during the day conducting regular patrols, with the scope of covering the entire NBEX site. The Applicant and security contract review security patrol logs daily and have worked to be proactive in addressing challenges. The Shelters security contractor has also worked closely with the City's Community Safety Services Unit (CSSU) to address any concerns.

- Over the last several months of operating, the Applicant has worked with local businesses and community members to hear concerns and address challenges, trying to reduce and limit impacts. The Applicant has emphasized the complexities of operating an emergency shelter and reiterates the importance of providing this space. The Applicant and the Provincial Department of Social Development continue to work collaboratively to find a more permanent solution for unhoused individuals in the community, but this request looks to continue operations during the critical winter months as more permanent plans are still being explored.

Municipal Plan:

- The Municipal Plan contains the following policies regarding Emergency/Homeless Shelters:
 - Subsection 3.1.1(5): Develop and maintain relationships with other levels of government, community organizations, the private sector, and others to build community capacity in support of:
 - ii. Housing for vulnerable populations, including emergency shelters, transitional housing, and group homes.
 - Subsection 3.1.1(9)(iv): Emergency/Homeless Shelters – Council will consider requests to locate emergency/homeless shelters provided that they are located in the Urban Core within close proximity to necessary services.

The subject property is designated South Core within the Municipal Plan, which forms part of the Urban Core. Overall, the proposal is consistent with the Municipal Plan as it helps build capacity in support of housing for vulnerable populations and the emergency shelter is located in the Urban Core and within close proximity to necessary services.

Temporary Use Variance & Zoning:

- With the existing temporary use variance set to expire, an amendment application being made, and the resolution from City Council passed on September 22, 2025, the criteria under the *Community Planning Act* has been met for the Planning Advisory Committee to consider an additional temporary period beyond the initial one-year.
- As outlined in P.R. 31/25, staff would emphasize that the NBEX Secondary Municipal Plan calls for redevelopment of the site and establishing a permanent emergency shelter space is not contemplated as part of the Secondary Plan and should not impede the City from implementing such plan. This development intent for the NBEX site has been further demonstrated through the resolution passed by City Council at their regular meeting on September 22, 2025, whereby authorization was given to begin a process to expropriate Fredericton Exhibition Limited's leasehold interest in the property in order for the site to be developed for housing, to site a new school, and for related community needs. This establishes a clear intent for the future of the site. Accordingly, while staff are of the view that an additional temporary use variance to continue the use over the winter months may be reasonable, an emergency shelter would not be considered an appropriate long-term use for the site.

- Fredericton Homeless Shelters Inc. in partnership with the Provincial Department of Social Development are aware of the future plans within the NBEX Secondary Municipal Plan and understand that Planning staff do not support this facility being located on this property on a long-term basis. Over the years, demand for shelter space has risen, but service providers and the Government of New Brunswick have been unable to find a permanent location for this type of facility. With the future plans for the NBEX site, the Applicant and the Provincial Department of Social Development will need to find a more permanent solution on another property.
- An “out of the cold” shelter has been a necessary component of the community’s response to homelessness since 2018. Planning staff have had to process 10 temporary use variances applications for this service in 5 different locations over the past 8 years. Staff are of the view that finding an appropriate permanent location for this type of shelter must be prioritized by the provincial government and the service provider. Temporary use variances are not an acceptable way to address this ongoing community need.
- The subject property is zoned Institutional Exhibition (IEX) Zone. As the IEX zone does not permit an emergency shelter, the additional temporary use variance is required. From a zoning perspective, staff would note that emergency shelters are only permitted within the City Centre (CC) Zone and the Institutional Zone Two (I-2) only when located within the Urban Core. While the applicable IEX zone does not permit an emergency shelter, similar to the I-2 zone, it is an institutional zone and is within the Urban Core.
- Planning staff recognize the challenges with operating an emergency shelter and some of the public safety concerns that may arise. Locating such a use is also a challenge given the need to provide shelters in a central location within close proximity to necessary services; which in the case of the Urban Core is a built-up area with established neighbourhoods. Nonetheless, in lieu of a more permanent emergency shelter solution within the Urban Core, the continued use of the shelter in an underutilized non-residential building is considered reasonable as a temporary measure, particularly during the winter months. The building is generally tucked behind the larger buildings on the FREX site and has limited visibility to the surrounding residential uses. As such, staff consider the proposal an appropriate temporary location. Staff would emphasize that the Applicant and the Province will have a duty to limit off-site impacts and work with surrounding uses/property owners to address any concerns that may arise.

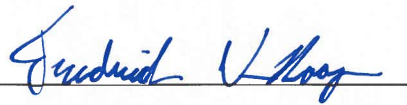
RECOMMENDATION:

It is recommended that the application submitted by Fredericton Homeless Shelters Inc. on property located at 355 Smythe Street for an additional temporary use variance to permit an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds, 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. 81/25 to the satisfaction of the Development Officer;
- b) The use shall cease operations on April 30, 2026;
- c) No more than 40 guests are permitted at a time;

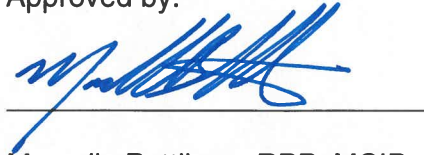
- d) The hours of operation for the emergency shelter are 8:00pm to 8:00am, seven days a week, with no occupancy outside of those hours other than for maintenance and preparatory purposes;
- e) Proponents shall do daily inspections of the grounds and surrounding area, with enhanced inspections during opening and closing hours, and any litter or debris associated with the emergency shelter shall be promptly picked up; and,
- f) Operations for the emergency shelter shall include a minimum three staff members during operating hours, security being provided 24 hours, 7 days a week with a minimum 3 security agents during operating hours and a minimum 1 security agent during non-operating hours patrolling the grounds.

Prepared by:

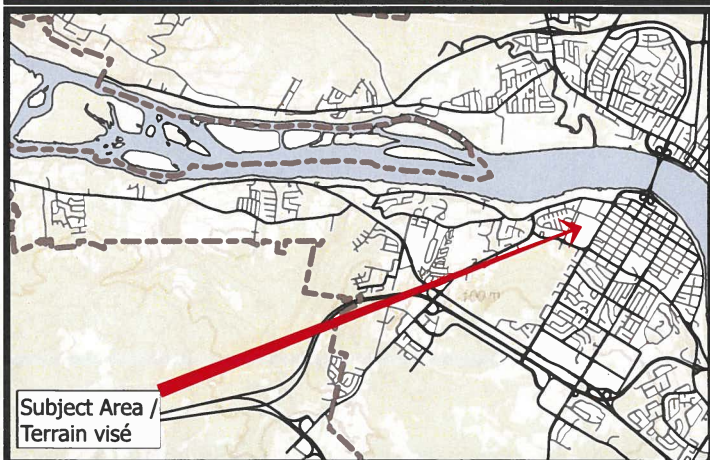
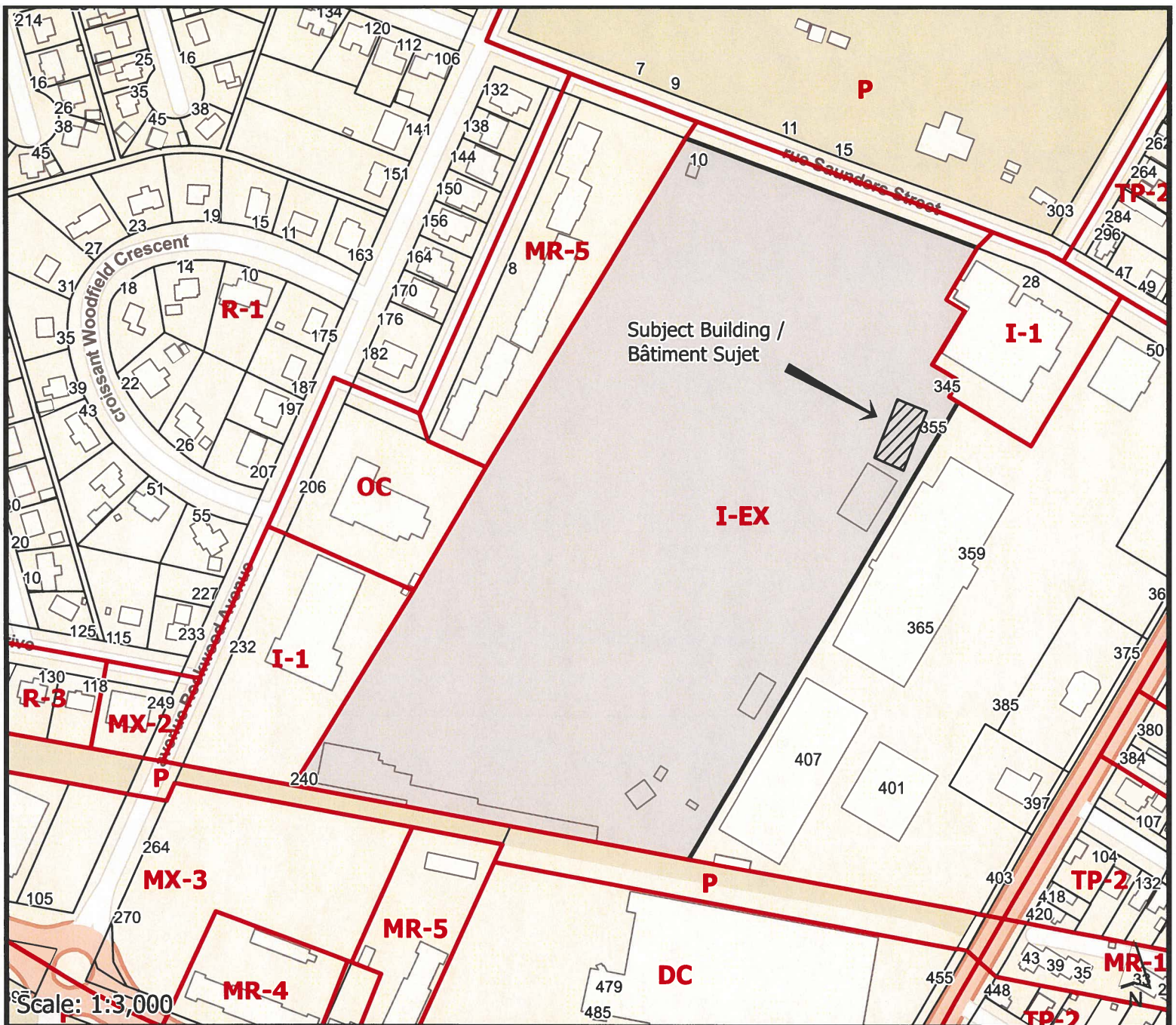


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



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



Subject Property / Propriété Visée

Additional Temporary Use Variance to permit an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds. There is no change to the existing temporary use, the application is solely for an extension of time up to April 30, 2026 (the existing one-year time period for the temporary use is set to expire on December 10, 2025).

Dérogation supplémentaire pour usage temporaire visant à permettre un refuge d'urgence dans le bâtiment Winner's Lounge sur le terrain d'exposition. Il n'y a aucun changement à l'usage temporaire existant, la demande vise uniquement à prolonger la période jusqu'au 30 avril 2026 (la période d'un an actuelle pour l'usage temporaire doit prendre fin le 10 décembre 2025).

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-81-2025

Date \ date: octobre \ October 15, 2025

Subject \ sujet: rue 355 Smythe Street

Fredericton Homeless Shelters Inc.



Additional Temporary Use Variance to permit an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds. There is no change to the existing temporary use, the application is solely for an extension of time up to April 30, 2026 (the existing one-year time period for the temporary use is set to expire on December 10, 2025).

Dérogation supplémentaire pour usage temporaire visant à permettre un refuge d'urgence dans le bâtiment Winner's Lounge sur le terrain d'exposition. Il n'y a aucun changement à l'usage temporaire existant, la demande vise uniquement à prolonger la période jusqu'au 30 avril 2026 (la période d'un an actuelle pour l'usage temporaire doit prendre fin le 10 décembre 2025).

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-81-2025

Date \ date: octobre \ October 15, 2025

Subject \ sujet: rue 355 Smythe Street

Fredericton Homeless Shelters Inc.

From: LeBlanc, Cassandra
To: [REDACTED]
Cc: [REDACTED] PLANNING AND DEVELOPMENT
Subject: Re: PAC proposal - exhibition grounds emergency shelter
Date: Monday, September 8, 2025 8:30:20 AM

Hi Claude,

Thank you for reaching out with your concerns and questions.

I've cc'd the planning department as this temporary variance will be determined by the Planning & Advisory Committee. The planning department may also be able to provide further information regarding your questions and the process for this application.

What I can share is that the city does not want this use to become permanent at this site. To my knowledge, there is no expansion planned with this temporary variance, just a continuation of services this winter.

I hear and understand your concerns and have been advocating for the relocation of this use.

Best,
Cassandra

From: Claude Leger [REDACTED]
Date: Friday, September 5, 2025 at 12:32 PM
To: LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>
Cc: Lynn Haley [REDACTED]
Subject: PAC proposal - exhibition grounds emergency shelter

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.

Hi Cassandra,

We received a development proposal from the PAC as indicated in the subject line and we are perplexed by it. It is described as an "additional temporary use variance" but is extremely vague as to the nature of the extension being requested.

The description is as follows:

"Additional Temporary use Variance to permit the extension of an emergency shelter

within the Winner's Lounge Building on the Exhibition Grounds.”

The attachments to this cover provide no details as to the nature of the extension, we assume that it is an increase in space but even that isn't certain. No disclosure of the extent of the expansion is made.

In a broader sense we are concerned about any increase in the activities serving this vulnerable population in our neighbourhood. No indications have been made as to allocation of additional resources for security and policing. When individuals access these services, they are provided shelter for the night but are then sent out into our neighbourhood to fend for themselves when children are going to school.

Our experience from last winter, when the shelter was first introduced, was a significant increase in loitering and littering behaviour on our street (people who were clearly from the shelter sitting on front lawns drinking coffee and eating breakfast and leaving garbage behind) each morning when the shelter closed for the day. This adds to an existing concern about the increased incidence of loitering at the NBCC office by people who are clearly under the influence of serious drugs and/or experiencing serious mental health challenges.

We have discussed the issue with staff at the NBCC office and have been told that their custodian has to clean up used needles every day.

We want the current problems to be addressed and worry that expanding operations at the shelter will only create more issues in the absence of a plan to mitigate any of these challenges.

We would ask that city staff:

1. Release more details about what exactly is being proposed; that is, define expansion in terms of number of beds, hours of operation and duration of seasonal operations.
2. Provide evidence of assessment of impact on the residential neighbourhood.
3. Provide evidence of a community policing plan to mitigate the negative impacts as we have detailed above.

Without this information it is impossible for us to provide any informed response to the proposal.

Look forward to your response.

Sent from my iPhone

Claude Leger,


From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Cc: [LeBlanc, Cassandra; Mayor's Office](#)
Subject: PAC September Agenda Item 4.2
Date: Monday, September 8, 2025 4:36:07 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.

Regarding the upcoming review of the extension to the temporary variance for the Low Barrier Shelter at Winners Lounge, can you please provide the following information?:

1. What is the intent of the extension: Is this an extension of duration and if so for how long? or Is it an "Extension within Winners" which would imply a larger footprint or increase in bed? If it is an expansion, what is the proposed area or bed count?
2. Can you clarify if the applicant attempted to canvas the neighbors and if so, what was the catchment area and how was that area determined?

Thank you,
Beth Barrett

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Cc: [Mayor's Office; LeBlanc, Cassandra](#)
Subject: Formal letter of opposition to PAC Agenda Item 4.2
Date: Thursday, September 11, 2025 11:12:01 AM
Attachments: [2025 09-11 Opposition Letter Item4.2.pdf](#)

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

Please find attached my formal letter of opposition to current agenda item 4.2 for the upcoming PAC meeting on September 17, 2025.

Regards,
Beth Barrett

Elizabeth Barrett, AIA, AANB
[REDACTED]
[REDACTED]

September 11, 2025

Planning Advisory Committee
City of Fredericton
397 Queen Street

Re: Opposition to Item 4.2 – September 17, 2025 Agenda Package: Fredericton Homeless Shelters Inc., 355 Smythe Street – Additional Temporary Use Variance

Dear Committee Members,

I am writing to formally oppose the approval of Item 4.2 in the September 17, 2025, Planning Advisory Committee agenda package concerning the request by Fredericton Homeless Shelters Inc. for an additional temporary use variance at 355 Smythe Street (Winner's Lounge, Exhibition Grounds).

My opposition is based on two points:

1. Reference to April 30, 2025 Application Record

On page 6 of the April 30 application report, the second bullet point explicitly noted that “should the applicant seek to extend the use beyond the second temporary use variance, a zone amendment application would be required.” This language makes clear that the Act only contemplates a limited sequence of temporary variances, after which a formal rezoning must occur. Granting another extension now would contradict the stated limits of the April 30 approval and undermine the integrity of the planning process.

2. Requirements under the Community Planning Act, s.53(2)(h)(i)(ii)

Section 53(2)(h)(i)(ii) of the Community Planning Act empowers the advisory committee to authorize, for an additional temporary period not exceeding one year. This second additional temporary period was authorized on April 30, 2025. However, this authorization was not provided with the conditions outlined by the Act.

- s. 53(2)(h)(i)(ii)(B) an application with respect to the land has been made to amend the applicable zoning by-law or rural plan, and

- s. 53(2)(h)(i)(ii)(C) the advisory committee or regional service commission has received a resolution from the council confirming that the council will consider the application referred to in clause (B)

By repeatedly extending temporary variances at this location, the Committee risks breaching both requirements: the temporary approvals circumvent the municipal plan process, and they deny neighbouring organizations, residents, and citizens the ability to address policy and safety issues that are outside the purview of the Committee.

Considering these points, I respectfully request that the Committee reject the application under Item 4.2. The proper path forward—should the City wish to permit this use beyond two temporary

variances—is to require a zoning amendment application, with the attendant public process and accountability.

Thank you for your attention to this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Elizabeth Barrett". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Elizabeth Barrett, AIA, AANB

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Comment in opposition of the additional temporary use variance which is in conflict with the Municipalities Act
Date: Thursday, September 11, 2025 5:03:19 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.

Good afternoon,

I received a notice because I live adjacent to the Exhibition Grounds.
I was surprised to see that an Additional Temporary Use Variance for the shelter on the Ex Grounds is on the PAC agenda for September 17, 2025.

The last approval was supposed to be the last one. It was stated at PAC on the evening of the last approval that another Temporary Use Variance would not be able to be decided on at the PAC level according to the Municipalities Act (see attached excerpt). This should go through the City Council.

Ward 10 is dealing with too much upheaval already. Shoving this through without proper process will only alienate residents more. Please consider the people who live in this ward. Many of us certainly feel as if we, who pay taxes, and keep up our homes, don't matter.

Best regards,
Dr. Caroline Lubbe-D'Arcy

--

Caroline Lubbe-D'Arcy
e-mail: [REDACTED]

- The *Community Planning Act* allows the Planning Advisory Committee (PAC) to authorize a development otherwise prohibited under the by-law for a temporary period not exceeding one year subject to terms and conditions; this was the initial temporary use variance. The *Act* further outlines that PAC can authorize an additional temporary period not exceeding one year subject to terms and conditions; this being the current application. Should the Applicant seek to extend the use beyond the second temporary use variance a zone amendment application would be required. However, staff would emphasize that the NBEX Secondary Municipal Plan calls for redevelopment of the site and establishing a permanent emergency shelter space is not contemplated as part of the Secondary Plan and should not impede the City from implementing such plan.

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: PAC meeting regarding Winners Lounge rezoning
Date: Friday, September 12, 2025 11:38:11 AM
Attachments: [Winners Lounge Letter.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.

Good morning,

Please see attached letter regarding the upcoming PAC meeting regarding the Winners Lounge emergency shelter.

Dear PAC body,

As a resident of Odell Avenue for the last eight years my partner and I have noticed a significant change in the surrounding area. Wilmot Park was once a silent and peaceful area during the night, but this is no longer the case. It has also changed during the day, especially within the last year. Open drug use (which as far as I understand is still illegal in Canada) has been widespread. The city of Fredericton's removal of a park bench across from our apartment was directly related to this. Three months ago, I witnessed a man on the corner of the Smythe Street/Woodstock Road roundabout standing in a drug induced haze with a needle hanging from his arm. Signs of extreme mental illness have also increased. While these are of course anecdotal on our part, everyone has noticed.

Crime has increased. Our vehicles have been rummaged though multiple times. In the Winter months after a snow, clear footprints can be seen moving up our driveway and to all the car doors where they are checked almost nightly for valuables. Most recently my partners motorcycle was stolen from our driveway in April of this year. It was winterized, having no battery or way to start the machine. We filed a police report, but nothing has been forthcoming.

I have also been contacting the Fredericton City Police on a regular basis regarding parked cars on our street with the trunk and hood open and with homeless individuals and others hanging about. Thankfully the City Police have responded promptly and have calmed the neighborhood down over the last month and half.

All of the above being said, I am not convinced that these issues have been resolved in the least, they have simply been removed from sight of the neighborhood. I find this convenient considering the upcoming Winners Lounge emergency shelter meeting. As I understand through emails provided by another neighbor two parts of the NB Community Planning Act appeared not required to establish the Emergency Shelter at Winners. Specifically cited were **1 the applicant needs to apply to amend the applicable zoning by-law and 2 the PAC should have received a resolution from council confirming that they will consider the application.** Were those processes followed? If not, is there a valid reason why this was not done? The fact that the group operated by Warren Maddox paid an unknown six figure sum, likely of tax-payer funds or donations to take over the Winners space is interesting. A significant investment such as that would not be made without some kind of longer-term plan or the investment would not make long-term financial sense.

This is not the first attempt to place a longer-term shelter in this area of the city. The Sunshine Gardens based blockage of the Woodstock Road location being a prime

example. The Sunshine Gardens neighborhood had many if not all of the same issues we are dealing with in the Odell/Wilmot Park areas. Property trespass, open drug use, defecation on people's property, theft and overall vagrancy were prime issues for them.

This is not simply an issue around NIMBYism though it would be a simplistic way to frame the issue. It is about what our society is prepared to tolerate in terms of behaviour of people in the city, unhoused or otherwise. Should tax paying, honourable citizens be subjected to dealing with people who in some cases clearly have no respect for themselves or those who they impact with their behaviour? Catch and release policies seem to be in action in many North American cities and not for the better. This is not to say that people on hard times should be left to fend for themselves, quite the contrary. They should be supported and given opportunities to better themselves and recover from the tragic things that happen to them in their lives, as we all should when we fall. But it has to come with conditions, or it has no meaning, no consequences. It is human nature to continue a negative behaviour if there are deemed to be no consequences.

For all of these reasons and more I strongly oppose any and all current or future amendments to any and all by-laws regarding the Winners lounge shelter or future efforts in this area of the city of Fredericton. Service concentration in the downtown core has continued for long enough.

Kind regards,

Adam

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Cc: [REDACTED]
Subject: Homeless Shelter
Date: Saturday, September 13, 2025 4:44:10 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.

Subject: Community Concerns Regarding Homeless Shelter Location

Dear Planning Advisory Committee,

We are writing on behalf of concerned residents in our neighborhood regarding the ongoing presence or proposed continuation of a homeless shelter near Odell Avenue & surrounding area, which is directly adjacent to a local park frequently used by children and families.

While we are **deeply empathetic to the challenges faced by individuals experiencing homelessness**, we firmly believe that this location is **not suitable** for a shelter of this nature. Our neighborhood has traditionally been a **quiet, family-oriented community**, and the shelter's proximity to public parks and residential areas has raised serious concerns.

We have observed:

- **Increased police activity**, including incidents where individuals have been pursued into private backyards.
- A noticeable **rise in theft and safety concerns** among residents.
- Reports of individuals exhibiting signs of **substance abuse and erratic behavior**, which have heightened fears for the safety of children and the community at large.

We want to stress that our concerns are **not rooted in a lack of compassion**, but rather in the belief that **the shelter's current location may be doing a disservice both to residents and to those it aims to help**. We believe alternative locations should be considered—ones that can offer the necessary support systems while minimizing risk to densely populated family neighborhoods.

We respectfully request that this matter be reviewed and reconsidered, and that the voices of local residents be included in any ongoing discussions about the shelter's future.

Thank you for your time and attention to this important matter.

Sincerely,
Kirk & Michele Horncastle

[REDACTED]

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Low Barrier Shelter - Support
Date: Friday, October 3, 2025 12:56:34 PM

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From: Kevin Gibson [REDACTED]
Sent: Friday, October 3, 2025 8:54:13 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Low Barrier Shelter - Support

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 Mr. VanRooyen,

I am writing in support of the work being done and advocated for by Fredericton Homeless Shelters.

With the cold weather starting, it is vital that our community support the unhoused while we (and city planners in particular) continue to work to facilitate and provide permanent housing solutions.

Best regards,

Kevin Gibson

[REDACTED]
[REDACTED]
[REDACTED]

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Request to the Fredericton Shelter
Date: Friday, October 3, 2025 1:21:01 PM

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From: Charlotte Connors [REDACTED]
Sent: Friday, October 3, 2025 9:19:16 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Request to the Fredericton Shelter

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 Mr. VanRooyen:

Please add this letter and my name to others being presented at the Oct 15th meeting regarding the Low Barrier Shelter on the NBEX grounds.

Every city has moral, social, and economic responsibilities to help our unhoused and most vulnerable, particularly to work with frontline workers who are actively finding solutions. Since January of 2025, in less than 10 months, the Fredericton Shelters have helped **285 people from under the age of 18 to over the age of 70 at the NBEX Shelter. There is a clear need.**

This shelter help individuals with the difficult transition and can be the only safe place from the harsh winter conditions. People who rely on the Low Barrier Space may be individuals who have served our country or province, people escaping violent/abusive situations or varying other situations that force them into this living situation.

They provide solutions to the issues that every city in North America is facing. With 24-hour a day security to the entire site, The Low Barrier Space is critical to providing a safe and supportive environment until unhoused folks find permanent housing. It can also support individuals in navigating the path of re-homing and finding their way back into the workforce.

I respectfully request and urge that the city allow the continued operation of the Low Barrier Shelter at the NBEX grounds.

Signed,
Charlotte Connors

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: NBEX Low Barrier Shelter
Date: Friday, October 3, 2025 1:24:35 PM

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From: Brie-Ann Wilson [REDACTED]
Sent: Friday, October 3, 2025 9:23:12 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: NBEX Low Barrier Shelter

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 Mr. VanRooyen:

Please add this letter and my name to others being presented at the Oct 15th meeting regarding the Low Barrier Shelter on the NBEX grounds.

Every city has moral, social, and economic responsibilities to help our unhoused and most vulnerable, particularly to work with frontline workers who are actively finding solutions. Since January of 2025, in less than 10 months, the Fredericton Shelters have helped **285 people from under the age of 18 to over the age of 70 at the NBEX Shelter. There is a clear need.**

This shelter provides solutions to the issues that every city in North America is facing. With 24-hour a day security to the entire site, The Low Barrier Space is critical to providing a safe and supportive environment until unhoused folks find permanent housing.

I respectfully request that the city allow the continued operation of the Low Barrier Shelter at the NBEX grounds.

Signed,
Brie Wilson

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Support for Out of the Cold Shelter at NBEx
Date: Friday, October 3, 2025 2:13:05 PM

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From: Prof. Anna E. Johnson [REDACTED]
Sent: Friday, October 3, 2025 9:43:17 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Support for Out of the Cold Shelter at NBEx

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 Mr. Van Rooyen,

I write to you to express my support for the continued operation of the Out of the Cold low barrier shelter at the NBEx location. This shelter provides critical support for our most vulnerable population during their times of greatest need.

I have been a resident of Fredericton for the better part of 15 years and have seen the city change in drastic ways over this time. as a university student, I saw the installation of "kindness metres" downtown, the removal of benches across the city, and less money going towards sheltering our unhoused population. When I returned to the city, I saw that the effect of these changes was the exact opposite of what was intended--our unhoused population exploded. You cannot ignore and make life more difficult for a population and expect them to change or disappear. The continual calls from certain housed elements of our city to essentially get rid of Out of the Cold shelters downtown are just another example of this. The unhoused population will not go away because they have no place to go. Instead, there will be more deaths, more injuries, more illness, and more drug use when people have nowhere accessible to go during the coldest months. It will not clear the downtown of unhoused people.

As an active member of the Fredericton Rowing Club, which operates out of the Small Craft Aquatics Centre, I come into contact with countless Frederictonians experiencing homelessness every day. Many individuals set up encampments in this area through the spring, summer, and fall as shelter and affordable housing options are almost nonexistent.

This summer, I had a conversation with an unhoused man whose tent had just been demolished by the city, and he posed a poignant question: "There is nowhere for us to live. We aren't allowed to set up homes. We aren't allowed to just sit on a bench and exist. How are we supposed to live, get clean, or improve our lives if we are not allowed to exist in this city?"

This man's words have stuck with me and have made me think a great deal more about how we approach homelessness in Fredericton. In my experience, the individuals I encounter here, just a couple of blocks north of the NBEx location, are, overwhelmingly, some of the friendliest people I encounter in the city. Certainly, issues do arise from time to time. True, there is drug use among this population. Who among us would not resort to an escape when there is no shelter to be found, when we are forced to move every week, when we are not allowed to exist? Moreover, the issues that do arise come at the hands of a small minority of this community. The majority should not be punished for the acts of the few.

The rowing club peacefully coexists with this population because we treat one another with respect and kindness. Nothing will change if the city and the city's housed population do not treat our unhoused neighbours with respect, dignity, and kindness. Shelter is a basic need, and the NBEx location is ideal for numerous reasons, not the least of which is its proximity to existing encampments. Downtown accessibility is absolutely key. Shelters outside of the downtown core are simply inaccessible to this vulnerable population who have no way of getting to locations outside of this area. The NBEx location also provides greater space to help more people than other previous locations.

As a researcher at both the University of Toronto and STU, I have recently delved into the world of homelessness and housing policy across the country. I recently wrote a book chapter on the situation in New Brunswick, specifically. I could spew facts and figures, as I am sure many do. I could go on at length about studies that have shown how shelters and affordable housing actually lower crime rates and drug use among unhoused populations. But, instead, I appeal to the human element. Our unhoused population deserves as much respect and kindness as any other residents of this city. The city does not belong to the rich. It belongs to all of us. Until sufficient affordable social housing is created, shelters such as this are one of the only ways to provide our unhoused population with dignity, security, and safety.

I appeal to you and the city's Planning Committee to choose kindness and respect over

the kind of vitriol with which some of our housed neighbours choose to live. We need to think about the kind of city we want Fredericton to be. I want to live in a Fredericton wherein we care for our neighbours, houses or unhoused.

Thank you and take care,
Anna Johnson

Anna Johnson
Instructor, St. Thomas University
PhD Candidate, University of Toronto

[REDACTED]
[REDACTED]

From: VanRooyen, Fredrick
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Low barrier shelter
Date: Friday, October 3, 2025 2:13:19 PM

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From: John Coates [REDACTED]
Sent: Friday, October 3, 2025 9:43:34 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Low barrier shelter

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 Fredrick

My wife Judy and I live in Sunshine Gardens and have lived here for over 40 years. We have experienced no problem due to the Out of the Cold-low barrier shelter, no problem at all. We understand that the shelter has security on duty 24/7 and provides assistance to many people with addictions and mental health concerns.

We think that the low barrier shelter is a good and needed service and support it's continuing at it's current location. The shelter provides help to meet the basic needs of several hundred people each year. Without the shelter many homeless folks would be looking for relief from the cold, which I suspect could lead to more desperation and likely more crime. It is a very valuable service.

Sincerely
John Coates

[REDACTED]
[REDACTED]
[REDACTED]

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From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Support for Low Barrier Shelter at NBEX location
Date: Friday, October 3, 2025 3:25:46 PM

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From: Andrew Klein [REDACTED]
Sent: Friday, October 3, 2025 10:27:41 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Support for Low Barrier Shelter at NBEX location

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.

Hi Frederick!

Thank you for all of your work making our city of Fredericton a beautiful community. I'm writing because I heard that there will be a City Planning session coming up where folks will discuss the shelter for unhoused Frederictonians at the NBEX grounds. I know thinking about housing can be fraught, but **I wanted to voice my support for continuing to allow that low barrier space to operate.**

As a father of four teens, who settled in Fredericton back in 2017, it has been a really heartening experience to share with my family the ways in which Fredericton has made strides to care for its vulnerable population. Being able to point to and support initiatives like food banks, 12 Neighbours, and the various spaces operated by The Shelters has been an important way for me to share with my kids what a caring society can do and how we can live out a message of hope in what can be pretty overwhelming times.

I know the NBEX space helped out close to 300 of my brothers and sisters during the cold months of last year, and I am so hopeful that it can continue to do so in the upcoming year, or that some other equally agreeable space can be made available.

Thanks for listening, and have a great weekend.

Andrew Klein

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: homeless shelter
Date: Friday, October 3, 2025 3:26:05 PM

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From: Sylvia Hale [REDACTED]
Sent: Friday, October 3, 2025 10:52:52 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: homeless shelter

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 Frederic Vanrooyen,

I am a resident on Connaught Street, close to the Exhibition Centre where I believe an 'Out-of-the-cold shelter is planned for the winter.

I fully endorse and support this project.

I have been aware for a long time of the number of homeless people in the city, some of whom huddle to sleep in the car park areas around the local shopping centre. It is heartbreaking to think of people homeless and cold sleeping nearby. I want to know they have a good, safe place to go as the weather gets colder.

I trust Warren Maddox, director of the Fredericton Homeless Shelter to oversee such a project.

Sincerely

Sylvia Hale
[REDACTED]
[REDACTED]

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Out of the Cold Shelter
Date: Friday, October 3, 2025 3:26:40 PM

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From: Emily Flynn [REDACTED]
Sent: Friday, October 3, 2025 11:02:03 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Cc: Amanda DiPaolo <dipaolo@stu.ca>
Subject: Out of the Cold Shelter

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 Frederick Vanrooyen,

My name is Emily Flynn and I am enrolled in a human rights course at St. Thomas University. Through this, I have come to better understand the importance of advocating for the unseen people in our community. In this case I have written to talk about the Low Barrier Shelter.

As you may know winter is coming on fast, the days are getting shorter and the nights much colder. These conditions highlight the critical need for protection and warmth for all individuals, regardless of their circumstances. While many people may not have to worry about where they sleep at night, what about those who fall between the cracks? The ones who aren't the majority. Don't they deserve the same access to living as everyone else?

Article 11 of the international covenant on economic, social, and cultural rights reads that everyone has the right to adequate standard of living, which includes housing, a fundamental right to safety. If opposition to this shelter is successful, it will leave people in our community vulnerable, potentially violating human rights.

Since January 2025, roughly 285 people of all different experiences have been helped by this shelter. Although this may seem small to some, imagine 285 university students, CEOs, or city council members. Would we be fighting harder to protect them then? The communal resources provided can sometimes overlook the people who are in need of

them most.

I believe that this shelter has done justice for the underserved people in our community and that it is our collective duty as members to recognize these inequalities and the passing over of human rights. We need to make sure that individuals basic needs are met, and that they feel safe and supported in the city they are part of.

Thank you for the attention on this important matter

All the best,
Emily Flynn

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Out of The Cold
Date: Friday, October 3, 2025 4:30:44 PM

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From: Jacqueline McCloskey [REDACTED]
Sent: Friday, October 3, 2025 11:50:56 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>; Amanda DiPaolo <dipaolo@stu.ca>
Subject: Out of The Cold

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.

Good afternoon, Frederick

I am currently an arts student at St. Thomas University. I hope to aid people in mental health one day. I am very fortunate to be able to attend university in today's society. Although it is still a struggle financially, I am lucky. Many are not.

Many individuals are not set up for success and privilege as some children are. Some individuals can not find jobs as they have no address. How do they obtain an address without income? I assume you may also be aware of our current job state. There is little need for jobs of no degree or previous training. How can one obtain such with out the advantage of money or support . There are many reasons people are homeless. Many people judge them and see it as their fault. This is not true!!

I hope this does not come across as gaslighting, but I hope you do not close the homeless shelter at the NBEX grounds this winter. I hope you can put yourself in their shoes for even a second, imagine what it would like to be freezing day after day and scared, on the edge of desperation. I personally think it is of no consideration to close a homeless shelter, especially in the winter. Imagine young adults and parents in this situation. They depend on these shelters, especially for rehabilitation and a fair chance at life.

Thank you for your time and consideration,
Jacqueline McCloskey

Get Outlook for iOS

From: VanRooyen, Fredrick
To: PLANNING AND DEVELOPMENT
Subject: Fw: Out of cold shelter
Date: Friday, October 3, 2025 4:31:24 PM

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From: William Johnson [REDACTED]
Sent: Friday, October 3, 2025 12:03:43 PM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Out of cold shelter

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 Mr. van Rooyen,

It was brought to my attention that a group, demanding the closure of the 'out of cold shelter' located on the exhibition grounds, are circulating a petition to remove the homeless from the area.

I am ashamed of my fellow citizens who have decided to advance such a callous proposal. These unfortunate homeless individuals are also citizens of Fredericton. Yes some may suffer due to substance abuse, mental illnesses, and relentless poverty. But so do many in our community who are fortunate enough to have a place to call home.

This is a micro version of the grotesque, cold hearted and self serving concepts advanced by the Trump regime to the south. Out of sight, out of mind and don't dare cause me any discomfort.

So far I applaud the city council and their admirable efforts to treat the homeless with kindness and caring. This is the Canadian way of dealing with difficult issues rather than echoing the 'orange man's' appalling desire to make the hard lives of the downtrodden even worse. I welcome them recognizing that 'there but for the grace of God go I'. Let's offer hope and not throw them aside lest they disturb our lovely lives .

Sincerely, J William Johnson

Sent from my iPad

From: [REDACTED]
To: PLANNING AND DEVELOPMENT
Subject: PAC V-21-2025
Date: Saturday, October 4, 2025 11:13:10 AM

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.

In response to this file, I would like to express opposition to the renewal of the temporary shelter on the Exhibition grounds. This morning, I watched one of the security guards picking up drug paraphernalia in from of the Cultural Centre, beside the small play area that the daycare uses. I am pleased with the security presence 24/7, but dismayed at the substantial increase of dangerous behaviour 24/7 as well. Yesterday, in the early morning, I watched a group of four drug users occupy the entrance to the house in Wilmot park for several minutes (perhaps to do drugs, or perhaps to see if the house was open?), before moving on. This is a sad thing, since there is currently an immigrant family staying there who speak very limited English. How frightening. It may not be important to the City, but I can no longer keep my bedroom window open because of the traffic and noise of drop users at night.

I am not against temporary shelters, but I am opposed to several shelter locations being clustered near the same daycares and parks, given that security does not prevent the security problems, but only mitigates it somewhat. Since we have a shelter at the other end of Odell Avenue, perhaps this current shelter should be moved to another temporary location—either the east end or the north side. The arena on University Avenue might be an option, since the City can make arrangements there fairly expediently.

Scott Dunham
[REDACTED]

From: VanRooyen, Fredrick
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Low Barrier Space at NBEX
Date: Saturday, October 4, 2025 2:15:05 PM

Get [Outlook for Android](#)

From: Douglas Vipond [REDACTED]
Sent: Saturday, October 4, 2025 5:54:32 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Low Barrier Space at NBEX

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 Mr. VanRooyen, I am strongly in support of the community shelter's care for the most vulnerable people in our society. In particular, I urge you to continue funding the low barrier space at the Ex.

Please help ensure that the work of Warren Maddox and others continues to be well funded, so that they are able to do the work that is (unfortunately) still necessary in Fredericton. As winter approaches, this becomes especially urgent.

I am confident that the compassion of your committee and the city council as a whole will withstand the negativity and misstatements of a highly vocal minority.

I trust I can continue to think of Fredericton as the kind of place where we help one another.

Douglas Vipond
Fredericton resident since 1977

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Out of the Cold spaces on NBEX grounds
Date: Saturday, October 4, 2025 2:15:35 PM

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From: Hilary Randall [REDACTED]
Sent: Saturday, October 4, 2025 7:49:09 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Out of the Cold spaces on NBEX grounds

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.

Hi Fredrick,

I'm very sorry to hear from Shannonbrooke about the increasing pressure to close the Out of the Cold Shelters on the NBEX grounds.

The shelters are clearly needed and provide a necessary compassionate service that, if anything, REDUCES crime rather than increases it. Most importantly, they reduce unnecessary suffering and saves lives!

Please let me know how I can sign a petition, if you are circulating one!
All the best in this fight!

Sincerely,
Prof. Hilary E. Randall
Psychology Department, STU

Sent from my Bell Samsung device over Canada's largest network.

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Out of the Cold Low Barrier Space support letter
Date: Saturday, October 4, 2025 10:26:23 PM

Get [Outlook for Android](#)

From: Jane Bowden [REDACTED]
Sent: Saturday, October 4, 2025 9:25:07 PM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Out of the Cold Low Barrier Space support letter

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

Hello.

My name is Jane Bowden, and I writing this in support of the Homeless Shelter's Out of the Cold Low Barrier Space. The Homeless Shelters, under the superb direction of Warren Maddox, provide essential care for the most vulnerable people of Fredericton. I hope that the city of Fredericton continues to support this project, which literally is saving lives.

I have supported the Homeless Shelters for several years, and their efforts make me proud to be a citizen of Fredericton.

Yours sincerely,
P. Jane Bowden

[REDACTED]

Sent from my iPad

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: Heartfelt Support for the Out of the Cold Shelter at NBEX
Date: Monday, October 6, 2025 8:16:38 AM
Attachments: [Outlook-Image.png](#)

From: Maureen Barnes [REDACTED]
Sent: Sunday, October 5, 2025 12:10 PM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Heartfelt Support for the Out of the Cold Shelter at NBEX

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 Mr. VanRooyen,

I'm writing to offer my enthusiastic support for the continued operation of the *Out of the Cold* Low Barrier Shelter at the NBEX site, operated by Fredericton Homeless Shelters.

This initiative has been a beacon of hope for many in our community. Since January 2025, the shelter has welcomed 285 individuals, offering warmth, safety, and dignity to those who need it most. These are our neighbours—people of all ages and backgrounds—who have found a place of compassion and care during difficult times.

The shelter's commitment to safety and community well-being is evident. With 24-hour security provided at their own expense, the team has created a space that is not only safe for its residents but also respectful of the surrounding area. The suggestion that this project contributes to crime is not only unfounded—it overlooks the real, positive impact being made every day.

The *Out of the Cold* shelter is part of the solution. It is helping people stabilize, access services, and move toward permanent housing. It reflects the values of kindness, inclusion, and shared responsibility that make Fredericton such a special place to live.

I hope you and the Planning Committee will continue to support this vital initiative. Your leadership in this matter can help ensure that no one in our city is left out in the cold.

With sincere appreciation for your work and consideration,

Maureen

Maureen Barnes, B.A., B.Ed., M.A (she/her/elle)



The land on which we gather at St. Thomas University is the traditional and unceded territory of the Wolastoqiyik, W?last?kewiyik whose ancestors along with the Mi?Kmaq / Mi?kmaw and Passamaquoddy / Peskotomuhkati Tribes / Nations signed Peace and Friendship Treaties with the British Crown in the 1700s.

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From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: support for Out of the Cold
Date: Monday, October 6, 2025 12:16:46 PM

From: Jeannette Gaudet [REDACTED]
Sent: Monday, October 6, 2025 11:38 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: support for Out of the Cold

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 Mr. Van Rooyen,

I am writing to express my support for the continuing operation of the Out of the Cold low barrier space at the NBEX location. There are already insufficient resources in the city available to offer a roof (either permanent or temporary) for the increasing number of homeless of Fredericton. With the coming winter, loss of another resource will only exacerbate the problem. Out of the Cold is one solution to helping remedy the issue in our city. The Low Barrier Space is critical to providing a safe and supportive environment to people off the streets and into permanent housing.

Thank-you for your consideration,
Jeannette Gaudet

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: Out of the Cold shelter
Date: Monday, October 6, 2025 12:16:57 PM

From: Karen Robert [REDACTED]
Sent: Monday, October 6, 2025 11:43 AM
To: VanRooyen, Fredrick <frederick.vanrooyen@fredericton.ca>
Subject: Out of the Cold shelter

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 Mr. Van Rooyen,

I am writing to you respectfully to declare my support for Fredericton's Out of the Cold low barrier shelter space at the NBEX. Like other Fredericton residents, I have been deeply troubled to see the increase of people living rough in the city over the past decade. As I understand it, many factors have contributed to this trend, both in our city and in cities across North America: the COVID lockdowns, skyrocketing rents, inadequate mental health and addiction services, etc.

Complex and coordinated policies are necessary to address these core causes, but in the meantime, people cannot be left abandoned, particularly in the brutal winter months. A facility like the Out of the Cold space provides at least the bare minimum of comfort and safety to help people stay alive. Removing those supports will not erase the problems or remove these people from our community.

I know that city officials and politicians are under constant pressures to make these problems disappear, but I hope you will remain steadfast in your support for the shelter. I live fairly close to the NBEX site and walk my dog around there daily, but I don't feel my status as a homeowner gives me the right to veto supports for the most vulnerable people in the city.

Thank you for your time and attention to this matter.

Sincerely,

Karen Robert

Dr. Karen Robert

Professor, Department of History

she/her/hers

St. Thomas University

Fredericton, NB

E3B 5G3



<https://www.unmpress.com/9780826367624/driving-terror/>

St. Thomas University is situated on the traditional and unceded territory of the Walastakwiyik (Maliseet) whose ancestors along with the Mi'Kmaq and Passamaquoddy Nations signed Peace and Friendship Treaties with the British Crown in the 1700s.

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: From Albert Katz, RE Low Barrier Shelter
Date: Tuesday, October 7, 2025 8:55:31 AM

From: albert katz [REDACTED]
Sent: Tuesday, October 7, 2025 8:07 AM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: From Albert Katz, RE Low Barrier Shelter

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 Mr. Van Rooyen

It was with dismay, and sadness, that I understand the City Planning Committee is seriously considering stopping the important work of the Low barrier Space at the NBEx location in protecting amongst the most vulnerable citizens of Fredericton. As you know the homeless include people of all ages, genders and medical conditions - and the city is ill prepared already in dealing with this segment of our population with empathy and support. I urge the Committee to do the right thing and let this important work be permitted to continue.

Sincerely
Albert Katz

[REDACTED]

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: Shelter
Date: Tuesday, October 7, 2025 8:56:19 AM

From: Cynthia [REDACTED]
Sent: Monday, October 6, 2025 8:42 PM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: Shelter

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.

Mr Vanrooyen,

It has come to my attention that the city may be considering the closing of the Out of Cold shelter. It is certainly no secret that Fredericton (along with most NB cities) has a desperate housing problem which definitely coincides with our addiction issues.

I work at a pharmacy which supports many of the clients of our city shelters and I am also the mother of an adult child who has addiction issues and has used shelters in the past. Please keep in mind that no person wants to use a shelter. It is used as a necessity by people just trying to survive.

I have never written a letter to a city official before, but as a tax payer who has remained silent in regards to where my money is spent, I am now kindly requesting that you please keep all of our shelters open.

Thank you,
Cynthia Peabody

From: [VanRooyen, Fredrick](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: message of support
Date: Tuesday, October 7, 2025 2:55:32 PM

From: James Gilbert-Walsh [REDACTED]
Sent: Tuesday, October 7, 2025 2:40 PM
To: VanRooyen, Fredrick <fredrick.vanrooyen@fredericton.ca>
Subject: message of support

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 Mr Van Rooyen,

I am writing to express my strong support for continuing operation of the Out of the Cold low barrier space at the NBEX location. I have discussed this low barrier shelter with several of my colleagues and I've looked at the statistical data indicating how invaluable it has been. Obviously, a community like Fredericton is obliged to protect the welfare of its most vulnerable residents. I have been impressed with the clearly affective contributions the low barrier shelter has made to this end. I very much hope you will do what you can to support its continuing operation.

Sincerely,

Jim Gilbert-Walsh
Professor of Philosophy
St. Thomas University

From: Brown, Alicia
To: [REDACTED]
Cc: PLANNING AND DEVELOPMENT; VanRooyen, Fredrick
Subject: Receipt of Petition
Date: Wednesday, October 8, 2025 10:55:10 AM

Good Morning,

This email will acknowledge the receipt of your petition, dropped off at City Hall on Wednesday, October 8, 2025.

This will be included with the comments as part of the PAC Report/Package for 355 Smythe Street.

Best

Alicia Brown

Planning & Development | Service de l'urbanisme et de l'aménagement
T. 506-460-2020 | F. 506-460-2894
397 Queen Street | 397, rue Queen
Fredericton, NB (N.-B.) E3B 1B5

**PETITION TO PLANNING ADVISORY COMMITTEE AND CITY COUNCIL REGARDING
EMERGENCY SHELTER AT THE WINNERS LOUNGE, 355 SMYTHE STREET**

We, the undersigned residents of Ward 10 and Fredericton, submit the attached petition in opposition to the proposed extension of a Temporary Use Variance and Rezoning of the location to permit a continuation of a Shelter at the Winners Lounge, 355 Smythe Street by the Fredericton Homeless Shelters,

Our community recognizes the urgent need for shelter space, however, approving a third temporary variance or rezoning continues to place residents and vulnerable populations in the area at risk.

The Community Safety Task Force (CSTF) Report outlines 47 recommendations for both immediate and long-term systemic change to the city's most pressing social challenges including Community Safety & Crime Prevention; Mental Health, Addictions & Crisis Response; and Housing Solutions & Homelessness Prevention.

Our primary reasons for opposing these applications are:

- **Concerns over Crime and Safety.**

In its current location, the shelter is operating less than 100 meters from a daycare, after school program operated at the Multicultural Centre, Seniors Resource Centre and Playground and in close proximity to residential areas.

Security patrols the immediate area around the shelter and remove individuals who do not belong in the shelter due to unruly conduct or other unwanted behaviours. These individuals are then in the neighbourhoods, parks, etc.

Police, First Responders and Firefighters routinely respond to disturbances in the area.

- **Concentration of Facilities:**

Within the boundaries of the West End of Fredericton, referred to as "The Square Mile" and described by some security officials as a "hotspot", there operates the following:

Community Kitchen

St. John House Men's Shelter

Winners Lounge Mens Low Barrier Shelter

Grace House Women's Shelter

Community Health Centre

Addiction Services (Victoria Health Centre)

John Howard Society Half Way House

Ironwood Resource Centre

Mental health Services

Overflow shelter (Aquatic Centre)

Where else would a neighbourhood be inundated by the sheer number of persons in such dire need awaiting services which present as too few and too ineffective leaving residents to be victims of unwanted activities and behaviours.

This concentration – one that even shelter officials have deemed undesirable – within one square mile area has changed the nature of the downtown core and the West End of the City.

- The temporary use variance or rezoning of this property permits the low barrier shelter to continue to negatively impact residents and businesses. People who live, work and use services in this area do not feel safe.

For these reasons, we, the undersigned, respectfully ask the PAC to deny the application for extension of a Temporary Use Variance and recommend not Rezoning the Shelter at the Winners Lounge, 355 Smythe Street as a permitted use.

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Grinn Owen			
Amy Ross			
Karen Ross			
Ted Leokney			
MARC HORNCASTLE			
Scott Dunham			
Philip Battah			
Steve Bleakney			
Carla Bleakney			
Beth Barrett			
Steve Chase			
Brenda McLaughan			
PETER McLAUGHAN			
Joan McLaughan			
Angel Terry			
Crystal Claydon			
Nicole Wilby			
Caroline Sheehan			
CAROLYN TOWNEND			
JANET McLAUGHAN			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Judy Burgess			
John Burgess			
King West Rentals			
Richard Connors			
Manuel Savai			
Ally Burgess			
ROBERT			
ROMBOUGH			
Ronnie Burgess			
Bonnie Greenwood			
Bruce Gorham			
Rochelle Baldwin			
Jack Gorham			
JOSEPH D. ALLEN			
Ella Kotze			
Kathryn Gates			
Judith Loh			
TRISH DEWITT			
EDWARD MANSFIELD			
Rosalyn Drake			
Adam Verry			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Address

e-mail (optional)

Signature

Tanny O'Brien

Rolando DeAmbrose

JARREN SMITH

Wanda Smith

Ivan Chase

Sandra Lockwood

Joanne Faulkner

MARY GILLESPIE

Regina Metran

Etta Davis

John Coker

Dennis L. Lee

Joseph L. Davis

Gwen VanDin

Brenda Smith

Darrell Brewster

Grace Brewster

Rich Leach

CLAIRE LEACH

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Address

e-mail (optional)

Signature

Ron Sammi

Luis Estabro

Evans Estabrook

Emma Sheppard.

Faith Litalen

Jackie Firlot

Bort Firlot

Ethan MURDOCK

Charles Sharp

MARILYN FORD

GORDON FORD

Alard CAMERON

Sandy MacMille

Janice Anderson

Reg Anderson

Delbie Richer.

Kathy Gallan

Fred McWilliam

Bonny Vaughan

Beth Kelly

Bob DeLong

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Address

e-mail (optional)

Signature

Jane Watson

Jennifer Flynn

Angela Gads

U Phillips

J. Gough

V. Brash

Pat Desautels

J. Desautels

Joanne Ros

Barb Langen

ROSSMCKEAN

David Chou

Murielle Loda

Janos Koval

Sharia Kay

Allie McCart

Jocelyn Poller

Michael Rinner

Genia C...l'

(19)

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
------	---------	-------------------	-----------

ELISE HOTCHKISS

Elise Sampson

Rita Flanagan

Frank Hargreaves

Lucy Porter

Sabina Keenan

George Bidlo

PAUL HENNEFFER

Dele Moreton

Francis Rioux

Debra Gall

Tony Hall

Tom Perkins

GERRY HEFFERN

Mary Heffernan

GERRY PORTER

Jenny Reid

WENDY DAWE

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Address

e-mail (optional)

Signature

Alida Band

Elyse Jans

Carol Ross

Alexandra Robinson

MARC BLOUIN

FRAN PEARSON

REID PEARSON

Lisa Steward

Regiane Santos

Cathy Coffey

Charles Harding

Don Hry

Diana Harding

Wilfred Savoie

(2) Horetta Savoy

Jagan Chen

James LeBlond

Barrie Lowther

Annie McCloskey

Debra Martin

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Harry J. Bolan			
Anna M. Wilby			
Margaret Simon			
Joan Shaw			
Gary Lummis			
Pat Lummis			
Kendall Wright			
Ken Groggin			
Stephanie Guignion			
Katherine MacLeod			
Mary Carfra			
Rachel Gillespie			
Stephanie Roy			
Rowena Chase			
Cody Reed			
Sen Allen			
Andrew McCullough			
Dave Verry			
Nadia Proze			
Andrew Ansett			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Address

e-mail (optional)

Signature

BERYL SMITH.

Shauna Estabrook

Matthew Estabrook

Emma Dewar

Sherry Thomson

Marc Chenard

George Bransome

Anika Volkov

Janet Olmstead

Jane McCulloch

Doreen Evans

Tammy Coughlin

DALE VANDENBORKE

NICOLE VANDENBORKE

FRANCOIS VARIN

Pauline Dufour

Martin Barber

Sarah Carson

John Bergall

Tatiana Nason

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Katui Lakes			
Blonde Thoma			
Dave Deep			
Melissa Deep			
Amanda Hest			
Roebe Mesneau			
Cardyn Murray			
Penny Anderson			
Bill Mattheus			
Jean Tremblay			
Pat Day			
Dawn Madsen			
Anne Master Boyre			
Deanne Cornes			
Turde Canell			
MAGGIE Vienneau			
Natasha Vienneau			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Lloyd DeLong			
Nick McCallum			
Opal Milbury			
Dave Milbury			
Charlotte Nason			
Les Nason			
Sandy Rickard			
Karen Moore			
Stefanie Huntkenne			
John T. Moore			
John Mayhew			
Bonny Barton			
Pauline Kennedy			
Katelyn Brown			
Benjamin Cornier			
Haley McCallum			
Brian Vroom			
Chris Whitlock			
K. Shum			
Mary Sullivan			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Cathy DeLong			
Marilyn Wall			
Sharon Meed			
VIVIAN NELSON			
Sandra Richardson			
Kate Budd			
Russell Randall			
SMUCK STEETS			
ROW SIEVES			
Ruth Randell			
Harriet Bunde			
Connie McIntosh			
Ernest McIntosh			
Carol Beansoleil			
Francine Dorcas			
Gilles Boudreau			
John Taylor			
BONNIE GILKARD			
(19)			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Lynn Chubb			
GTO Robertson			
H. Brunsen			
W. Kimball			
DMcEadon			
Tim KASLEY			
Jeff D.			
Joseph M Cartwright			
Lyle HAY			
Luchyn Cl			
R. McQuinn			
Rich Dargi			
Mike Tonks			
BILL RICKARD			
Debbie Brown			
Juan Russin			
GERRY Russin			
Wendy Sansom			
David Dargi			
David Dargi			

2000

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Barbara Smith			
ALLEN SMITH			
TAM LESCO			
GREG LESCO			
Christina Rauska			
Joslyn Howett			
Heather Pugh			
Lynn Chaplin			
MARIE NIXON			
DAVID NIXON			
Dorothy Maguire			
Blake Wellner			
JILL ANNS			
Brian Swales			

4

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Blenda Hubert			
Brian McLaugh			
Andy Dawson			
Chris Winkler			
Margie Clark			
R D Clark			
Joanne King			
Isabatha Price			
Don McKay			
Jeffrey Ross			
Nause King			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Jim Gowan

Maureen Michaud

Kendra Haines

Robert Cookburn

Patrick Mockler

Glenn Wishbush

Amy Lounsbury

R. Keith Walsh

Meghan Walsh

Amy Ferguson

Paul de Leon

(11)

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
------	---------	-------------------	-----------

HEATHER ALLEN

SHIRLEY CRAFT

KIRK HORNCASTLE

Michelle Horncastle

Mediha Dazi

Daved Johnson

Lee Agius

Patrick Lowe

William Robinson

Tony Partridge

Judy Perney

Bradley Taylor

Ward Wright

(B)

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

[illegible]

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.



Name

Address

e-mail (optional)

Signature

Lynn MacPherson

Leah Peddle

Carol Malloy

Wesley Dickinson

Mark Hazlett

Olivia Hazlett

Leanne Hazlett

(1)

**Petition to Oppose Temporary Use Variance or Rezoning
for Homeless Shelter. Winners Lounge, Exhibition Grounds.**

Name

Address

e-mail (optional)

Signature

Rose Smith

Gérard Sirais

Steve Kelly

Jessica Bustin

Bob Cockburn

Nancy McKay

GRIFFIN MOON

Charlene Comeau

Kendric Harris

Margot Russell

Erin Clendenning

Jackie Spencer

12

**Petition to Oppose Temporary Use Variance or Rezoning
for Homeless Shelter. Winners Lounge, Exhibition Grounds.**

Name

Patricia Field

Elizabeth A. McClellan

Gennie Stozek

Paul MacNeil

Chrissie Pack-MacNeil

Bessie McGinn

Karrie Dunphy

Mark Cain

Michelle Ashfield

Linda Watson

Brenda Bohan

Johanna Wedge

Jennifer Butler

Jennifer Urguhart

Brian Urguhart

(15)

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

[illegible]

Name	Address	e-mail (optional)	Signature

Address

Signature

Sébastien Breau

8

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
Eunice Phillips			
Maynor Davenport			
Dana Wright			
Casta Wright			
JEFF McGready			
(6) Kiri Phillips			
Lanne J. Wicks			
(8) Lisa Buckley			
Margaret Simon			
Peter Fletcher			
(11) Andrew Wright			

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name

Address

e-mail (optional)

Signature

Jan Lockhart

Janice Gange

Patricia Belier

Lynn Fullerton

Deb Campbell

David Campbell

Shawn Resland

7

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

[illegible]

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

[illegible]

Petition to Oppose Temporary Use Variance or Rezoning for Homeless Shelter. Winners Lounge, Exhibition Grounds.

Name	Address	e-mail (optional)	Signature
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Esther Wilby			
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CHRIS LEACHMAN			
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Sarah Wilby			
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3

From: 
To: [PLANNING AND DEVELOPMENT](#)
Subject: Temporary Variance for Smythe Street Shelter
Date: Wednesday, October 8, 2025 1:20:58 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.

Dear members of the Planning Advisory Committee.

I am writing as a resident of Ward 10 in support of extending the temporary variance for the overnight shelter on the Exhibition Grounds, which I understand is to be discussed at the PAC meeting on October 15th. Rescinding support for this shelter in October without a plan to fill the gap that would create would be devastatingly cruel for the people who rely on the shelter, and would do nothing to address the safety concerns of those in the immediate vicinity of the shelter.

I write this letter, however, disappointed in the way "temporary" Out of the Cold services that have been established in the city over the last several years are consistently faced with a lack of stable, ongoing support from government which has the threat of having to close and/or move to a new location constantly looming over their heads. These services are clearly needed, given that they are perpetually overwhelmed, and the inconsistent, reactionary nature of these facilities does not even begin to address the growing needs of homeless people in our community.

Governments at all levels, including municipal governments, are failing to meaningfully respond in a policy context to the growing financial pressures New Brunswickers are facing, and it is no surprise that this lack of action has resulted in exploding rates of homelessness, mental health crises, and drug overdoses. Fredericton needs to seriously consider more permanent, creative solutions to this problem than temporary variances for overnight shelters and overpolicing of homeless people who have nowhere else to go.

Sincerely,

Reid Lodge
Ward 10, Fredericton

--

Reid Lodge

From: [REDACTED]
To: PLANNING AND DEVELOPMENT
Subject: Extension of low barrier/damp shelter FREX. October 15 meeting
Date: Wednesday, October 8, 2025 3:10:54 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.

Dear PAC members,

As a resident on the west side of Ward 10 who is affected daily by the city planning decision(s) to place a “damp:low barrier” shelter in the old winners lounge restaurant, I must speak out as you are faced with another decision on October 15, 2025 to extend the lease. I have never in my 30 years as a resident in this city written to you or council, so that speaks to the seriousness of the issue to me and many others.

Your committee’s role is to plan, and we were told many many months ago that this shelter was TEMPORARY. The continuing “extension “ seems very much like poor planning, or it has been “planned” this way, and we are feeling misled. As you will see with the petition being presented tonight, we are tired and scared.

It is hard for me to believe the city would place the shelter 50 m from the multi cultural day care centre playground where workers have to rake the play area before they can let toddlers out due to syringe needles being discarded. How is this ok? Are there other shelters with high risk clients near day cares in Fredericton? I can’t find any. New Canadians at the MCC will not due to many cultural issues speak up, so I for one feel I must give them voice as well.

The shelter not only has the homeless clients, but it attracts their drug dealers and the people fencing the stolen property from our neighbourhood so more drugs can be bought and used.....and the cycle continues.

Here are just some examples of what we see in the west end of Ward 10 due to the shelter.

- dug addicts pulling down their pants in front of the toddlers
- tossing of needles on grass, Wilmot park playground and on our lawns
- human feces on our lawns and play equipment to us to clean up
- profanity being yelled at seniors at the stepping stone and lawn bole courts
- addicts passed out on streets, trails, Wilmot park playground and yes at least once in the day care fenced in area.
- police and other first responders here everyday dealing with issues. Sometimes with guns drawn.
- homeless showering at the splash pad
- residents afraid to walk their dogs or take children to the playground
- drug deals and drug use in plain site everywhere in the area

Don’t be distracted when some say “ but where will they go?”. There are other places and solutions, but the city needs to start by planning and stating where shelters CANNOT go and some obvious places are respectfully near day cares, senior centres and playgrounds.

This has become more than a planning issue, it is now a critical Public Safety Issue which needs new creative thinking and solutions. I urge you to REJECT the extension/expansion of this shelter in the name of public safety on October 15. I believe you have a public responsibility to do so.

Respectfully,

Lynn Chaplin
Resident
Sent from my iPhone

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT; CITY CLERK'S OFFICE](#)
Subject: Opposition to Temporary Use Variance - October 15 2025 PAC Meeting
Date: Thursday, October 9, 2025 9:31:22 AM
Attachments: [Letter to PAC.png](#)

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 include the attached letter for materials for the PAC Meeting Wednesday, October 15, 2025. If included in Public Information, please redact our address.

Thank you,

Richard & Andrea Allen

[REDACTED]

October 9, 2025

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

Attention: Planning Advisory Committee

via email planning@fredericton.ca
cityclerk@fredericton.ca

Dear Members of the Planning Advisory Committee

Please register our opposition to the application for another extension to the Out of the Cold Shelter and the accompanying Rezoning application at the Winners Lounge.

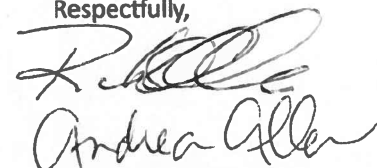
We recognize the urgent need for emergency shelter space. Approving another temporary period or rezoning the current location continues to place other vulnerable populations in the area at risk. What was to be 4.5 months is becoming a minimum of 18+ months if you approve another extension.

Our primary reasons for opposing these applications are:

- Concerns over safety. In its current location, the shelter is operating less than 100m from the daycare playground of the Multicultural Centre, across the street from a Seniors Centre, a park and in close proximity to residential areas. The security patrols remove individuals who do not belong in the shelter due to unruly conduct or other unwanted behaviours. These individuals are then in the neighbourhoods, parks, etc.
- Concentration of facilities: Within the boundaries of what has been dubbed the "Square Mile" and described by some officials as a "hotspot", there resides the following: Community Kitchens; St. John House men's shelter; Mental Health Services (Victoria Health Centre); Addiction Services (Victoria Health Centre); Grace House women's shelter; John Howard Society services; Overflow shelter (Aquatic Centre). This concentration has changed the nature of the downtown core and the west end of the City.
- The rezoning of this property would permit the low barrier shelter to operate in its current location for a very long time. Already, it has created a tipping point for the surrounding neighbourhoods and facilities. People who live, work, play and use other services in this area do not feel safe.

Lastly, The Community Safety Task Force ("CSTF") Report outlines the real solutions required – housing, recovery supports and coordinated government action. We urge the objectives outlined in the report to be implemented.

Respectfully,


Richard & Andrea Allen

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Out of the Cold Shelter
Date: Thursday, October 9, 2025 11:47:27 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.

Good evening,

My name is Amber Chisholm and I'm a resident of Ward 10, on the 300 block of Dundonald street. I'm writing to express my support for the continued operation of the Out-of-the-Cold shelter on the Frex grounds, which I understand is scheduled to be discussed at an upcoming PAC meeting on October 15th.

The people who use that shelter are my neighbours. They are members of this community, and I do not want to see them needlessly sleeping in the cold this winter. I do not want to see them forced into tents that are without heat or water and which are cyclically destroyed by municipal enforcement. I do not believe that their presence in this neighbourhood in-and-of itself presents a threat to my family's wellbeing, and I do not believe that I have the right to live free of any discomfort or alarm that may arise from witnessing a person who is visibly impoverished, unwell, or in crisis.

My only point of disagreement with this application is the fact that no viable long-term alternative appears to be forthcoming. I am extremely frustrated that the existence of this shelter must be re-litigated between members of our community year after year, placing front-and-center a debate about whether we should have to be confronted by the mere presence of our houseless neighbours. This takes valuable time and resources away from more constructive conversations, such as how to improve the supports and safeguards needed to serve all residents of this area.

A failure to allow this shelter's continued operation would represent a failure of our community – because what kind of community rallies to exclude people they've mostly never even spoken to due to fear of who they are?

Principles aside, I truly believe that the closure of this shelter will also directly contribute to a worsening effect on many of the issues brought forward by my more concerned neighbours. If there are people in Ward 10 who don't want to have to witness people wandering their yards, sleeping on their porches, or dropping needles in public areas, then we need to find ways to ensure that there are **more** well-resourced, safe, and accessible places for people to eat, sleep, use the washroom, and safely dispose of items like needles in all areas of this city.

With all appropriate urgency,

Amber Chisholm
Ward 10 Resident

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: ATTN: Fredrick VanRooye
Date: Friday, October 10, 2025 10:40:37 AM

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.

To Fredrick VanRooye,

My name is Indigo Poirier. I am a BSW student at St. Thomas University, an engaged community organizer, and I worked at the Out of the Cold Shelter (OOTC) this past Summer as a Summer student. I'm writing to strongly encourage the PAC to approve the OOTC shelter's zoning variance application to stay open in their current location another 3 years.

The Out of the Cold shelter is a vital resource for homeless folks in our community. Most of the residents I got to know in my time working there were chronically homeless and were staying there for an extended period of time. The other shelters in our community, while also necessary and doing good work, have much stricter rules around behaviour. Most shelters (and most social programs) expect homeless people to prove that they are deserving of support. This necessitates that these people accept the legitimacy of a social hierarchy wherein we, the professionals working with them, know better than them what they need, what they should do, and how they should live their lives. For those who are unable or unwilling to submit to the stringent set of rules at these places, a low-barrier shelter is their only pathway to a safe place to rest their head for the night. While OOTC does have rules around residents' behaviour, these rules are largely in place to ensure that the environment is safe and comfortable for everyone, and to ensure equitable distribution of extremely limited resources. According to the UN, housing is a human right. The point of human rights is that we don't have to prove that we deserve them. We—all of us, no matter how poor, no matter how weird, no matter how angry or off-putting or hurt—deserve safe housing by virtue of drawing breath on this Earth.

It is not clear to me that a workable alternative to the current location has been found. It seems to me that members of our community would rather play hot potato with some of our most vulnerable residents than accept shared responsibility for their wellbeing. If the shelter is closed with no alternative—especially now, so close to the cold Winter months—some of these people will get hurt. Or they will be driven to crime out of desperation and end up in jail. Or they will die. Our homeless community needs *more* supports, not fewer. And they need more supports that don't require them to first prove their worth to a system of social supports that has shown repeatedly that it doesn't care about their humanity. Instead of debating whether our only low-barrier shelter should stay open, we should be focusing on how we can supplement its efforts, perhaps by opening another low-barrier shelter elsewhere in town, or, as a member of our community suggested to me last night, providing enough funding for the current OOTC to stay open 24 hours a day.

Yet too often, the well-being of the homeless members of our community is debated in the abstract or treated as though it must inherently be weighed against the well-being of

our housed population. Speaking personally, my life has been *enriched* by getting to know and helping to support these people. I have never once felt as though my own safety or wellbeing was threatened by their presence. Most of the concerns people tend to have about homeless people in their area can be solved by *more* supports and *more* engagement with the community, not by less. People leaving sharps around can be solved by more access to sharps containers in public spaces. Petty crime rates (it's debatable whether the presence of a shelter actually contributes to increased crime rates in a community but people sure seem to worry that it will) can be solved by making sure people have enough food to eat, water to drink, and shelter to protect themselves from the elements. People acting "crazy" or disturbing the peace can be solved by more supportive connections with others in their community. OOTC closing would mean less of all these things, and that means the things some people worry about when they worry about increased homelessness in their community are going to get worse, not better.

In conclusion, I ask that the Planning Advisory Committee please vote in favour of OOTC's zoning application on the 15th. To fail to provide OOTC and their residents with this crucial support at this time would result in an unacceptable loss of wellbeing, health, and even life for people who—I can't stress this enough—are valued and important members of our community, even if not everybody wants to see that.

Thank you,
Indigo Poirier (she/her)

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Letter for PAC meeting
Date: Friday, October 10, 2025 12:44:51 PM
Attachments: [Letter to PAC.pdf](#)

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

To Whom it May Concern,

I am writing to submit a letter signed by more than 150 people in regards to 355 Smythe St. I have redacted house numbers of those signatories who entered their address as this letter may become part of the public record.

Thank you.

Tobin

October 10th, 2025

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

Dear Members of the Planning Advisory Committee,

We, the undersigned concerned community members and organizations, write to express our **strong support** for the continued operation of the homelessness shelter at **355 Smythe Street**. This facility provides more than temporary beds: it offers warmth, safety and connection to vital services. It is one of the most important community supports in our city.

The [Human Development Council's most recent Point-in-Time Count](#), conducted on November 20, 2024, identified **181 people experiencing homelessness in Fredericton**. Many of these individuals are experiencing chronic homelessness, meaning they have been without stable housing for extended periods. This reality demonstrates both the urgency and the ongoing nature of the crisis. As winter sets in, the urgency becomes even greater: shelters are a lifeline against extreme cold, preventing illness, injury, and death.

Housing is recognized internationally as a fundamental human right, enshrined in the [Universal Declaration of Human Rights](#) and affirmed in Canadian law through the National Housing Strategy Act (2019). The [Canadian Human Rights Commission](#) has stated that *"advancing the human right to adequate housing for all is a shared responsibility between all governments ... at a federal, provincial, territorial and municipal level."* Similarly, the [Federal Housing Advocate](#) has emphasized that *"government 'duty bearers' at all levels have legal obligations to protect this right."* The City of Fredericton has already signaled its commitment through its [Affordable Housing Strategy](#), which recognizes the need for coordinated, local action to address housing challenges. Supporting this shelter is not only consistent with national and international obligations, but with the City's own stated commitments. Although this is not permanent housing, it provides a lifeline and services towards permanent housing.

We know that deeply stigmatizing misconceptions about people experiencing homelessness and the negative impact of homeless shelters circulate in Fredericton. We understand that people are concerned about their own well-being and the well-being of their housed neighbours in these difficult and uncertain times. However, there is clear evidence that homeless shelters do not necessarily bring additional criminalized activities to neighbourhoods ([Sibley et al., 2022, Wilking et al., 2024](#)).

The Planning Advisory Committee has the opportunity to affirm that this shelter is compatible with surrounding uses, serves the broader public interest, and reflects the intent of the City's priorities. We ask that you support its continued authorization and encourage steps that provide long-term stability within the planning framework, so the shelter remains a reliable part of our community's response to homelessness. This is vital to the well-being of all Frederictonians.

We call on this committee and the City to demonstrate leadership in an area of pressing national importance. By supporting the shelter, the PAC can help ensure that no one in our city is left without safety as the winter comes.

Thank you for your consideration.

Signed,

Tobin LeBlanc Haley, PhD, Associate Professor, UNB, HOME-RL

Dr Martha Paynter, Associate Professor, UNB Nursing

Susan O'Donnell, NUMBER REDACTED Charlotte St., Fredericton

Matthew Sears, faculty member, University of New Brunswick

Angela C. Tozer, Associate Professor, UNB

Michele LeBlanc

Jeannette Savoie - UNB Legal Clinic

Suzanne Hindmarch

Janet Mullin, UNB

Pam Campbell

Rod Campbell

Cathy Holtmann, Sociology Department, UNB

M. Willis Monroe (Associate Professor, UNB)

Jula Hughes, Lakehead University

Fran Miles

Nathan Kalman-Lamb, Associate Professor of Sociology, University of New Brunswick

Fred Burrill, Assistant Professor Historical Studies, UNB

Ann M Deveau

Celeste E. Orr, Associate Professor, University of New Brunswick

Donald Wright

Andrea Bombak, University of New Brunswick

SULE YAYLACI, UNB

Fawn Parker, Poet Laureate, Fredericton

Indigo Poirier, STU BSW student

Amber Chisholm, Fredericton resident

Reid Lodge, Ward 10, Fredericton

Finn O'Reilly

A Beaumont, QT Fatties in NB, Demand the Stars Collective

goose fletcher

Bridget Collrin, Fredericton Resident

Matt Rogers, UNB

Carolyn MacDonald, University of New Brunswick

Hannah Mitchell, City resident

Madison Trusolino, Visiting Scholar, UNBSJ

Reena Cabanilla

Taryn Abernethy

Tracy Glynn, Assistant Professor, Sustainability and Environmental Studies

Maina Béland-Rahm

Madeline Messenger

Sabine LeBel, Ward 10 resident

Marie Hughes, Fredericton Resident

Paul Hayes

Emery Hatchard, Resident, Fredericton Ward 10

Karen Pearlston

Shelley Petit- Citizen and Person with Disability, Chair NB Coalition of Persons with Disabilities

Jeffrey S. Brown, UNB Prof

Dirk Groenenberg, citizen of New Brunswick.

Catherine Bigonnesse, University of New Brunswick

Jay Isaac

Kate Beresford, concerned citizen

Kieran Smyth, Teacher

Kathleen Snow

Matthew Webber, Fredericton, NB

Andre Guimond - Food Not Bombs
Mary-Ellen Green, Fredericton NB
Joanne LeBlanc-Haley
Dora Szemok, Fredericton resident
Rose Donnelly
Hassan Mehmood, UNB student
Sean Kennedy
Dr. Tavleen Purewal, University of New Brunswick
Greg Bowley, UNB
Noella Morrigan - DTS
Jordyn Armstrong - community member
Private Citizen
Ken Spragg
Peter Marshall, ward 10 resident
Ruth Carter
Judy Coates
John Coates -neighbour
Dorothy Turner, homeowner Ward 10
Vicky Taylor - Saunders St resident
Jordan Harris resident of ward 10
Julie Nadeau
Sharlene Keith resident of ward 10 I support keeping the shelter.
Peter Keith resident of ward 10. I support the shelter.
Erin Fredericks
Valerie Moore - Retired
Wendy Narvey
Lindsay DeMerchant, NUMBER REDACTED Saunders Street
Mark Loggie, NUMBER REDACTED Saunders Street
Alex Prong UNB

Cheryl Watts, Neighbour

Tyler McCready VPNB Atlantic Provinces Professional Fire Fighters and resident

Jason Marshall

Amelia Thorpe

Lauren McLaughlin

Caleb Leblanc

Sarah McAdam, Fredericton resident

Kare Plummer ward 10

Maggie Vaughan

SM Lavoie, Ward 11

Heather Millar, University of New Brunswick

Julia Sheehan, member of community

Hanna Grant - Fredericton resident on argyle street

Nathan Gall, BSW student, STU

C Sawler, STU Social Work Student

Rebecca MacMullin

Joan Headley

Shelby Harnish

Breanna Crickmore

Ambrose Albert

Rebecca Salazar, author

Ken Spragg

Jason Marshall

Finley Rogers

M. Gram

Rawia Mokhtar

Melanie Collins

Rowan Miller, resident Ward 10, Aberdeen st.

Anthea Plummer

Calvin Smith

Catherine Derry

Debi Skidmore, citizen of Fredericton

Vanessa Foss, Shelter Employee

Jennifer O'Donnell, Fredericton resident

Jeff Pearson

Kyra Wilson

Bonnie Rai

Nishmitha Rai; Student at UNB

Bonnie Rai; Full time employee and new grad from UNB

Rachel Mills

Elliot Wray - HUMAN BEING WHO HAS PREVIOUSLY EXPERIENCED HOMLESSNESS AND WAS ABLE TO GET OUT OF IT WITH THE KINDESS OF OTHERS AND THE HELP OF SHELTERS

Nicholas Haars, Previously homeless.

Kelsey Northrup

Kym Morgan. Concerned citizen and community kindness group administrator

Nick Lyons-MacFarlane

Earla Smith, local resident

Kyla Munn, RSW

Jonathan Rogers, Fredericton Resident

Ariel Rickard

Samantha Priestley

Christine Courchesne

Nicole Smith, NUMBER REDACTED George Street, Fredericton

Manuela Liberty Lane

Elisheva Lukacs

Ravena Nelson (Social Work Student)

Olivia Elliott, Student

Jazmin Densmore, resident

Emilee Collins, St. Thomas University
Gabriel Gillis
Sarah Clarkson, POPNB
Brooke Tracy, STU School of Social Work
Sarry Lilly (NBASW Student) 5171
Kaytlyn Rennick
Nicole Bethune
Alexa Spencer
Megan Melanson
Alisha Anthony
Amy Agnew
BOUSLAHI NABIL
Elle Kaufman, STU MSW Student
Kris Foreman, Seeds & Sprouts Childcare
Chloe Henry
Paige Stuckless
Callie Ryan, St. Thomas University
Sydney Smith, St. Thomas University
Michelle Thompson
Julie Morris
Tracy Allen - Manresa Drive resident
Patricia Campbell
John Heinsteine
Natasha Williamson, University of New Brunswick

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Objection to the temporary use variance for the homeless shelter at the Exhibition Grounds (for Oct 15'25 PAC meeting).
Date: Friday, October 10, 2025 12:59:08 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.

To the Planning Advisory Committee,

Below is my objection to another temporary use variance for the homeless shelter, which I expect to see in your PAC package together with all other objections from residents for next week's (Oct 15'25) PAC meeting:

As you prepare for your upcoming meeting on October 15, 2025, I'm writing to ask that you do not approve the temporary use variance for the homeless shelter at the Exhibition Grounds.

The reason is straightforward: PAC doesn't have the authority to grant a third temporary use variance. The Community Planning Act of New Brunswick sets a clear limit—only two are allowed. That's why it's called a "temporary use variance."

Fredericton City Council would need to take this forward if there's interest in extending the shelter's operation beyond December 10, 2025. That would require a zoning amendment, not another variance.

Section 53 of the Act spells it out: only two temporary use variances are permitted. PAC approved the first one on December 11, 2024, and the second on April 30, 2025, which extended the shelter's use until December 10, 2025. At that second meeting, PAC was advised that "the Act does not permit a 3rd temporary variance."

At the Regular City Council meeting on September 22, 2025, there was some advice suggesting that because the first two variances total less than a year, a third could be issued. But that interpretation doesn't line up with the law. The Community Planning Act doesn't allow multiple variances that add up to one year—it allows only two, each with its own conditions.

This was made clear during the PAC meeting on April 30, 2025. The City's Senior Planner, Fredrick Van Rooyen, told PAC members: "the Act does not permit a 3rd temporary variance and should the use look to continue beyond December 10, 2025, as recommended in the Terms and Conditions in this location, a zone amendment application would be required that Council would ultimately have to approve."

The staff planning report for that same meeting also stated: "Should the Applicant seek to extend the use beyond the second temporary use variance a zone amendment application would be required."

So to sum it up: PAC doesn't have the legal authority to approve another temporary use variance for the shelter. If the shelter is to continue past December 10, it's up to City Council to consider a zoning amendment.

Thanks for taking the time to consider this.

Caroline Lubbe-D'Arcy
Ward 10 resident
Fredericton
Sent from my iPhone

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Application to extend the permit for the Out of the Cold Shelter on the Exhibition Grounds
Date: Saturday, October 11, 2025 10:09:54 AM

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

Dear PAC members,

I wish to express my support for the application to extend the permit that will allow the Out of the Cold Shelter on the Exhibition Grounds to continue operating through the winter months. Those of us with adequate housing can hardly imagine the suffering of our neighbours who do not enjoy this basic human right as recognized by the United Nations. I regularly see unhoused people seeking a bit of warmth by sleeping outdoors next to the exterior wall of a public building. Temporary shelter is the least we can offer to those who may find themselves in this situation due to the lack of affordable housing, rising rent, inadequate wages, among other factors.

Sincerely,

John Macaulay

October 10, 2025

Members of the Planning Advisory Committee
City of Fredericton
397 Queen Street
Fredericton, NB

VIA E-MAIL

RE: *Application for a Further Temporary Use Variance – 355 Smythe Street (Winners Lounge Shelter)*

I am a long-time resident of Fredericton's downtown and have lived in Ward 10 since November 2020. I am here this evening to share two points of consideration as you deliberate on the proposed third extension of the temporary use variance for an Out of the Cold shelter ("Shelter") at 355 Smythe Street ("Subject Property").

Before I proceed, I want to acknowledge the 401 signatures on a petition opposing further extension of the Shelter. Most signatories are from the immediate area around the Subject Property. These signatures reflect nearly twelve *months of experience* with the use, not speculation. This petition indicates that the current use of the Subject Property as a Shelter is raising safety concerns and affecting the nearby community.

I urge the Committee not to dismiss these 401 voices as being outside your terms of reference—they are residents directly affected by the decision before you on the use of the Subject Property.

While residents' experiences inform this submission, my primary concern tonight is the legal and procedural framework that governs PAC's authority and the absence of strong terms and conditions should PAC feel it is duly authorized to consider this application.

1. Authority and Precedent

In preparing for tonight's meeting, I reviewed the history of temporary use approvals for the Subject Property, including the Planning Reports from December 10, 2024 (first authorization) and April 30, 2025 (proposed by staff as the "additional temporary period" extending to December 10, 2025).

Under section 53(2)(i) of the *Community Planning Act*, the Planning Advisory Committee may:

- (i) authorize, for a *temporary period* not exceeding one year, a development otherwise prohibited by the zoning by-law; and
- (ii) authorize, for an *additional* temporary period not exceeding one year, the same development if three conditions are met — (a) the first authorization exists or has expired, (b) a rezoning application has been filed, and (c) Council has passed a resolution confirming it will consider that application.

The April 30, 2025, decision was made without conditions (B) and (C) being satisfied — no rezoning application had yet been filed, and Council had not passed the required resolution. As a result, PAC was **not duly authorized** under subparagraph (ii) to grant that extension. That procedural defect cannot be cured after the fact; once April 30 passed without the required prerequisites, the authorization was invalid. The use of the Subject Property as a shelter is non-conforming with the IEX zoning.

By considering the application before tonight, a third authorization is therefore a non-conforming use. It is also procedurally invalid, as the Act allows only two, one temporary period and one additional period. Any further authorization would exceed PAC's statutory power.

If the Legislature had intended PAC to issue successive or recurring authorizations under subparagraphs (i) and (ii), it would have used the plural form "*periods*" as it did elsewhere in s. 53(1)(b)(ii). Its omission here confirms the intent: two authorizations only, together lasting no more than two years in total.

Staff have interpreted the Act to permit recurring sequences of temporary use authorizations under subparagraphs (i) and (ii), provided that each individual approval does not exceed one year. In practice, this means that if a temporary period shorter than one year is approved — as occurred in December 2024 and again in April 2025 — a new application can be brought forward and treated as a fresh "initial" and "additional" cycle.

While each individual authorization may comply with the one-year limit, this interpretation effectively resets the statutory sequence after each partial-year approval. That approach undermines the structure and intent of s. 53(2)(i), which was drafted to allow short-term flexibility leading to rezoning, not a revolving series of temporary approvals that defer conformity with the zoning by-law for two years.

Before rendering a decision, I urge PAC to **confirm its legal authority** and record that advice in the public record for tonight's meeting. Doing so protects both the PAC, its members, and the integrity of future planning decisions.

If, however, the Committee proceeds despite these procedural concerns, I urge you to attach clear terms and conditions to any approval to better safeguard residents and reinforce accountability and restore some trust in the process.

2. Terms and Conditions

Should the PAC consider a third extension, bringing the *temporary* use period to 16 months and 20 days, I ask that you consider the following conditions:

A) Security patrols beyond the property

A dedicated Community Safety Services Unit (CSSU) should patrol within a 1 km radius of the Subject Property 24/7 while the shelter operates. This includes Wilmot Park, Odell and Rookwood Avenues, Sunshine Gardens, and adjacent blocks to York and Dundonald Streets. The proponent and the Province should bear the cost of these measures, not municipal taxpayers.

B) Modified Use

Prior to the commencement of the third extension on December 11, 2025, the Proponent shall, at its expense and to the satisfaction of Planning Staff:

- i) install a barrier to separate Shelter users from the Cultural Centre and daycare playground, reducing spillover to the Cultural Centre. Surely, spillover to a seldom-used NBEX site takes secondary priority to a Cultural Centre with a daycare operation.
- ii) adjust operating hours to reduce overlap and minimize conflict between vulnerable populations, reduce peak-time foot traffic, and allow users to stay out of the cold longer during the winter months. By way of example, modified operating hours could have morning departures no earlier than 10:00 a.m. with breakfast served onsite, and evening entries beginning at 4:00 p.m. with dinner served onsite.
- iii) adjust onsite security to align with new fencing, modified operating hours, and offsite security patrols.

C) Monthly Reporting

City staff and the proponent should submit and present a monthly report to the Public Safety Committee. It should summarize incidents on and off-site, including CSSU, Police, Fire, and Ambulance responses.

The report should also report progress on housing placements, mental health referrals, and addiction support to ensure this extension is tied to measurable outcomes. The report must provide progress updates on the long-term location or solution to be in place before April 30, 2026, the additional period requested.

D) No Further Extensions

If PAC authorizes this third extension, it must make explicitly clear — in both the motion and the decision record — that no further temporary use variance or extension shall be considered after April 30, 2026.

Staff's report acknowledges that the NBEX Secondary Municipal Plan does *not* contemplate a permanent emergency shelter on this site. Yet the same report states that the "*zone amendment ... would only be considered and formally processed prior to the end of the additional temporary period not exceeding one year, provided the applicant is still requesting the use beyond that time.*" That statement leaves the door open to yet another extension in 2026, precisely the pattern that occurred in April 2025. This approach contradicts both the structure of s. 53(2)(i) of the *Community Planning Act* and staff's own acknowledgment that the use is temporary and inconsistent with the NBEX Plan.

To avoid repeating the April 30, 2025 precedent — where an "*additional*" temporary period was approved without the required rezoning application or Council resolution — PAC must close the sequence at April 30, 2026, and record that no further temporary use variance shall be entertained. This ensures clarity for the applicant, the Province, and residents alike: the timeline for transition to a permanent solution ends April 30, 2026, and the City will not consider further requests to reauthorize the same temporary use at this location.

E) Acceleration of CSTF Recommendations

Homelessness, mental health, and addictions are provincial responsibilities. The City's role is land use—it should not distort its zoning framework to fill provincial service gaps repeatedly over 8 years.

As this application is tied to a future rezoning application, I urge PAC to require progress on the following Community Safety Task Force recommendations before considering that rezoning application:

#46: Apply a safety lens to development and zoning applications. (*Lead: City of Fredericton; Support: Housing NB*)

#47: Establish urban planning criteria to guide the location and design of services. (*Lead: City of Fredericton; Support: Social Development*)

Staff acknowledged in April 2025 that "the NBEX Secondary Municipal Plan calls for redevelopment of the site, and establishing a permanent emergency shelter space is not contemplated," and made similar assertions in the October 2025 planning report.

Advancing these recommendations would reassure residents that future interpretations remain aligned with the Plan and that there is no avenue for staff to interpret the Plan as allowing the permanent use of the Subject Property under rezoning.

Conclusion

I do not support the staff's interpretation of the Act. I don't expect new information that would alter my plain-language reading of the Act, and I understand the PAC may nonetheless proceed with this third extension. I remain concerned that the provincial government continues to distort land-use planning to fill service gaps in housing, mental health, and addictions.

Accordingly, **my support is conditional**: if PAC authorizes an extension, it must attach the terms and conditions outlined in this submission. This position stems from compassion, but equally from a conviction that operational standards and accountability must accompany it.

Denying an extension would have serious consequences for vulnerable residents, but continuing without change is equally unacceptable. The voice of the 401 residents and their experience – not speculative concern – should not be made secondary.

This must be the final extension, and the community deserves to see the long-term solutions identified in the Community Safety Task Force Recommendations finally delivered.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Thompson', with a long horizontal line extending to the right.

Jeff Thompson

Resident – Ward 10

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Cc: [LeBlanc, Cassandra](#)
Subject: Support for the Low Barrier Shelter Application at PAC
Date: Sunday, October 12, 2025 9:01:54 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.

Hello,

I've been a resident of Ward 10 and Sunshine Gardens since 2020. I was also a volunteer at the first Out of the Cold shelter during the winter of 2018-2019. I would like to speak in favour of the application by Fredericton Homeless Shelters at the PAC meeting on the 15th.

I have spoken in support of applications for emergency and low barrier shelters in my neighborhood before and since then the only things that have changed is that the conditions of housing insecurity are worse. Rent has nearly doubled since 2019, the cost of energy is up, the cost of food is up. The municipality has embraced density without a focus on affordability. In the absence of housing, there will be people who lose their access to housing, there will be people sleeping rough and there will be people making use of the shelter system.

These people are my neighbours as much as anyone else is. I don't support the removal of their resources. I don't support the destruction of their property, nor their harassment and surveillance by the police, or the community safety services unit.

Low barrier shelters increase overall shelter capacity and make shelter available to people who cannot or will not be served by the rest of the shelter system. The denial of this shelter space without an equivalent space existing will cause misery and cost lives.

Thank you,

Angus Fletcher

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Re: ATTN: Fredrick VanRooye
Date: Monday, October 13, 2025 11:39:35 AM

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.

Hi thank you!

Is it possible to amend my previous email? I had said the application was to stay open for 3 years which is not true, it's only for until April. I was operating on bad intel lol. Everything else I said I stand by 100%.

Thanks,
Indigo (she/her)

On Fri, Oct 10, 2025, 11:03 a.m. PLANNING AND DEVELOPMENT
<planning@fredericton.ca> wrote:

Good morning,

This will acknowledge receipt of your email.

Regards,
Elizabeth

[Elizabeth Murray](#)

Senior Administrative Clerk | Commis administrative principale

Planning & Development | Service de l'urbanisme et de l'aménagement

T. 506-460-2020 | F. 506-460-2894

[397 Queen Street](#) | 397, rue Queen

Fredericton, NB (N.-B.) E3B 1B5

www.fredericton.ca

From: Indigo Rain Poirier [REDACTED]
Sent: Friday, October 10, 2025 10:40 AM
To: PLANNING AND DEVELOPMENT <planning@fredericton.ca>
Subject: ATTN: Fredrick VanRooye

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.

To Fredrick VanRooye,

My name is Indigo Poirier. I am a BSW student at St. Thomas University, an engaged community organizer, and I worked at the Out of the Cold Shelter (OOTC) this past Summer as a Summer student. I'm writing to strongly encourage the PAC to approve the OOTC shelter's zoning variance application to stay open in their current location another 3 years.

The Out of the Cold shelter is a vital resource for homeless folks in our community. Most of the residents I got to know in my time working there were chronically homeless and were staying there for an extended period of time. The other shelters in our community, while also necessary and doing good work, have much stricter rules around behaviour. Most shelters (and most social programs) expect homeless people to prove that they are deserving of support. This necessitates that these people accept the legitimacy of a social hierarchy wherein we, the professionals working with them, know better than them what they need, what they should do, and how they should live their lives. For those who are unable or unwilling to submit to the stringent set of rules at these places, a low-barrier shelter is their only pathway to a safe place to rest their head for the night. While OOTC does have rules around residents' behaviour, these rules are largely in place to ensure that the environment is safe and comfortable for everyone, and to ensure equitable distribution of extremely limited resources. According to the UN, housing is a human right. The point of human rights is that we don't have to prove that we deserve them. We—all of us, no matter how poor, no matter how weird, no matter how angry or off-putting or hurt—deserve safe housing by virtue of drawing breath on this Earth.

It is not clear to me that a workable alternative to the current location has been found. It seems to me that members of our community would rather play hot potato with some of our most vulnerable residents than accept shared responsibility for their wellbeing. If the shelter is closed with no alternative—especially now, so close to the cold Winter months—some of these people will get hurt. Or they will be driven to crime out of desperation and end up in jail. Or they will die. Our homeless community needs *more* supports, not fewer. And they

need more supports that don't require them to first prove their worth to a system of social supports that has shown repeatedly that it doesn't care about their humanity. Instead of debating whether our only low-barrier shelter should stay open, we should be focusing on how we can supplement its efforts, perhaps by opening another low-barrier shelter elsewhere in town, or, as a member of our community suggested to me last night, providing enough funding for the current OOTC to stay open 24 hours a day.

Yet too often, the well-being of the homeless members of our community is debated in the abstract or treated as though it must inherently be weighed against the well-being of our housed population. Speaking personally, my life has been *enriched* by getting to know and helping to support these people. I have never once felt as though my own safety or wellbeing was threatened by their presence. Most of the concerns people tend to have about homeless people in their area can be solved by *more* supports and *more* engagement with the community, not by less. People leaving sharps around can be solved by more access to sharps containers in public spaces. Petty crime rates (it's debatable whether the presence of a shelter actually contributes to increased crime rates in a community but people sure seem to worry that it will) can be solved by making sure people have enough food to eat, water to drink, and shelter to protect themselves from the elements. People acting "crazy" or disturbing the peace can be solved by more supportive connections with others in their community. OOTC closing would mean less of all these things, and that means the things some people worry about when they worry about increased homelessness in their community are going to get worse, not better.

In conclusion, I ask that the Planning Advisory Committee please vote in favour of OOTC's zoning application on the 15th. To fail to provide OOTC and their residents with this crucial support at this time would result in an unacceptable loss of wellbeing, health, and even life for people who—I can't stress this enough—are valued and important members of our community, even if not everybody wants to see that.

Thank you,

Indigo Poirier (she/her)

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GOV-OP-073

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Support of extension for the emergency shelter within the Winner's Lounge Building on the Exhibition Grounds
Date: Tuesday, October 14, 2025 7:21:28 AM

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

Planning Advisory Committee,

I'm writing to express my support of the application to extend the permit that would allow the emergency shelter within the Winner's Lounge Building to continue operating until April 30, 2026, and beyond.

I lead a weekly Zumba class that takes place in the Cultural Centre building, which is also located on the exhibition grounds (28 Saunders Street). As a tenant, and someone operating a small business, I believe strongly in the dignity of my unhoused neighbours and the importance of continuing to provide this essential service. I trust that the Committee will grant this extension. I also ask that the City of Fredericton commit to securing permanent, affordable, and inclusive housing for all our community members.

Sincerely,

Rachel Mills

"There are no mistakes in Zumba, only unexpected solos."

To: Planning Advisory Committee, City of Fredericton NB

October 15, 2025

Dear Members,

I'm submitting this letter to oppose the third Temporary Variance to extend the Low Barrier Homeless Shelter at the Winners Lounge on the Exhibition Grounds. The initial decision to approve this location as a "Come In Out of the Cold Shelter" in late fall 2024 was poorly screened and failed to ensure thorough and proper consultation with residents, businesses and groups operating in the vicinity. The second continuation of the temporary variance in the spring of 2025 again failed to consult, appears made in haste. Significant public safety and public health impacts on the area makes further extension untenable to residents, businesses and groups.

For PAC to not be aware, or not care to be aware, this type of shelter was located adjacent to a daycare, after school program, vulnerable new immigrants, seniors resource centre or playground almost defies reasonable fiduciary responsibility. The absence of consultation or accountability, to the above noted persons, could result in legal repercussions should an unwanted event occur of the magnitude to warrant such legal accountability.

After experiencing 12 months with the myriad of criminal, leud and unsafe activities stemming from those housed in the Shelter, in addition to undesirables who congregate in the area to prey on these individuals, has created an unnecessary burden on pro social residents and visitors in this area. Given the meager shelter infrastructure provided, locating this type of facility in an area more suitable should and can be established as swiftly as this Shelter last fall. The absence of effort by the organization making application to secure a suitable alternative, should not be given preference in light of the negative impact on the current area.

We hear those housed need to be near resources, like Meals on Wheels or the Community Kitchen, food security can be mobile as it is for other sites. Social Development offices are in a variety of areas from King St to Marysville thus no onsite supports are deemed necessary. Not for Profit resources in the area are primarily housing in nature or focused on personal care. The increase in the number of First Responders, Police, Firefighters to the area has increased to address the criminal, leud and unhealthy habits of the drug users and their associates in the area.

Seniors Centre, Daycare, After School Program, Newcomers with Vulnerabilities all adjacent to a Children's Playground, plus residents in the area having to tolerate the constant negative behaviours and activities of those from the Shelter is unsafe, unhealthy and unwelcomed. Please give consideration to the law abiding residents, businesses and visitors who want to live, work and play in a safe community, you owe us this much.

Joslyn Howatt

From: [Murray, Elizabeth](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: Supporting -Extension of Emergency Shelter
Date: Tuesday, October 14, 2025 1:26:09 PM

From: Communications Fredericton <communications@Fredericton.ca>
Sent: Tuesday, October 14, 2025 11:53 AM
To: Murray, Elizabeth <elizabeth.murray@fredericton.ca>
Subject: FW: Supporting -Extension of Emergency Shelter

Hi Elizabeth,

Please see below.

Thanks,

Marley

Marley McLellan

Communications Officer | agente de communication

Corporate Communications | Communications générales

City of Fredericton | Ville de Fredericton



From: Judy COATES [REDACTED]
Sent: Tuesday, October 14, 2025 11:52 AM
To: LeJeune, Jason <jason.lejeune@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; Communications Fredericton <communications@fredericton.ca>; Sheppard, Margo <Margo.Sheppard@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>
Subject: Supporting -Extension of Emergency Shelter

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.

Good Day all - Margo & Greg, members of the PAC; Jason & Cassandra, city councillors,

We write to offer our support for the Additional Temporary Use Variance to permit an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds.

We live in the area and am concerned that closing this emergency shelter would be very detrimental and only exacerbate our homeless situation causing severe & potentially life-threatening situations for the most vulnerable during winter months. As far as we are aware there are no other plans to replace the current location and service.

Of course, the emergency shelter and maybe even its location may not be ideal **but there is at this time no alternative being suggested that would meet the needs of those who are homeless. I fear that until we (society, service orgs & all governments) improve the shortage of support services, housing alternatives and addiction/mental health services we need all the emergency shelter options possible.**

I would argue that we really need to expand the hours of this center or have some place where vulnerable people could go to hang out /be inside during the day - a day time **Drop In**. Such a planned & organized service could be a natural progression in meeting individual needs & well being.

Thank you for your consideration of our support.

Judy & John Coates


From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Opposition Letter for Additional Temporary Use Variance
Date: Tuesday, October 14, 2025 4:09:10 PM
Attachments: [Letter to PAC 10-2025.pdf](#)

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

Good afternoon,
Please find attached our Letter of Opposition for Additional Temporary Use Variance for an Emergency Shelter extension of time until April 30, 2026.

Jeff Foster
Chief Executive Officer
The Cultural Centre.
[REDACTED] t. Fredericton NB, E3B 1N1
[REDACTED]

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28 Saunders Street, Fredericton.

October 6, 2025
City of Fredericton
Planning Advisory Committee
% Committee Chair
397 Queen Street
Fredericton, NB E3B 1B5

Our organization, *The Cultural Centre*, is proudly serving as a community hub for all ages, welcoming hundreds of people through our doors each day, including families, newcomers, seniors, and children.

Over the past year, we've learned a lot about the low-barrier (damp) homeless shelter located approximately 50 meters from our facility. While we recognize and respect the importance of providing compassionate support and housing options for vulnerable residents, we must also share that our centre's needs and safety appear to have been overlooked in this decision.

Low-barrier shelters, by design, serve individuals with complex needs — including active substance use and behavioral challenges. While not all clients contribute to incidents, the environment that forms around a low-barrier model often brings an increase in drug activity, trespassing, and safety concerns. We continue to see these impacts in our immediate area.

Our concern is not about the existence of the shelter itself, but rather about the lack of proactive planning and additional support to keep our community safe and functional for everyone — particularly the children, families, and seniors who use our facilities daily. Our facility operates until 9pm during the week where youth and families are still entering or exiting the building. Our largest number of incidents occur between 5:30pm and 8pm, daily, and during the weekends early morning and after 5:30pm.

We are asking the committee to acknowledge that:

- Our centre's proximity to this shelter presents unique risks that were not adequately mitigated.
- There needs to be a coordinated community safety plan, including consistent communication with shelter operators, city enforcement, and community stakeholders.
- There needs to be an increase in security officers available during the day hours, as frequently, one officer can be occupied for an extended period of time dealing with a situation that needs de-escalation. Also it is not appropriate to push non compiling homeless individuals to the outskirts of the FREX property for residents or business to deal with.
- Our centre's role as a multi-generational, multicultural hub should be recognized as vital community infrastructure deserving equal protection and consideration.

It is deeply disappointing that there appears to have been little consideration or long term planning for the future of a low barrier shelter. This lack of foresight has left neighbouring organizations like ours struggling to manage unintended consequences. The numbers of homeless individuals are increasing

We want to be part of a compassionate, safe, and inclusive city — but inclusion must apply to *all* community members, including those who rely on our space for education, recreation, celebration and care.

Sincerely,



Jeff Foster

Chief Executive Officer
The Cultural Centre.

28 Saunders St. Fredericton NB, E3B 1N1

28 Saunders Street, Fredericton, NB, E3B 1N1
<http://www.theculturalcentre.ca>



From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: OCT 15 PAC Meeting RE: Support for Variance Application
Date: Wednesday, October 15, 2025 10:44:02 AM
Attachments: [OCT 15 2025 Letter to PAC Support of Variance for Emergency Shelter.pdf](#)

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

Good morning,

Please see attached comment **in support of Fredericton Homeless Shelters Inc. variance application**. The application is on the Planning Advisory Committee agenda for this evening, October 15, 2025.

Thank you for providing an opportunity to participate in the PAC meeting.

Sincerely,

Valerya Edelman, MSW, RSW
School of Social Work
St. Thomas University, Fredericton, NB
Office #302 Brian Mulroney Hall
[REDACTED]

October 15th, 2025

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

RE: Support for Additional Temporary Use Variance for Fredericton Homeless Shelters Inc

Dear Members of the Planning Advisory Committee,

An extension of a temporary use variance for Fredericton Homeless Shelter is reasonable and necessary. The city's staff report provides thorough and precise reasoning behind their recommendation that PAC permit an emergency shelter to continue operating in the Fredericton Exhibition Grounds. It would be unusual, and concerning, if the Planning Advisory Committee (PAC) would choose to disregard a staff report at this time. PAC also has the opportunity to recommend that the City respond to the realities of homelessness. The extension of this variance is merely the next step for the City of Fredericton.

The homelessness problem has grown in Fredericton, and all levels of government need to respond to the realities. People who experienced homelessness for at least one day in March 2021 was **124**, in March 2022 it was **159**; in March 2023 it was **140**; in March 2024 was **301**; and in March 2025 the number of people experiencing homelessness nearly doubled since 2021: **347**. The Community Action Group on Homelessness has a target to reduce the number of people who are homeless to 150, but social issues are complex, and the collective effort from everyone in our society is failing to reach the outcome we all want to see (<https://sjhdc.ca/wp-content/uploads/2025/10/Final-CHR-Summary-2024-25-Fredericton-NB.pdf>).

No one, including the City of Fredericton, is in a position to turn their back and say they are doing enough.

The city's zoning bylaws only permit emergency shelters in the City Centre, however, there are few buildings that would accommodate an emergency shelter, downtown rental properties are unaffordable for emergency shelters, and like in any area in Fredericton, people who need emergency shelter will encounter fear, stigma, and misconceptions about their character. In the case of City Centre, we can expect the Downtown Fredericton Inc (BFI) to lead a not-in-my-backyard campaign. Where are people who are houseless supposed to go while the city waits for the province to create more social housing and various groups who are afraid of homeless people campaign to move them "somewhere else."

Temporary variances were designed to be temporary and out of the cold shelters were designed to be temporary too. Yet here we are.

While the province needs to create more social housing, the City needs to permit space for emergency shelters and address community concerns through coordinated efforts with non-profits, Horizon Health, and Public Health. The City needs to evaluate the work of the Community Safety Task Force and ensure their resources are going towards community concerns such as preventing overdoses and unsafe disposal of syringes. In other cities, joint partnerships created programs such as the 24/7 Spikes on Bikes which involves employing a two-person team with lived

experience and overdose response training who patrol areas on foot or bicycle, provide overdose response training, naloxone distribution, clean syringes, and recovery of discarded syringes from public spaces (<https://www.phs.ca/program/spikes-on-bikes/>). There are many examples of programs that the City can draw from which secure the operations of emergency shelters while effectively responding to neighbourhood concerns. The City of Fredericton can apply their resources towards practical, evidence-based programs that address issues raised by various stakeholders.

The Planning Advisory Committee has the opportunity to affirm that emergency shelters have potential to be compatible with surrounding uses, serves the broader public interest, and reflects the intent of the City's priorities. I urge PAC to recommend that the City of Fredericton approve the temporary variance for Fredericton Homeless Shelters Inc. Further, I urge PAC to recommend that the City take actions that allow emergency shelters to operate without relying on temporary variances, that are destigmatizing, and that can help an emergency shelter become a part of broader communities.

Sincerely,

Valerya Edelman

Valerya Edelman, MSW
Assistant Professor, St. Thomas University, School of Social Work
51 Dineen Dr, Fredericton, NB E3B 9V7


From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: 3rd OOTC shelter temporary use variance
Date: Wednesday, October 15, 2025 11:56:06 AM

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.

Members of PAC,

I live adjacent to the Exhibition Grounds.

From what I've seen, nearly everyone agrees that people in our community should have access to shelter and mental health and addictions supports. This need has existed for many years, and governments at all levels have not yet met it adequately. While I can point to important work by the City, the Province, and non-profits such as The Shelters, some of it innovative and beyond their traditional mandates, the situation has continued to worsen. We all want long-term solutions, but in the short term, emergency shelter remains essential.

At the same time, the City's responsibility extends beyond meeting basic needs. We also want people in our community to be able to use public spaces, operate businesses, and be safe in their homes. Although most who use the shelter are peaceful, its near neighbours regularly witness harassment, open drug use, theft, and occasional violence. These are not "fears" or "stereotypes," but lived experiences with unpredictable and sometimes combative individuals.

The mistake, I think, is that the issue always seems to be framed as *life and limb* versus *community safety*. When presented this way, safety always loses—when in fact, we should expect both. Instead, we're told to install cameras, add lighting, avoid walking alone or at night, watch for needles in the park, and "have more compassion." As if the newcomers, renters, non-profits, seniors, families with children living and working near the shelter are not as worthy of compassion as our neighbours who rely on it.

While we patiently wait for lasting, systemic solutions, we must do more to address the shelter's impacts. As examples:

- Have CSSU circulate in the neighbourhood during shelter intake and morning departure times.
- Ensure security staff coordinate with CSSU or police when de-escalation fails and individuals are removed from the property.
- Could the OOTC shelter operate 23 hours/day, or is there another non-profit that could provide a safe space for individuals during hours when the shelter is closed.

The conditions attached to the staff recommendation associated with this application

are barely different from the first and second recommendations and are not working.

Sincerely,
Kelly Murray

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Homeless Shelter on the FREX grounds
Date: Wednesday, October 15, 2025 12:09:16 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.

Re: 3rd Additional Temporary Use Variance of the Low Barrier Homeless Shelter on the FREX fairgrounds (355 Smythe Street)

To PAC & Fredericton City Council:

I am not going to discuss the legal ramifications on how this 3rd Variance requesting an extension of the temporary shelter is not the proper legal process under the Provincial Law and Federal Law. There are enough individuals who are approaching from this angle.

My concern regarding a low-barrier homeless shelter on the FREX fairgrounds is the close proximity of this shelter to vulnerable groups, including a daycare centre, newcomers and immigrants, and seniors. This is unacceptable.

Please note that I, and many others in our community, understand that there is a difference between supporting the homeless and not supporting a low-barrier shelter on the FREX grounds. This position is not mutually exclusive, and those that think that not supporting the FREX location for the shelter equals not supporting the homeless are absolutely wrong. Simply put, the current “solution” of continuing to legislate a low barrier shelter in the current location without consideration of, and input from, the whole community is doomed to failure.

My name is Leanne J. Wiens, owner and operator of LJW Catering. My catering company operates 7 days a week, and some days up to 16 hours, especially during the peak seasons (Thanksgiving and Christmas). I operate my business out the FIC (Fredericton Intercultural Centre), which is the home of MCAF, over 10 multicultural associations, after-school programs, and stepping stone senior programs, among others. On some days there are up to 700 people going through this building.

My doors are less than 50 feet away from the low-barrier shelter.

I want to make it very clear that we, that is the collective of those within the building at 28

Saunders Street have nothing against the homeless people in our community. In fact, I would say it is the opposite. Many of us empathize with those who are experiencing homelessness for whatever the reason. Some of us have personal and familial experience with homelessness. I believe every human being has the right to have a roof over their head and to feel safe.

That being said, our concern is with the operation of a low-barrier shelter - also known as a damp shelter - and the individuals it attracts because it is the only such shelter within the city limits, a place where drug use is accepted as long as it is not within the building itself. The people who seek nightly shelter here - "faros" is the term used by Warren Maddox (who operates a dry shelter - no drug use permitted at all) is the overriding concern for those of within such a close proximity to the temporary homeless shelter. Since this shelter opened, we have been exposed to drug paraphernalia on the ground around the building, in the children's playground and even on the steps leading in to the building; to verbal abuse and violent behaviour such as that I experienced personally which forced me to take refuge behind my locked door while a person under the influence of something pounded on my door and screamed at me; lewd behaviour, even towards the small children in their play area; acts of vandalism such as breaking into the building and damaging the furnace and the water supply, forcing us out of the building in the day; and being verbally and physically assaulted as we were trying to enter or leave the building.

Please allow me to expand.

LJW Catering has been in operation out of 28 Saunders street, since 2011, the year the Y sold it to FIC.

I have watched this building grow into a vibrant and welcoming community hub for not just newcomers and immigrants as a gateway into the Fredericton community but also to so many others. The FIC building and its largest tenant, MCAF (Multicultural Association of Fredericton) has become a gateway for newcomers and immigrants, many who have come from war-torn countries, and have faced political persecution or have lived in environments unimaginable for many of us. Some of us, including myself, grew up in orphanages in other countries.

Before the temporary shelter opened on the FREX grounds, we had numerous homeless people who lived near or around our building. Some even lived out of their cars. There were few issues and very little complaint from tenants, staff or guests of FIC within this building. The reason is many within this building know and understand what it is like to be homeless. Many who come through these doors had to flee their country. I have staff from Syria, Ukraine, and Etruria to name a few, that left due to wars within their country.

We as a building have and still continue to have strong empathy for our homeless community. So many of us have given food, water, clothing

(shoes/boots, hats, etc.) and had no negative reaction when they came in to use the public washrooms. We even got to know their names and their back-stories. We know behind every person who is homeless there is a heartbreaking history...this is someone's child.

There were days when we would come in early in the morning and share the warmth our our building and often a coffee with people who we came to know. We learned of their situations and how they became homeless. The majority of my staff come from a background of poverty in their country of origin, so it was so easy for us to share what we have. We freely gave when we had extra. A couple of gentleman became our "security" and shared with us how they made sure nothing happened when they were around and how they "chased" the dealers or criminals away.

I wonder how long records of reports/incidents are kept from a certain area? Do you have document and records of how many calls/reports were made to report homeless people for disturbance before the low-barrier homeless shelter opened on the FREX grounds? Do you have numbers/data on how many calls and reports of incidents there have been since the shelter opened on the FREX grounds? I know in 14 plus years that I have been in operation, I have personally never called or had to call the police, until the opening of the temporary shelter.

There was once a homeless man, who lived out of his car, and every morning, he would walk the FREX grounds, walk through the daycare, through Wilmot Park to the FREX grounds, to pick up all the needles and drug paraphilia.

Sometimes after our catering events, which often ended in the evening, there would be a couple individuals hanging around our back door. Our staff, with pleasure and empathy offered leftover food and beverages. Sometimes they would show up during the day, and we would offer snack bars and juice. There were times when some individuals would have cans of food and ask if we could heat it in our microwaves. We always said yes.

I cannot count how many times I saw these same people in our garbage bin late at night or early in the morning. There was no complaint or issue on our end, because they went through the garbage with respect, meaning they did not dump everything all on the ground, but took what they wanted and left the rest in the garbage.

Our relationship took a drastic change once the shelter opened. It attracted a certain group that we in the building had no expertise to respectfully interact with. Vandalism was done to the building, which caused the building to be closed, theft happened, including at my business. We were once an open and inviting building, which has turned into a place of fear, closed and shutdown.

Now when you enter, the majority of the doors are locked, including access to my catering hallway and kitchen. Staff and clients are nervous and fearful when they come into the building.

My reason for strongly opposing a continuing temporary variance of the homeless shelter is for the following reasons.

During the hearing for the second variance, which I attended (and tried to convince many within the immigrant community to attend, which they did not, for fear of retribution if they expressed their true feelings) it was agreed to be fulfilled by Social Development, Homeless Shelter Inc. and OSS, the following conditions. This 'promise' has not been fulfilled which certainly makes me doubt that any of these conditions will be fulfilled if we allow this 3rd variance to go through. It is not the best solution for the community at large.

1. Security Detail - The Homeless Shelter and FIC would agree upon a breakdown of how the security would be allocated over a 24-hour period with a total number of 4 staff working over each day. The Homeless Shelter has yet to reach out to FIC regarding a security schedule. When the FIC building is operational and the day care open, you have only 1 security guard patrolling the area. There has only been 1 security officer, who gets out of their car and walks through the daycare to check for drug paraphernalia when they work their shift. For long periods of time the OSS would stay stationary in one spot, sitting in their cars. It has improved in the last couple of weeks and thank you for that - was that because it was called out on social media about the lack of movement on the FREX grounds?

2. A low-barrier (DAMP) Shelter less than 50 metres from a daycare and across the street is the Stepping Stones Senior Centre. I actually learned the proper definition this past year and what the difference is between a WET, DAMP and DRY shelter. Do you know what that means?? A DRY shelter means you cannot stay if you are drunk or high. DAMP, you can stay if you are drunk or high, you just cannot use it in the shelter. And WET means you can stay if you are drunk or high in the shelter, supervised and with staff to help you.

At one point a needle box was right outside the door of the shelter, (please see attached picture.) I was shocked like many others that would be near a daycare. Thank you for removing it from the outside of the door.

I have now learned how drug deals happened on the FREX grounds, not by choice, but because I have to become aware of my surroundings to ensure the safety of my staff, our clients, and the children from the daycare. There is a lookout person/runner, who goes between the buyer and seller. A popular form of transaction is to “drop” the product on the ground; this way there is no contact between the buyer and seller. One individual, whose name I shall not mention, thought it was funny that he was getting two young ladies so high they were passed out by the daycare side door. And another individual offered me a “shot”.

Security will remove individuals who are “loitering” when the shelter is not open from the FREX grounds on a regular basis so they can go across the street and sit on the bench just outside the Stepping Stone Senior Centre to continue their transactions or move into the park or residential neighbourhood and do their drugs.

3. Daycare and fencing – You put 6 feet fencing to separate the horse track and homeless shelter and prevented them from entering the the horse track right at that area, but no 6 feet fencing or barrier to separate the drug dealers/users from the daycare. The agreement was if the variance continued, the children’s safety would be a priority.

I am curious, we have put fencing around the aquatic centre, but we have not around a daycare, may I ask why? A couple years ago there was a homeless shelter on Woodstock Road, across from the Delta, now called Spicer & Cole, how come the shelter is no longer there? It was not close to the daycare or to other vulnerable people or groups. Why would you move it and put it less than 50 metres from a daycare? If Go-Go Gym was located where the MCAF daycare is, do you think the shelter would be place there? Absolutely not.

4. Proper training and education – We have shared with individuals within the FIC building never to pick up the needles or touch any drug paraphernalia and to call CSSU or OSS, which I had to give them the number and nobody from CSSU or OSS introduces themselves or offered this information. We also had to share never to wake someone up, for that individual could attack, which I had to be educated by from an OSS individual. Also never offer food. We have asked and requested proper training and who to call when incidents happen. Why should we be doing this and trying to figure this out on our own, when you brought this to our doorstep.

Another question, I have heard on numerous occasions that the homeless shelter on the FREX grounds is “a success.” If this is true, where are you numbers, data? Who is collecting the data? Warren Maddox mentioned that 285 individuals have used the shelter, and I am curious how many are repeats? He also mentioned that there are over 400 people we classify as homeless, which is a 210% increase. Is it an independent group/agency other than the Homeless Shelter and Social Development who have collected the data and declared this homeless shelter a success? Would that not be a conflict of interest and biased in reporting

results?

If my math is correct that would be less than 2% percent of the population using the homeless shelter. What I would like to know is how much of public resources, what percentage are we using on the homeless population? How many calls do EMS, police, fire, ambulance, etc., respond to for our homeless community and how much resources are used for that 1 call. Is it 2 individuals or as high as 12? If there is another emergency call do we have enough resources to support the rest of our 98 percent within the Fredericton community? From my research it has shown that crime has increased every time a shelter is placed near a residential area. Would you like to see my data? I encourage anyone to sit at my kitchen doors for a day and watch what happens over a 24-hour period.

4. Community and empathy – I had the opportunity to hear a CBC radio round table on homelessness within our community, which was very informative and educational. There was a speaker who was once homeless and said something that resonated with me. My apologies, I cannot remember his name, but I cannot forget what he said, and I shall paraphrase it. "Until and unless there is community involvement in the decision making, we will not make any headway with this issue. If there is a small group of people who make the decision and don't engage the community to be a part of the solution, there is inevitably compassion fatigue. When that happens, it is much harder to get people to buy in, and instead of addressing the issues, the focus of the conversations becomes 'you are for OR you are against the shelter in your neighbourhood', which is not the issue at all. If you do not allow the community to become part of the process/solution in addressing homelessness, you will create an environment of compassion fatigue and the homeless will never be part of the community.

When individuals from the Homeless Shelter go on social media and state, "MY PROJECT", MY FUNDS or YOU ARE ATTACKING ME, we have created division. First, the shelter is neither that individual's project nor are those individual funds.

WE as taxpayers fund these programs, therefore we should have a say in the process. Nobody is attacking that individual. We are asking for transparency and clarification. The struggle comes from our own city council having shown very little respect to it's citizens, having closed door meetings; making decisions for the community without involving members of the community. This will never succeed - it creates an

"us" against "them" mentality. We all lose and the ones that suffer the most are the most vulnerable – the homeless, children, seniors and newcomers/immigrants, and the homeless people within our community.

5. True Data – Did you know that a large number of women from the immigrant community, due to cultural and religious beliefs, are not allowed to speak to a man other than their husband or family member? Which means when there is an incident near the shelter that data will never

come to OSS, CSSU or the FPF. They come to me, because I am seen as one of them, a minority female and not someone of authority, white or male. Did you know that an incident happened in the foyer, where someone came in with a “knife” and started swinging at people. Do you want to know why it was never reported? The response of the staff was, we do not trust the police or the security, look how they treat us in our own country.

The preceding has been, as the saying goes, “a good description of the fire”. What are possible solutions?

A. Proper shelter – 24-hour shelter. At the moment you have from 8 pm to 8am. The argument is that they need a place to stay at night especially on nights that are extremely cold or extremely hot. Does the weather change all of a sudden at 7 or 8 am? Why can we not provide 24 hours of space to people who need it? We all hear “Where should they stay” if not on the FREX grounds? There is vacancy in the old Victoria hospital. It is right next to the FCK, John Howard Society, Ironwood, the other shelter, and has 24 hour security. A group of us had the opportunity to see the inside of the shelter on October 10, a tour Warren Maddox offered to individuals within Ward 10. It is just cots, so just a place to sleep. Why not use the old hospital space that is vacant to provide “little apartments” where 2 or 3 women can stay together? Or a former warehouse-type building where we can build facilities away from vulnerable people (especially children and seniors).

B. Separate the Dealers from the buyers. This is a supply and demand issue. Dealers cannot get access to the users if they are separated. If the homeless are in a safe, gated community, how can the dealers come in? For example, the shelter at the Victoria hospital is DRY, and has a very intense take in process, which Warren Maddox and his staff run, but you put a DAMP shelter less than 50 metres away from a day care. We are not equipped to deal with the issues the establishment of this DAMP shelter which have been dropped on us without consultation or even warning. (We learned it was being located there the day it opened.)

C. Wrap around services for the homeless. At the moment there are wrap around services for the homeless at the dry shelter at the old Victoria hospital. The shelter at FREX grounds has limited wrap around services. The lack of wrap around services to support a client has led to elevated risk when they are asked to leave the facility in crisis mode aka substance abuse, which has put the community around at risk. There have been 3 overdoses on the FREX grounds, near the daycare centre. Simply moving them off the grounds is not a solution.

In conclusion, I implore the committee to listen to the people who are affected by your decision, who have already been affected by the first two decisions about this shelter. We want

to work with you to find a solution that works for everyone.

We understand that homelessness is a serious concern in our city and we are as concerned as anyone else that we put programs and systems and processes in place to help this particular vulnerable sector of our society.

However, we are also concerned about other vulnerable people within the Fredericton community. As noted, we have young children, we have seniors, we have immigrants who have come from countries where persecution is a natural outcome of reporting incidents to the authorities.

The rights of one group of vulnerable people should not override or supplant the rights of other groups.

Surely we can work together as a community to dispel the us against them myth that seems to have taken hold, and truly find a solution that will work fo

Thank you for your time.

Leanne J. Wiens - Chef/Owner

LJW Catering

Leanne J. Wiens - Chef/Owner

LJW Catering

28 Saunders Street, Unit#126 (Main Floor)

Fredericton NB., E3B 1N1



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BUILDING INSPECTION REPORT FOR September 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	16	\$5,542,000	\$28,297,500	\$26,877,089
Additions	2	\$110,000	\$1,804,175	\$2,063,000
<u>MINI HOMES</u>				
New	4	\$480,000	\$2,012,000	\$1,540,800
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	2	\$1,200,000	\$5,952,500	\$9,208,280
Additions	1	\$199,000	\$199,000	\$100,000
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	1	\$10,000	\$475,000	\$251,000
New Accessory Apt	2	\$160,000	\$390,000	-
New Garden Apt	-	-	\$30,000	-
New Garage Apt	-	-	-	-
<u>TOWNHOUSES</u>				
New	-	-	\$2,847,000	\$5,114,400
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$23,700,000	\$172,592,712	\$43,769,923
Additions	-	-	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	1	\$291,000	\$541,000	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	6	\$83,126	\$869,591	\$379,446
Carport/Garage *	2	\$120,000	\$817,250	\$644,357
Swimming Pool	1	\$55,000	\$1,309,265	\$1,034,205
Deck	4	\$30,000	\$341,796	\$632,200
<u>RENOV/REPAIRS</u>	37	\$2,878,083	\$9,621,760	\$16,164,936
<u>TOTAL RESIDENTIAL</u>	81	\$34,858,209	\$228,116,549	\$107,779,636

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	1	\$245,000	\$14,448,000	\$7,337,360
Additions	-	-	\$1,314,000	\$3,243,086
Renov/Repairs	15	\$2,767,990	\$21,372,219	\$26,900,444
<u>INDUSTRIAL</u>				
New	1	\$3,000,000	\$3,000,000	-
Additions	-	-	-	-
Renov/Repairs	1	\$36,000	\$1,600,500	-
<u>GOVERN (Mun.)</u>				
New	-	-	-	\$1,842,500
Additions	-	-	-	-
Renov/Repairs	-	-	\$808,725	\$132,518
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	\$73,030,000
Additions	-	-	-	\$413,000
Renov/Repairs	-	-	\$1,469,000	\$4,486,300
<u>INSTITUTIONAL</u>				
New	1	\$730,000	\$791,000	\$66,300,000
Additions	-	-	\$333,000	-
Renov/Repairs	1	\$157,700	\$5,071,959	\$11,741,484
Others	-	-	\$19,000	-
<u>DEMOLITION</u>				
	3	-	-	-
TOTALS	104	\$41,794,899	\$278,343,952	\$303,206,328

\$18,054,870 (September 2024)

DEMOLITIONS

27 Rhonda Lane - Shed

401 Univeristy Avenue - 5-Unit Apartment

628 Gold Club Road - SDD

NUMBER OF NEW DWELLING UNITS

	September 2025	THIS YEAR TO DATE	September 2024	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	17	82	8	81
SEMI-DETACHED / DUPLEX	6	25	2	27
TINY / MINI HOMES	4	17	1	14
SECONDARY DWELLING UNIT	2	17	0	11
APARTMENT UNITS	159	999	40	314
TOWNHOUSE UNITS	0	25	12	25
TOTAL	188	1165	63	472

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

PLUMBING PERMITS

SIGN PERMITS

<u>September 2025</u>	<u>TO DATE</u>	<u>September 2025</u>	<u>TO DATE</u>	<u>September 2025</u>	<u>TO DATE</u>
98	642	46	314	3	64

DEVELOPMENT PERMITS

<u>September 2025</u>	<u>TO DATE</u>
6	70

FEES FOR BUILDING PERMITS ISSUED

<u>September 2025</u>	<u>TO DATE</u>	<u>September 2024</u>	SAME PERIOD LAST YEAR
\$342,364.00	\$2,257,925.02	\$147,280.00	\$2,459,512.00

FEES FOR PLUMBING PERMITS ISSUED

<u>September 2025</u>	<u>TO DATE</u>	<u>September 2024</u>	SAME PERIOD LAST YEAR
\$25,710.00	\$252,060.00	\$12,600.00	\$140,890.00

FEES FOR SIGN PERMITS

<u>September 2025</u>	<u>TO DATE</u>	<u>September 2024</u>	SAME PERIOD LAST YEAR
\$375.00	\$7,775.00	\$500.00	\$8,625.00

FEES FOR DEVELOPMENT PERMITS

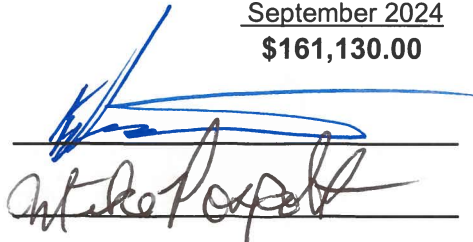
<u>September 2025</u>	<u>TO DATE</u>	<u>September 2024</u>	SAME PERIOD LAST YEAR
\$500.00	\$7,200.00	\$750.00	\$3,950.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>September 2025</u>	<u>TO DATE</u>	<u>September 2024</u>	SAME PERIOD LAST YEAR
\$368,949.00	\$2,524,960.02	\$161,130.00	\$2,612,977.00

SUBMITTED BY:

APPROVED BY:



Issued Building Permits
Sorted by Structure Type

September 2025

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2025BP0648	75348581	Sep-08-25	27 Rhonda Ln	Isabelle Morissette	Ward 7	Accessory Building	Demolition	\$50.00	\$0.00	Demolish a 8'3"x12'3" shed for and SDD.
2025BP0589	75360123	Sep-19-25	125 Route 105 Hwy	XL Plating & Machining	Ward 6	Accessory Building	New	\$2,010.00	\$245,000.00	Construct unheated storage building as per plans submitted.
2025BP0050	01436815	Sep-09-25	126 Queen St	Bellastate Construction	Ward 10	Apartment Building	New	\$124,850.00	\$15,600,000.00	Construct a new 8 storey (85 unit) apartment/commercial building as per plans submitted.
2025BP0177	75401562	Sep-22-25	655 Queen St	PeaBrook Limited Partnership	Ward 11	Apartment Building	Renovation	\$11,250.00	\$1,400,000.00	Construct renovation to Lamont House to convert to 17 unit apartment building as per plans submitted.
2025BP0513	01455286	Sep-05-25	762 Beaverbrook St	Renovations Plus 2012 Inc.	Ward 11	Apartment Building	Addition	\$2,378.00	\$291,000.00	Construct an addition to create 2 new dwelling units for an existing SDD as per plans submitted.
2025BP0521	75558452	Sep-11-25	70 Attenborough Dr	First Line Properties Inc.	Ward 2	Apartment Building	New	\$64,850.00	\$8,100,000.00	Construct new 55 unit apartment building as per plans submitted.
2025BP0608	01455591	Sep-16-25	736 Brunswick St	GeniBuild Construction	Ward 11	Apartment Building	Renovation	\$1,578.00	\$190,200.00	Construct Phase 2 ventilation upgrades to NB Housing residential building as per plans submitted (See 2023BP0880).
2025BP0626	01442383	Sep-16-25	15 Waggoners Ln	A-Tech Roofing Ltd.	Ward 10	Apartment Building	Renovation	\$1,090.00	\$129,800.00	Construct renovation to replace roofing on an apartment building as per information submitted.
2025BP0667	01470814	Sep-15-25	401 University Ave	Victor Norwicki-Arc Geobac	Ward 11	Apartment Building	Demolition	\$50.00	\$0.00	Demolishing existing 5-unit apartment building as per information submitted.
2025BP0677	75415836	Sep-23-25	51 Lian St	Gullison Flooring and Renovations	Ward 9	Apartment Building	Renovation	\$90.00	\$5,000.00	Construct renovation to replace the corner shower, 48" vanity sink and a bathtub in Unit 34 of the apartment building.
2025BP0679	75401562	Sep-16-25	655 Queen St	Peakbrook Limited Partnership	Ward 11	Apartment Building	Renovation	\$58.00	\$1,000.00	Construct renovation to replace existing roofing for an apartment building as per information submitted.
2025BP0437	75418822	Sep-02-25	1150 Prospect St	Team K5	Ward 9	Commercial Building	Renovation	\$650.00	\$75,000.00	Construct renovation to existing retail space in Unit #140 (Moore's Clothing) as per plans submitted
2025BP0468	75417071	Sep-25-25	304 King St	Bella Hospitality	Ward 10	Commercial Building	Renovation	\$130.00	\$10,000.00	Construct renovation to build covered roof structure to serve patio at Rustico as per plans submitted.
2025BP0476	75521492	Sep-16-25	580 Two Nations Cross	Peak Pro Construction Management Inc.	Ward 4	Commercial Building	Renovation	\$978.00	\$115,840.00	Construct fit-up renovation to Unit 8 (to be Hearing Life) of commercial building as per plans submitted.
2025BP0509	75392282	Sep-15-25	170 Doak Rd	Prospect Building Contractors (2004) Ltd.	Ward 7	Commercial Building	Renovation	\$1,370.00	\$165,000.00	Construct a fit-up for a Pickleball Court in an existing commercial building as per plans submitted.
2025BP0541	01470822	Sep-19-25	411 University Ave	City of Fredericton Building Services	Ward 11	Commercial Building	Renovation	\$274.00	\$13,680.00	Construct renovation to replace glazing (four aluminum windows) on Lady Beaverbrook rink as per information submitted.
2025BP0552	01404268	Sep-10-25	98 Main St	MAGH Engineering Inc	Ward 4	Commercial Building	Renovation	\$1,490.00	\$180,000.00	Construct renovation to Unit B1 for fit-up for new Stacked Pancake and Breakfast House as per plans submitted.
2025BP0557	75396333	Sep-16-25	727 Wilsey Rd	King Construction Ltd.	Ward 7	Commercial Building	Renovation	\$1,602.00	\$193,600.00	Construct renovation to upgrade washrooms on main floor in commercial building as per plans submitted.
2025BP0566	01446608	Sep-19-25	448 Queen St	Jones and Oak Contracting	Ward 11	Commercial Building	Renovation	\$1,330.00	\$160,000.00	Construct renovation to replace stairs and landings for the CIBC as per plans submitted.
2025BP0578	01404268	Sep-15-25	102 Main St	Firehouse Subs NB Ltd.	Ward 4	Commercial Building	Renovation	\$2,050.00	\$250,000.00	Construct a fit-up for firehouse subs restaurant as per plans submitted.
2025BP0583	75531400	Sep-19-25	140 Carleton St	LVT Design	Ward 11	Commercial Building	Renovation	\$9,650.00	\$1,200,000.00	Construct a fit-up of the main floor space and renovate the 3rd and 4th floor as per plans submitted.
2025BP0606	01418664	Sep-05-25	178 Main St	X-Design Inc.	Ward 4	Commercial Building	Renovation	\$1,650.00	\$200,000.00	Construct renovation to replace interior finishes in Scotia Bank suite of commercial building as per plans submitted.
2025BP0619	75441683	Sep-05-25	10 Trinity Ave	Salon Nails Dep LTD.	Ward 8	Commercial Building	Renovation	\$610.00	\$70,000.00	Construct fit-up renovation (nail salon) of unit G-203 in commercial building as per plans submitted.
2025BP0627	75431718	Sep-05-25	975 Barker St	A-Tech Roofing Ltd.	Ward 6	Commercial Building	Renovation	\$610.00	\$69,575.00	Construct renovation to replace roofing on a commercial building as per information submitted.
2025BP0652	01448364	Sep-22-25	160 York St	Tnt Johnson Dynamite Home Improvements	Ward 11	Commercial Building	Renovation	\$378.00	\$41,000.00	Construct renovation to commercial building as per plans submitted.
2025BP0693	75006742	Sep-22-25	302 Brookside Dr	First Choice Builders & Renovations	Ward 3	Commercial Building	Renovation	\$250.00	\$24,295.00	Construct renovation to replace guard on the existing front deck on the funeral home.
2025BP0236	75537266	Sep-11-25	270 Rookwood Ave	Cedar Valley Investments Ltd.	Ward 10	Commercial/Residential	Renovation	\$450.00	\$50,000.00	Construct a renovation to fit-up a coffee and Bakery shop in Unit 102 of an existing mixed-use building as per plans submitted
2025BP0307	75479477	Sep-16-25	50 Ridgeline Cres	Dong Do	Ward 9	Deck	Renovation	\$90.00	\$5,000.00	Replace decking, joists and guards of an existing attached deck (same size) for the SDD as per information submitted.
2025BP0526	01441773	Sep-24-25	686 Smythe St	Goodine's Quality Carpentry	Ward 9	Deck	New	\$122.00	\$8,500.00	Construct renovation/addition to install patio door and build rear detached deck addition to serve SDD as per information submitted.
2025BP0620	01405497	Sep-04-25	121 Edgewood Dr	Shawn Slood	Ward 4	Deck	New	\$90.00	\$4,500.00	Construct renovation to replace the existing deck with 9'x12' attached deck (same location) for an SDD as per plans submitted.
2025BP0641	75460964	Sep-15-25	120 Claremont Dr	Elevation Building Developments Inc.	Ward 1	Deck	New	\$146.00	\$12,000.00	Construct 3 detached decks for an SDD as per plans submitted.
2025BP0577	75531160	Sep-23-25	131 Leeland Way	Matthew Esson	Ward 4	Detached Garage	New	\$610.00	\$70,000.00	Construct a new 30'x42' detached garage for an SDD as per plans submitted.
2025BP0639	75569251	Sep-05-25	25 Sandlewood Ln	Dave Hawkins Construction Ltd	Ward 1	Detached Garage	New	\$450.00	\$50,000.00	Construct a new 30'x40' detached garage for an SDD as per plans submitted.
2025BP0511	75477463	Sep-04-25	676 Riverside Dr	Greener Village	Ward 6	Industrial	New	\$24,050.00	\$3,000,000.00	Construct a new food processing facility as per plans submitted.
2025BP0651	60001443	Sep-16-25	1971 Lincoln Rd	Wheeler Accessories LTD	Ward 7	Industrial	Renovation	\$338.00	\$36,000.00	Construct renovation to install metal roofing over existing shingles on factory.
2025BP0303	75568246	Sep-11-25	641 Alison Blvd	Multiprogenic Solutions Limited	Ward 7	Institutional	New	\$5,890.00	\$730,000.00	Construct new daycare facility as per plans submitted.
2025BP0663	75429803	Sep-12-25	180 Woodbridge St	A-Tech Roofing Ltd.	Ward 8	Institutional	Renovation	\$1,314.00	\$157,700.00	Construct renovation to replace roofing on Provincial rehab centre as per plans submitted.
2025BP0637	75565531	Sep-11-25	47 Hank St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a 16'x74' mini home as per plans submitted.
2025BP0645	75568485	Sep-09-25	107 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a mini home as per plans submitted.
2025BP0646	75568444	Sep-09-25	83 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a new mini home as per plans submitted.
2025BP0647	75565531	Sep-09-25	41 Hank St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a 16'x66' mini home as per plans submitted.
2025BP0691	75523993	Sep-25-25	85 Barcroft Dr	Justin Brideau	Ward 12	Pool	New	\$490.00	\$55,000.00	Install an 11'x25' pool in rear yard for an SDD as per plans submitted.
2025BP0072	75559690	Sep-19-25	113 Stapleton St	Winford realty and Allied Services Inc.	Ward 12	Semi Detached	New	\$4,850.00	\$600,000.00	Construct new Semi-detached dwelling (unfinished basements) for future subdivision as per plans submitted.
2025BP0073	75559708	Sep-19-25	119 Stapleton St	Winford realty and Allied Services Inc.	Ward 12	Semi Detached	New	\$4,850.00	\$600,000.00	Construct new Semi-detached dwelling (unfinished basements) for future subdivision as per plans submitted.
2025BP0228	01438431	Sep-16-25	378 Woodstock Rd	NB 710861 Inc	Ward 10	Semi Detached	Renovation	\$4,050.00	\$500,000.00	Construct a semi-detached dwelling as per plans submitted
2025BP0441	75388397	Sep-23-25	222 Westmorland St	Ultimate Windows and Doors	Ward 10	Semi Detached	Renovation	\$170.00	\$15,000.00	Construct renovation to replace all windows (3 bdrm) for a semi-detached dwelling as per information submitted
2025BP0442	75388389	Sep-23-25	224 Westmorland St	Ultimate Windows and Doors	Ward 10	Semi Detached	Renovation	\$170.00	\$15,000.00	Construct renovation to replace all windows (3 bdrm) for a semi-detached dwelling as per information submitted.
2025BP0665	01454768	Sep-25-25	559 Albert St	Heath Currie	Ward 10	Semi Detached	Addition	\$1,642.00	\$199,000.00	Construct addition to semi-detached dwelling as per plans submitted.
2025BP0475	75284612	Sep-29-25	289 Kimble Dr	Isaac Gallagher	Ward 8	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct renovation to SDD to add a basement apartment (secondary suite) as per plans submitted.
2025BP0525	75552620	Sep-03-25	65 St Pierre Dr	Ali Karam	Ward 7	Single Detached Dwelling	Renovation	\$850.00	\$100,000.00	Construct renovation to the basement of SDD as per information submitted.
2025BP0549	01500461	Sep-09-25	40 Nawal Ct	Cedar Valley Investments Ltd.	Ward 12	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct new SDD (finished basement) as per plans submitted.
2025BP0570	75560177	Sep-17-25	61 Sandlewood Ln	Cummings Builders Ltd.	Ward 1	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct a new SDD as per plans submitted.
2025BP0575	75149799	Sep-19-25	12 Hillsleigh Rd	Mariano Jose Hoyos	Ward 1	Single Detached Dwelling	Renovation	\$290.00	\$30,000.00	Construct a renovation to replace the heating system, 2 windows, add attic and foundation insulation and create a basement bedroom as per plans submitted.
2025BP0582	75553842	Sep-02-25	42 Winterberry Dr	Multiprogenic Solutions Limited	Ward 7	Single Detached Dwelling	New	\$3,090.00	\$380,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0586	75552422	Sep-23-25	25 Kors Ln	Aubrey Ward	Ward 6	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct a new SDD as per plans submitted.
2025BP0610	75552463	Sep-09-25	18 Kors Ln	Craig Buck	Ward 6	Single Detached Dwelling	New	\$3,490.00	\$430,000.00	Construct a new SDD as per plans submitted.
2025BP0621	75367177	Sep-04-25	153 Dora Dr	Target's Windows and Doors	Ward 7	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct renovation to replace 3 windows(2 bedrooms) and 2 patio doors and front door for an SDD as per information submitted.
2025BP0624	75567578	Sep-08-25	167 Stonehill Ln	Donald Cormier	Ward 2	Single Detached Dwelling	New	\$2,394.00	\$293,000.00	Construct a new SDD as per plans submitted.
2025BP0625	75566117	Sep-10-25	21 Patriots Way	M.C.I. Hodgkin Construction	Ward 2	Single Detached Dwelling	New	\$2,850.00	\$350,000.00	Construct a new SDD as per plans submitted.
2025BP0628	75513812	Sep-17-25	7 Geysen Crt	RobCon Developments Inc.	Ward 1	Single Detached Dwelling	New	\$3,490.00	\$430,000.00	Construct new SDD as per plans submitted.
2025BP0629	75097923	Sep-19-25	6 Cameron Crt	Wolfgang Handwerk	Ward 9	Single Detached Dwelling	Renovation	\$530.00	\$60,000.00	Construct renovation to replace kitchen finishes, cabinets and remove interior non load bearing wall as per plans submitted.
2025BP0632	75563197	Sep-15-25	191 Gilridge Dr	Esson Construction Ltd.	Ward 1	Single Detached Dwelling	New	\$3,050.00	\$375,000.00	Construct a new SDD with an unfinished basement as per plans submitted.
2025BP0633	75001370	Sep-15-25	168 Stanley St	Craig's Carpentry	Ward 9	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace a bathtub, vanity sink and flooring for an SDD as per plans submitted.
2025BP0636	75569699	Sep-15-25	57 Sandlewood Ln	Samantha Tucker	Ward 1	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct a new SDD as per plans submitted.
2025BP0638	01409358	Sep-10-25	500 Pugh St	Michelle Gariépy	Ward 4	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct a renovation to the bathroom in the basement for an SDD as per plans submitted.
2025BP0640	75490599	Sep-10-25	42 Weavers Way	Platinum East Builders	Ward 5	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct new SDD as per plans submitted.
2025BP0642	75205245	Sep-10-25	14 Gramps Ln	Sunly Energy Corp	Ward 1	Single Detached Dwelling	Renovation	\$362.00	\$38,986.00	Install a roof mounted solar PV system for an SDD as per plans submitted.

2025BP0643	75490649	Sep-23-25	72 Weavers Way	Aristotle Gordon	Ward 5	Single Detached Dwelling	New	\$2,850.00	\$350,000.00	Construct a new SDD as per plans submitted.
2025BP0650	01477116	Sep-15-25	50 Ashfield St	Eric Megarity	Ward 6	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Construct a renovation to repair existing exterior garage wall for an SDD as per plans submitted.
2025BP0653	75513143	Sep-22-25	90 Shields St	Harvona Contracting Inc	Ward 1	Single Detached Dwelling	New	\$1,850.00	\$225,000.00	Construct new SDD as per plans submitted.
2025BP0657	01413574	Sep-12-25	95 Embleton Ave	R.I Builders	Ward 1	Single Detached Dwelling	Renovation	\$58.00	\$1,000.00	Construct renovation to SDD to change from a conventional foundation to ICF under permit # 2025BP0200.
2025BP0659	75435750	Sep-11-25	347 Goodine St	Targett's Windows and Doors	Ward 7	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace front door, patio door and glass kit for garage man door in SDD as per information submitted.
2025BP0660	01547884	Sep-12-25	31 Veterans Crt	Herb Price Masonry Inc	Ward 5	Single Detached Dwelling	Renovation	\$250.00	\$24,500.00	Construct renovation to replace portion of rock foundation with 10" block wall as per information submitted.
2025BP0662	01490929	Sep-12-25	75 Barton Cres	A.S.H. Roofing and Construction	Ward 2	Single Detached Dwelling	Renovation/Addition	\$130.00	\$10,000.00	Construct roofed-over deck addition to SDD as per information submitted
2025BP0675	75146514	Sep-17-25	17 Hallett Hts	MRK Carpentry	Ward 1	Single Detached Dwelling	Addition	\$850.00	\$100,000.00	Phase II: Construct addition to SDD as per plans submitted.
2025BP0676	75569434	Sep-25-25	229 Highpoint Blvd	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0680	75565531	Sep-23-25	93 Aiden St	S & P Ventures Ltd.	Ward 2	Single Detached Dwelling	New	\$2,050.00	\$250,000.00	Construct new SDD as per plans submitted.
2025BP0681	01500651	Sep-19-25	628 Golf Club Rd	Green Light Estimates	Ward 12	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolition of the SDD as per information submitted.
2025BP0684	75562934	Sep-23-25	51 Salisbury Cres	R. Foster Developments Ltd.	Ward 8	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct new SDD as per plans submitted.
2025BP0694	75307058	Sep-23-25	55 Bailey Ave	First Choice Builders & Renovations	Ward 1	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to replace 13 windows (5 bedroom) and 2 doors in SDD as per information submitted.
2025BP0695	01497684	Sep-23-25	46 Mayflower St	First Choice Builders & Renovations	Ward 12	Single Detached Dwelling	Renovation	\$226.00	\$22,000.00	Construct renovation to replace vinyl siding complete with 2" foam on an SDD as per information submitted.
2025BP0696	01409648	Sep-22-25	136 Longwood Dr	First Choice Builders & Renovations	Ward 3	Single Detached Dwelling	Renovation	\$122.00	\$9,000.00	Construct renovation to replace decking and guards on existing roofed over deck of SDD as per information submitted.
2025BP0697	01459908	Sep-23-25	651 Beckwith St	NWB Custom Creations Inc	Ward 11	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Construct renovation to replace 2 basement bedroom windows complete with egress window wells in SDD as per information submitted.
2025BP0698	75000836	Sep-25-25	73 Burnham Crt	Adam Donaldson	Ward 12	Single Detached Dwelling	Renovation	\$66.00	\$2,000.00	Construct renovation to an SDD to create an additional bedroom in the basement as per information submitted.
2025BP0700	75012682	Sep-25-25	189 Carlisle Rd	Sunly Energy Corp	Ward 1	Single Detached Dwelling	Renovation	\$194.00	\$17,481.00	Construct installation of roof mounted solar array on SDD as per plans submitted.
2025BP0701	75455063	Sep-24-25	485 Golf Club Rd	Shift Energy Group Inc.	Ward 12	Single Detached Dwelling	Renovation	\$434.00	\$47,766.00	Construct installation of roof mounted solar array as per plans submitted.
2025BP0709	01456326	Sep-29-25	97 Church St	John Murdoch	Ward 11	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to repair rotten rafters on roof of rotunda and construct site-built windows for the second story unheated porch of an SDD as per information submitted.
2025BP0718	01433820	Sep-26-25	83 Charlotte St	We Build Contracting	Ward 10	Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to repair portions of wooden siding and trim on SDD as per information submitted.
2025BP0720	75368084	Sep-29-25	237 Bliss Carman Dr	Clear Power Solutions Inc.	Ward 8	Single Detached Dwelling	Renovation	\$322.00	\$33,600.00	Construct the installation of roof mounted solar array as per information submitted.
2025BP0635	75392290	Sep-12-25	521 Canada St	Bryan Campbell	Ward 5	Single Detached Dwelling/Apartment	Renovation	\$1,010.00	\$120,000.00	Construct renovation to SDD and add basement apartment (secondary suite) as per plans submitted.
2025BP0644	01469097	Sep-05-25	135 Liverpool St	Noah kingston	Ward 8	Single Detached Dwelling/Apartment	Renovation	\$130.00	\$10,000.00	Construct renovation to legalize basement apartment (non-secondary suite) as per plans submitted.
2025BP0587	75455766	Sep-12-25	34 Huntingdon Cir	M.L. Harnish Renovations	Ward 8	Townhouse	Renovation	\$466.00	\$52,000.00	Construct renovation to finish basement of row house (Civic 34) as per plans submitted.
2025BP0668	01493444	Sep-15-25	5 Hawkins St	Dowd Roofing Inc.	Ward 3	Townhouse	Renovation	\$714.00	\$82,791.67	Construct renovation to replace roofing on residential building as per information submitted.
2025BP0669	01493444	Sep-15-25	7 Hawkins St	Dowd Roofing Inc.	Ward 3	Townhouse	Renovation	\$714.00	\$82,791.67	Construct renovation to replace roofing on residential building as per information submitted.
2025BP0670	01493444	Sep-15-25	17 Hawkins St	Dowd Roofing Inc.	Ward 3	Townhouse	Renovation	\$714.00	\$82,791.67	Construct renovation to replace roofing on residential building as per information submitted.
2025BP0671	01493444	Sep-15-25	21 Neville St	Dowd Roofing Inc.	Ward 3	Townhouse	Renovation	\$714.00	\$82,791.67	Construct renovation to replace roofing on residential building as per information submitted.
2025BP0672	01493444	Sep-15-25	35 Neville St	Dowd Roofing Inc.	Ward 3	Townhouse	Renovation	\$714.00	\$82,791.67	Construct renovation to replace roofing on residential building as per information submitted.
2025BP0673	01493444	Sep-15-25	9 Neville St	Dowd Roofing Inc.	Ward 3	Townhouse	Renovation	\$714.00	\$82,791.67	Construct renovation to replace roofing on residential building as per information submitted.
TOTALS								\$342,364.00	\$42,161,773.02	