

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, March 18, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – February 18, 2026

2. ZONING APPLICATIONS

2.1 City of Fredericton c/o Ryan Seymour - 750 Prospect Street

- Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and rezoning from Park (P) Zone to Institutional Zone Two (I-2) to allow construction of a new fire station.

2.2 Carle Developments Ltd. - 314-316 & 348, 402 Saint Mary's Street

Rezone portions of property from:

- COR-2 to MR-2 (portion of PID 01488345, PID 75549550, and PID 00000003)
- MR-2 to COR-2 (portion of PID 01424258)
- FD to MR-2 (PID 01424241, PID 75529065, PID 01422369, and a portion of PID 01422419)

Tentative plan of subdivision for a future public street to permit 9 three-storey apartment buildings with a total of 216 units.

2.3 NB Department of Transportation and Infrastructure c/o Heather Copp - 50/70 Liverpool Street

- Rezoning from Park (P) Zone to Institutional Zone One (I-1), and variances for parking lot location (± 3 m) and parking stall width (0.25m) to allow construction of a new K-5 elementary school.

3. SUBDIVISION APPLICATIONS

- 3.1 Exp Services Inc. - Burns Street, Fearnley Street, Goddard Street, Shannon Street, and Tori Street
- Tentative plan of subdivision to create 83 Residential Mini-Home (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, as well as a new public street, Tori Street.
- 3.2 City of Fredericton c/o Ryan Seymour - 402-408 Saint Mary's Street
- Tentative Plan of Subdivision to add 338m² to the public right of way for future street widening on Saint Mary's Street.

4. VARIANCE APPLICATIONS

- 4.1 Brad Wilcox - 159 George Street

In order to construct a two-unit addition the following variances are required;

- 172m² lot density variance;
- 3.7m lot frontage variance;
- In the TP-6 zone converted dwellings with additions may cover a max of 35% of the lot area. This building and addition will cover 36%, requiring a 6.4m² lot coverage variance;
- Furthermore, an addition is to be limited to a max of 40% of the lot coverage of an existing building. This addition will be 53.8% of the existing buildings lot coverage requiring a 17.2m² variance;
- 0.58m side yard setback variance; and
- 24.8m² landscaped area variance.

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for February 2026.

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 18 mars 2026, 19 h 00**
Endroit : **salle du conseil municipal et participation via conférence web**

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 18 février 2026

2. DEMANDES DE ZONAGE

2.1 Ville de Fredericton a/s de Ryan Seymour - 750, rue Prospect

- Modification du plan municipal pour requalifier la propriété de Parcs et espaces ouverts à Grandes institutions et rezonage de la zone de parcs (P) à zone de services collectifs 2 pour permettre la construction d'une nouvelle caserne de pompiers.

2.2 Carle Developments Ltd. - 314-316 et 348, 402, rue Saint Mary's

Rezonage de parties des lots :

- De zone de corridor commercial 2 à zone multirésidentielle 2 (partie du NID 01488345 et du NID 75549550 et du NID 00000003)
- De zone multirésidentielle 2 à zone de corridor commercial 2 (partie du NID 01424258)
- De zone d'aménagement futur à zone multirésidentielle 2 (NID 01424241, NID 75529065, NID 01422369 et une partie du NID 01422419)

Plan de lotissement provisoire prévoyant une future rue publique pour permettre l'implantation de 9 immeubles d'appartements de trois étages comptant un total de 216 logements.

2.3 Ministère des Transports et de l'Infrastructure a/s de Heather Copp - 50/70, rue Liverpool

- Rezonage de la zone de parcs (P) vers la zone de services collectifs un (I-1), et dérogations relatives pour l'emplacement de stationnement (± 3 m) et à la largeur des cases de stationnement (0,25 m) pour permettre la construction d'une nouvelle école élémentaire de la maternelle à la 5e année.

3. DEMANDE DE LOTISSEMENT

3.1 Exp Services Inc. - Rue Burns, rue Fearnley, rue Goddard, rue Shannon et rue Tori

- Plan de lotissement provisoire visant à créer 83 lots de zone résidentielle pour maisons préfabriquées mobiles sur le prolongement de la rue Burns, de la rue Fearnley, de la rue Goddard et de la rue Shannon, ainsi que sur une nouvelle voie publique, la rue Tori.

3.2 Ville de Fredericton a/s de Ryan Seymour - 402-408, rue Saint Mary's

- Plan de lotissement provisoire visant à ajouter 338 m² à l'emprise publique en vue d'un futur élargissement de la rue Saint Mary's.

4. DEMANDE DE DÉROGATION

4.1 Brad Wilcox - 159, rue George

Afin de construire un agrandissement de deux unités, les dérogations suivantes sont requises;

- Dérogation de 172 m² relative à la densité du lot;
- Dérogation de 3,7 m relative à la façade du lot;
- Dans la zone de lotissement 6, les habitations converties avec agrandissement peuvent couvrir un maximum de 35 % de la superficie du lot. Ce bâtiment et l'agrandissement couvriront 36 %, nécessitant une dérogation de 6,4 m² relative à l'emprise au sol;
- De plus, un agrandissement doit être limité à un maximum de 40 % de l'emprise au sol du bâtiment existant. Cet agrandissement représentera 53,8 % de l'emprise au sol du bâtiment existant, nécessitant une dérogation de 17,2 m²;
- Dérogation de 0,58 m relative au retrait de la cour latérale; et
- Dérogation de 24,8 m² relative à la superficie d'aménagement paysager.

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour février 2026.

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, February 18, 2026, 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
Anna Patterson
Scott McConaghy
Julie Baker
Dueck, Oliver

Staff: Marcello Battilana
Tony Dakiv
Fredrick Vanrooyen
Mei Jiang
Connor Adsett
Jody Boone
Tyson Aubie
Melissa Steeves
Jill Durling
Adam Bell
Ryan Seymour
Shasta Stairs
Jennifer Lawson
Marley McLellan
Mary Nelson
Felix McCarthy
Elizabeth Murray

APPROVAL OF AGENDA

Moved by: Councillor Ericson

Seconded by: Oliver Dueck

BE IT RESOLVED THAT the Planning Advisory Committee hereby approves the February 18, 2026 Agenda with the following additional item being added under New Business:

- **Adopt Terms of Reference for the Planning Advisory Committee**

CARRIED

APPROVAL OF MINUTES

Annual Business Meeting - January 21, 2026

Moved by: Councillor Margo Sheppard

Seconded by: Julie Baker

That the minutes of the Annual Business Meeting of the Planning Advisory Committee of January 21, 2026, be approved.

CARRIED

Regular Meeting – January 21, 2026

Moved by: Julie Baker

Seconded by: Councillor Margo Sheppard

That the minutes of the regular meeting of the Planning Advisory Committee of January 21, 2026, be approved.

CARRIED

ZONING APPLICATIONS

City of Fredericton - Southeast New Neighbourhood Secondary Municipal Plan

- Municipal Plan Amendments and Zoning By-law Amendments

Public Hearing

- Giovanni Merlini opposed the application citing his concerns.

Moved by: Scott McConaghy

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026,

- A. That By-law No. Z-12, A By-law to Adopt the Southeast New Neighbourhood Secondary Municipal Plan, be adopted, the contents of which are enclosed as Schedule A attached to P.R. 4/26.**
- B. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing and replacing Schedule 1 (Urban Structure Map) to make boundary and legend adjustments for the Southeast New Neighbourhood Secondary Municipal Plan Area including adding land to the Growth Boundary and designating lands as New Neighbourhoods as shown on Schedule B attached to P.R. 4/26.**
- C. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing and replacing Schedule 2 (Land Use Map) to make boundary adjustments for the Southeast New Neighbourhood Secondary Municipal Plan Area including adding land to the Growth Boundary and redesignating lands from Rural and Agricultural, Business and Industrial, and Established Neighbourhoods to New Neighbourhoods, and from Rural and Agricultural to Business and Industrial as shown on Schedule C attached to P.R. 4/26.**
- D. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing subparagraph 2.2.1(14)(ii) and the Background statement of the New Neighbourhood Designation contained in Section 2.2.1, and replacing with a new subparagraph and Background statement as outlined in the attached Schedule D.**
- E. That the following amendments to the Zoning Maps (Schedule 11) of By-law No. Z-5, A Zoning By-law for the City of Fredericton be approved:**
 - i. Rezone land from Future Development Zone (FD) to Multi-Residential Zone Two (MR-2) and Residential Zone Five (R-5) and from General Industrial Zone (GI) to Multi-Residential Zone Two (MR-2) as shown on Map II attached to P.R. 4/26.**
- F. That Schedule 12 in Section 20 of By-law No. Z-5, A Zoning By-law for the City of Fredericton, be amended to include Map III attached to P.R. 4/26.**

CARRIED

As a result of technical difficulties, the Chair called a recess at 7:38 p.m.

The meeting resumed at 7:43 p.m.

zzap Consulting Inc. - Cliffe Street / Brown Boulevard / Two Nations Crossing

Municipal Plan Amendment to redesignate portions of land from:

- Parks & Open Space and Rural & Agricultural to New Neighbourhood, and from New Neighbourhood to Commercial Centres and Corridors.

Rezone portions of land from:

- Future Development (FD) and Park (P) to Commercial Corridor Zone Two (COR-2),
- Park (P) to Residential Zone One (R-1), Residential Zone Five (R-5), Multi-Residential Zone Two (MR-2), and Mixed Use Zone Two (MX-2),
- Residential Zone One Holding (R-1(H)) to Residential Zone One (R-1) and Multi-Residential Zone Two (MR-2), and
- Institutional Zone Two (I-2) to Residential Zone Five (R-5) and Multi-Residential Zone Two (MR-2),

to permit a comprehensive residential/commercial development.

Public Hearing

- Connor Wallace, applicant on behalf of zzap Consulting Inc, was available to respond to questions.
- Giovanni Merlini provided neutral comments with recommendations on transit, walkability, and recreational facilities.

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the application submitted by zzap Consulting Inc. on behalf of the City of Fredericton, on property located on Cliffe Street, Brown Boulevard, and Two Nations Crossing (PIDs 75563809, 75569996, 75569970) for the following:

- **Municipal Plan Amendment to add lands to the Growth Boundary and amending land use designations for portions of the property from:**
 - **Parks & Open Space and Rural & Agricultural to New Neighbourhoods;**

- **Parks & Open Space to Commercial Centres and Corridors; and**
- **New Neighbourhoods to Commercial Centres and Corridors.**
- **Rezoning portions of the property from:**
 - **Future Development (FD) and Park (P) to Commercial Corridor Zone Two (COR-2);**
 - **Park (P) to Residential Zone One (R-1), Residential Zone Five (R-5), Multi-Residential Zone Two (MR-2) and Mixed Use Zone Two (MX-2);**
 - **Residential Zone One Holding (R-1(H)) to Residential Zone One (R-1) and Multi-Residential Zone Two (MR-2); and**
 - **Institutional Zone Two (I-2) to Residential Zone Five (R-5) and Multi-Residential Zone Two (MR-2).**

be approved subject to terms and conditions.

CARRIED

Brad Wilcox - 336 Charlotte Street

- Rezoning from TP-4 to MR-2 and a 13.4m lot frontage variance to allow construction of an 8-unit apartment building.

Public Hearing

- Brad Wilcox, on behalf of Traci Price Properties, was available to respond to questions.
- Alex Hickey expressed concerns about the application for 336 Charlotte Street.

Moved by: Scott McConaghy

Seconded by: Councillor Greg Ericson

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the application submitted by Brad Wilcox to rezone land from Residential Town Plat Zone Four (TP-4) to Multi-Residential Zone Two (MR-2) and a 13.4m lot frontage variance to allow construction of an 8-unit apartment building 336 Charlotte Street, be approved subject to terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

City of Fredericton c/o Ryan Seymour - 22 Eatman Avenue

- Tentative plan of subdivision to create add an 8m² parcel of land to the Eatman Avenue right of way.

Public Hearing

- Ryan Seymour, on behalf of the City of Fredericton, was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to add land from property located at 22 Eatman Avenue to the public right-of-way, be forwarded to City Council with a recommendation that the location of the public street as shown on Map II be approved.

BE IT FURTHER RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the final plan of subdivision prepared by Southwest Surveys entitled D&L Property Management Subdivision, Eatman Avenue, situated on the West Side of Eatman Avenue, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

CARRIED

VARIANCE APPLICATIONS

Mariia Bezruk - 225 Turnbull Court

- Temporary use variance to permit a home occupation to operate as a “cat kennel” in property located at 225 Turnbull Court.

Public Hearing

- Mariia Bezruk was available to respond to questions.

Moved by: Julie Baker

Seconded by: Councillor Margo Sheppard

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the application submitted by Mariia Bezruk on property located at 225 Turnbull

Court for a temporary use variance to permit a home occupation to be operated as a cat kennel within the existing building, be approved subject to terms and conditions.

CARRIED

Nicole Brigham - 569 Woodstock Road

- Similar non-conforming use variance to permit a medical practice use within the existing building.
- Subject property is zoned Environmental and Open Space Zone (EOS). The previous non-conforming use was a retail store (Trites Flower Shop).
- There is existing similar non-conforming use variance approval for an office.

Public Hearing

- Nicole Brigham was available to respond to questions.
- Jim Bishop spoke in support of the application for 569 Woodstock Road.

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the application submitted by Nicole Brigham on property located at 569 Woodstock Road for a similar non-conforming use variance to permit a medical practice use within the existing building, be approved subject to terms and conditions.

CARRIED

OLD BUSINESS

NEW BUSINESS

Justin Beesley - Proposed Street Name (Private) – Shepherd's Way

Moved by: Scott McConaghy

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on February 18, 2026, the private lane providing access to homes located off Cedar Ridge Drive be named “Shepherd’s Way”, subject to Provincial approval (NB911).

CARRIED

Adopt Terms of Reference for the Planning Advisory Committee (Additional Item)

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

BE IT RESOLVED THAT Pursuant to Section 27 of the Planning Advisory Committee Constitution, notice of motion is hereby given to repeal the Planning Advisory Committee Constitution adopted on October 27, 1976, as amended, and be replaced with the attached proposed Terms of Reference document for the Planning Advisory Committee.

The motion to repeal the Planning Advisory Committee Constitution and adopt Terms of Reference for the Planning Advisory Committee will be considered at a special meeting of the PAC called for this purpose to be held on Wednesday, April 15, 2026 at 5:30pm in the Council Chambers, City Hall.

CARRIED

BUILDING PERMITS

To receive building permits for December 2025 and January 2026.

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

That the building permits for the months of December 2025 and January 2026 be received.

CARRIED

ADJOURNMENT

Moved by: Julie Baker

Seconded by: Oliver Dueck

That the meeting of the PAC be adjourned at 8:39 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : lundi 18 février 2026 à 19 h 30
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Greg Ericson
Margo Sheppard
Mark Peters
Anna Patterson
Scott McConaghy
Julie Baker
Oliver Dueck

Membres du personnel : Marcello Battilana
Tony Dakiv
Fredrick Vanrooyen
Mei Jiang
Connor Adsett
Jody Boone
Tyson Aubie
Melissa Steeves
Jill Durling
Adam Bell
Ryan Seymour
Shasta Stairs
Jennifer Lawson
Marley McLellan
Mary Nelson
Felix McCarthy
Elizabeth Murray

ADOPTION DE L'ORDRE DU JOUR

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Oliver Dueck

IL EST RÉSOLU QUE le Comité consultatif sur l'urbanisme approuve par la présente l'ordre du jour du 18 février 2026, avec l'ajout du point suivant sous la rubrique « Affaire nouvelle » :

- **Adopter le mandat du Comité consultatif sur l'urbanisme**

ADOPTÉ

ADOPTION DE PROCÈS VERBAL

Réunion annuelle – 21 janvier 2026

Proposé par : Margo Sheppard

Appuyé par : Julie Baker

Approuver le procès-verbal de la réunion annuelle du Comité consultatif sur l'urbanisme du 21 janvier 2026 soit approuvé tel quel.

ADOPTÉ

Réunion ordinaire – 21 janvier 2026

Proposé par : Julie Baker

Appuyé par : Margo Sheppard

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 21 janvier 2026.

ADOPTÉ

DEMANDES DE ZONAGE

Ville de Fredericton - Plan municipal secondaire du nouveau quartier sud-est

- Modification du plan municipal et d'arrêté de zonage

Audience publique :

- Giovanni Merlini s'est opposé à la demande et a exprimé ses préoccupations.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026,

- A. l'arrêté Z-12, Arrêté visant à adopter le plan municipal secondaire du nouveau quartier sud-est, soit adopté, dont le contenu est joint en annexe A au rapport d'urbanisme 4/26.**
- B. l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié en abrogeant et en remplaçant l'annexe 1 (carte de la structure urbaine) afin d'apporter des modifications aux limites et à la légende pour la zone du plan municipal secondaire du nouveau quartier sud-est, notamment en ajoutant des terrains à la limite de croissance et en désignant des terrains comme nouveaux quartiers, comme indiqué à l'annexe B jointe au rapport d'urbanisme 4/26.**
- C. l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié en abrogeant et en remplaçant l'annexe 2 (carte d'occupation des sols) afin d'apporter des modifications aux limites de la zone du plan municipal secondaire du nouveau quartier sud-est, notamment en ajoutant des terrains à la limite de croissance et en reclassant des terrains de zones rurales et agricoles, entreprises et industries, et de quartiers établis en nouveaux quartiers, et de zones rurales et agricoles en entreprises et industries, comme indiqué à l'annexe C jointe au rapport d'urbanisme 4/26.**
- D. l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'abrogation du sous-alinéa 2.2.1(14)(ii) et de l'exposé des motifs de la désignation du nouveau quartier contenu dans la section 2.2.1, et leur remplacement par un nouveau sous-alinéa et un nouvel exposé des motifs, tels que décrits dans l'annexe D ci-jointe.**
- E. que les modifications suivantes aux cartes de zonage (annexe 11) de l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, soient approuvées :**
 - i. Reclasser les terrains de la zone d'aménagement futur (FD) en zone multirésidentielle deux (MR-2) et zone résidentielle cinq (R-5) et de la zone industrielle générale (GI) en zone multirésidentielle deux (MR-2), comme indiqué sur la carte II jointe au rapport d'urbanisme 4/26.**
- F. Que l'annexe 12 de l'article 20 de l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, soit modifiée afin d'inclure la carte III jointe au rapport d'urbanisme 4/26. 4/26.**

ADOPTÉ

En raison de difficultés techniques, le président a suspendu la séance à 19 h 38.

La séance a repris à 19 h 43. La réunion reprend à 22 h 23.

zzap Consulting Inc. - rue Cliffe / boulevard Brown / Two Nations Crossing

Modification du plan municipal visant à redésigner certaines portions de terrain :

- Parcs et espaces ouverts, zones rurales et agricoles vers les nouveaux quartiers, et des nouveaux quartiers vers les centres commerciaux et artères commerciales.

Rezonnez certaines portions de terrain :

- D'aménagement futur (FD) et parc (P) à zone de corridor commercial deux (COR-2),
- Parc (P) à zone résidentielle 1 (R-1), zone résidentielle 5 (R-5), zone multirésidentielle 2 (MR-2) et zone à usage mixte 2 (MX-2),
- Zone résidentielle 1 d'aménagement différé (R-1(H)) en zone résidentielle 1 (R-1) et zone multirésidentielle 2 (MR-2), et
- Zone de services collectifs 2 (I-2) en zone résidentielle 5 (R-5) et zone multirésidentielle 2 (MR-2),

pour permettre un développement résidentiel/commercial complet.

Audience publique :

- Connor Wallace, demandeur au nom de zzap Consulting Inc, était disponible pour répondre aux questions.
- Giovanni Merlini a fourni des commentaires neutres accompagnés de recommandations sur les transports en commun, la facilité de déplacement à pied et les installations récréatives.

Proposé par : Greg Ericson

Appuyé par : Julie Baker

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, la demande soumise par zzap Consulting Inc. au nom de The City of Fredericton, concernant la propriété située sur la rue Cliffe, le boulevard Brown et Two Nations Crossing (NID 75563809, 75569996, 75569970) pour ce qui suit :

- **Modification du plan municipal visant à ajouter des terrains à la limite de croissance et à modifier les désignations d'utilisation des sols pour certaines parties de la propriété, passant de :**
 - **Parcs et espaces ouverts, zones rurales et agricoles vers les nouveaux quartiers;**
 - **Parcs et espaces ouverts vers les centres commerciaux et artères commerciales;**
 - **Nouveaux quartiers vers les centres commerciaux et artères commerciales.**
- **Rezonage de certaines parties de la propriété :**
 - **D'aménagement futur (FD) et Parc (P) à zone de services collectifs 2 (COR-2);**
 - **De Parc (P) à Zone résidentielle 1 (R-1), Zone résidentielle 5 (R-5), Zone multirésidentielle 2 (MR-2) et Zone à usage mixte 2 (MX-2);**
 - **Zone résidentielle 1 d'aménagement différé (R-1(H)) en zone résidentielle 1 (R-1) et zone multirésidentielle 2 (MR-2);**
 - **Zone de services collectifs 2 (I-2) en zone résidentielle 5 (R-5) et zone multirésidentielle 2 (MR-2).**

être approuvé sous réserve des conditions.

ADOPTÉ

Brad Wilcox – 336, rue Charlotte

- Révision du zonage de TP-4 à MR-2 et dérogation de 13,4 m pour la façade du terrain afin de permettre la construction d'un immeuble de 8 appartements.

Audience publique :

- Brad Wilcox, au nom de Traci Price Properties, était disponible pour répondre aux questions.
- Alex Hickey a exprimé ses préoccupations concernant la demande pour le 336, rue Charlotte.

Proposé par : Scott McConaghy

Appuyé par : Greg Ericson

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, la demande présentée par Brad Wilcox visant à faire passer le zonage d'un terrain de zone de lotissement résidentiel 4 (TP-4) à zone multirésidentielle 2 (MR-2) et à obtenir une dérogation de 13,4 m pour la façade du terrain afin de permettre la construction d'un immeuble de 8 appartements au 336, rue Charlotte, soit approuvée sous réserve de certaines conditions.

ADOPTÉ

DEMANDE DE LOTISSEMENT

Ville de Fredericton a/s de Ryan Seymour - 22, avenue Eatman

- Plan provisoire de lotissement visant à ajouter une parcelle de terrain de 8 m² à l'emprise de l'avenue Eatman.

Audience publique :

- Ryan Seymour, au nom de la ville de Fredericton, était disponible pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, concernant un plan provisoire de lotissement visant à ajouter des terrains situés au 22, avenue Eatman à l'emprise publique, soit transmise au conseil municipal avec une recommandation visant à approuver l'emplacement de la voie publique tel qu'indiqué sur la carte II.

QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, le plan de lotissement définitif préparé par Southwest Surveys intitulé « D&L Property Management Subdivision, Eatman Avenue, situated on the West Side of Eatman Avenue, City of Fredericton, County of York, Province of New Brunswick » reçoive l'assentiment du conseil municipal conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

ADOPTÉ

DEMANDE DE DÉROGATION

Mariia Bezruk - 225, cour Turnbull

- Dérogation temporaire pour permettre l'exploitation d'une activité professionnelle à domicile sous forme de « chatterie » dans la propriété située au 225, cour Turnbull.

Audience publique :

- Mariia Bezruk était disponible pour répondre aux questions.

Proposé par : Julie Baker

Appuyé par : Margo Sheppard

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, la demande présentée par Mariia Bezruk concernant la propriété située au 225, cour Turnbull pour une dérogation temporaire visant à permettre l'exploitation d'une pension pour chats dans le bâtiment existant soit approuvée sous réserve de conditions.

ADOPTÉ

Nicole Brigham - 569, chemin Woodstock

- Utilisation non conforme similaire autorisant l'exercice d'une activité médicale dans le bâtiment existant.
- Le bien immobilier concerné est classé en zone environnementale et d'espace vert (EOS). L'utilisation non conforme précédente était un magasin de détail (Trites Flower Shop).
- Il existe déjà une autorisation d'utilisation non conforme similaire pour un bureau.

Audience publique :

- Nicole Brigham était disponible pour répondre aux questions.
- Jim Bishop s'est exprimé en faveur de la demande concernant le 569, chemin Woodstock.

Proposé par : Greg Ericson

Appuyé par : Julie Baker

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, la demande soumise par Nicole Brigham concernant la propriété située au 569, chemin Woodstock, visant à obtenir une dérogation pour usage non conforme similaire afin de permettre l'exercice de la médecine dans le bâtiment existant, soit approuvée sous réserve de conditions.

ADOPTÉ

AFFAIRE COURANTE

AFFAIRE NOUVELLE

Justin Beesley - Proposition d'odonyme (Privé) – Shepherd's Way

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 18 février 2026, l'allée privée donnant accès aux maisons situées à l'écart de promenade Cedar Ridge soit nommée « Shepherd's Way », sous réserve de l'approbation de la province (NB911).

ADOPTÉ

Adopter le mandat du Comité consultatif sur l'urbanisme (point ajouté)

Proposé par : Greg Ericson

Appuyé par : Julie Baker

IL EST RÉSOLU QUE, conformément à l'article 27 de la Constitution du Comité consultatif sur l'urbanisme, un avis de motion est donné par la présente afin d'abroger la Constitution du Comité consultatif sur l'urbanisme adoptée le 27 octobre 1976, telle que modifiée, et de la remplacer par le document ci-joint proposant le mandat du Comité consultatif sur l'urbanisme.

La motion visant à abroger la Constitution du Comité consultatif d'urbanisme et à adopter le mandat du Comité consultatif d'urbanisme sera examinée lors d'une réunion extraordinaire du CCU convoquée à cette fin, qui se tiendra le mercredi 15 avril 2026 à 17 h 30 dans la salle du conseil de l'hôtel de ville.

ADOPTÉ

PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour décembre 2025 et janvier 2026

Proposé par : Greg Ericson

Appuyé par : Julie Baker

Recevoir les permis de construire pour les mois de décembre 2025 et janvier 2026.

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Julie Baker

Appuyé par : Oliver Dueck

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 20 h 39.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Municipal Plan amendment and rezoning
Property: 750 Prospect Street (PID 01479211)

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

SITE INFORMATION:

Location: South side of Prospect Street between Smythe Street and Hanwell Road
Context: Odell Park to the north, auto dealership to the west, Hwy 8 and commercial uses to the south and commercial uses to the west.
Ward No: 9
Municipal Plan: Parks and Open Space
Zoning: Park Zone
Existing Land Use: None
Previous Applications: None

EXECUTIVE SUMMARY:

The proposal is a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2).

The City has identified the need for an additional fire station to serve the existing and growing population in the southwest area of the city. The subject property was identified as the preferred location based on a comprehensive Fire Service Review and Community Risk Assessment process. The subject property originally formed part of the Odell Park landholding but is separated from the main body of the park by Prospect Street and has never been used as a park or developed for recreation purposes.

Council has given the direction to proceed with the required land use approvals to take the subject property out of park designation and zoning to pave the way for the fire station project. The proposal also required that the subject property be removed from the provincial statute entitled An Act Respecting Certain Parks and Streets in the City of Fredericton through a Private Members Bill process which was completed in December of last year.

The proposed Municipal Plan amendment and rezoning will allow for an appropriate future land use direction for the subject property. Larger scaled institutional uses are generally compatible with commercial use and would not adversely impact adjacent properties given the context of the site. It is surrounded by commercial development and the highway on three sides, and across Prospect Street is Odell Park and the ball fields. Although the fire station falls under the Safety and Emergency Service use which is allowed in any zone, I-2 is considered to be the most appropriate zone for the site given it's compatibility with commercial use and the fact that the firehall is an institutional use in nature. Based on the above land use rationale, staff recommend in support of the application subject to terms and conditions.

APPLICATION:

The City of Fredericton c/o Ryan Seymour has made application for a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2) to facilitate the construction of a fire station at 750 Prospect Street.

PLANNING COMMENTS:

Background

In August 2023, a comprehensive Fire Service Review and Community Risk Assessment was presented to Council identifying the need for a new fire station in the south-west area of the city. An evaluation process of four different sites around the Bishop/Hanwell intersection were reviewed based on response time and risk. Through this evaluation, the reports identified the subject property as best meeting the needs of the fire service and future planning considerations. Council, through the 2025 budget, gave direction to proceed with a 5th Fire Station to serve southwest Fredericton and its growth.

On January 27, 2025 Council in Committee passed the following motion:

Be it resolved that Council while acting in Committee give direction to the Chief Administrative Officer to clarify whether City owned land at 750 Prospect Street (PID 01479211) located on the southside of Prospect Street, is part of the Provincial Act to Dedicate Certain Lands in The City of Fredericton as a Public Park, and if so identify the steps to have that status removed and to return to Council in Committee with direction and next steps to facilitate the construction of the new fire station at 750 Prospect Street.

On July 14, 2025 Council in Committee passed the following motion:

BE IT RESOLVED that Council while acting in Committee directs the Chief Administrative Officer to (1) engage with the necessary Provincial representatives; (2) advance a Private Members Bill to have the land identified for Fire Station 5 located on the southside of Prospect Street at 750 Prospect Street (PID 01479211) removed from an existing provincial statute; and (3) return to Council with a formal request outlining the provincial and municipal process to re-zone the land to facilitate the construction of the new fire station at 750 Prospect Street.

On October 27, 2025 Council considered an administrative report clarifying the process to have the subject property removed from the provincial legislation thereby allowing Council to rezone the site for the new fire station. The report outlined that the site is zoned as parkland by the City however it is not actively used or programmed as active park land. Since it was included in the original Odell Park land acquisition, it is part of an Act of the Legislature and will need to follow the Private Members Bill (PM Bill) Process to have it removed. Staff have worked with the Legislature of New Brunswick to draft the necessary Private Members Bill to remove the land from "An Act Respecting Certain Parks and Streets in the City of Fredericton." Staff have also engaged with the local MLA Caucus which includes the Premier and they have given their endorsement of support for this PM Bill to move through the process. They have also assisted in assigning a non-Cabinet MLA to sponsor and introduce the PM Bill.

On October 27, 2025, Council passed the following motion:

BE IT RESOLVED that the Council of the City of Fredericton directs the Chief Administrative Officer to (1) initiate the Private Members Bill process through the Legislative Assembly of the Province of New Brunswick to amend An Act Respecting Certain Parks and Streets in The City of Fredericton, chapter 74 of the Acts of New Brunswick, 1993, by removing land located on the southside of Prospect Street (PID 01479211) for the construction of a new fire station; (2) to return to Council with a formal request to re-zone the land to facilitate the construction of the new fire station at 750 Prospect Street; and (3) authorize the Mayor and City Clerk to execute any documents to facilitate this process.

In December of 2025, the site was removed from the Act of the Legislature entitled “An Act Respecting Certain Parks and Streets in the City of Fredericton” allowing for municipal land use approvals to move forward.

Proposal:

The subject property is separated from the main body of the park by Prospect Street and is not maintained by the City or used by the public. It has not been developed for park or recreation purposes and has functioned primarily as an undeveloped treed parcel. The property occupies approximately 2.4 hectares of largely wooded terrain that slopes gently away from Prospect Street and there is a storm water pond occupying the east portion of the site.

The proposal is to provide a long-term land use direction for the subject property which was originally part of the Odell Park land acquisition in the 1940's and has been designated and zoned for park purposes since the 1950's. The proposal has been advanced as a result of Council's direction to begin the process for building a new fire station on the subject property to serve the south-west area of the city as outlined earlier.

The proposed fire station would be located approximately in the middle of the subject property and west of the storm water pond as shown on Map III. The building would be based on the layout of the north side fire station with 4 bays arranged two X two deep to accommodate 3 or 4 full size fire trucks. The building would also contain a training room and lunch room with four to six employees. The main parking area would be to the rear of the building and there would be a storage building on the west side of the station. A pedestrian connection from the building to the future sidewalk on the south side of Prospect Street will be required. There are also plans for a future pedestrian overpass over Hwy 8 to connect Bishop Drive with Odell Park. This pedestrian connection would pass through the site between the fire station and the storm water pond with a pedestrian crossing on Prospect Street to Odell Park.

An Ecological Background Study (Phase I Environmental Assessment) was conducted by Boreal Environmental c/o Mathers Project Management Consulting Ltd. during the summer of 2025. Overall, the study concluded that no species- or habitat-related constraints would prevent developing the site for the proposed fire station. The main environmental considerations involve wetland and watercourse permitting, migratory bird timing restrictions, and management of invasive species and existing disturbances.

The fire station project sets the tone for the long-term future land use direction for the subject property to be institutional in nature. Based on this direction, the following land use approval processes are being proposed: a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2).

Municipal Plan:

The site is designated Parks and Open Space and the proposed amendment to re-designate the site to Major Institutions is considered to be appropriate as this designation is compatible with the abutting Commercial Centres and Corridors designation to the east, west and south, and with the Parks and Open Space designation to the north. The site is also large enough to accommodate larger institutional development west of the fire station. Section 2.2.1(43) outlines the criteria to be considered for development within the Major Institutions designation as follows:

Development within the Major Institutions Designation should:

- i. Provide sufficient landscape buffering and separation distance from adjacent residential development;*
- ii. Incorporate appropriate pedestrian and transit access and links main building entrances to public sidewalks and transit stops with lighted, landscaped walkways;*
- iii. Provide accessible design, amenities, and bicycle parking areas at building entrances;*
- iv. Orient development with main entrances facing the public street where possible;*
- v. Route traffic to Arterial or Collector Roads;*

- vi. *Locate parking to the interior side or rear of buildings with limited or no parking between the building and the street; and,*
- vii. *Incorporate shared parking or driveways whenever possible.*

The proposed fire station complies with these criteria. The site will be “carved out” of the existing woodland providing a significant treed buffer around the perimeter of the site and is separated from any residential area. Pedestrian links through the site will be accommodated with the future pedestrian overpass and Prospect Street crossing. Site plan review at the building permit stage will ensure site amenities and bicycle parking, landscaping are provided. The main entrance will face Prospect Street which is a Major Collector street. Parking is located to the rear of the building with a small number of visitor spaces in front.

Odell Park Management Plan

The Odell Park Management Plan completed in 2020 does not include the subject property within its plan boundary which confirms that the long-term use of the subject property was never intended for park purposes.

The proposed rezoning is considered to be appropriate since larger institutional uses are compatible with the existing commercial uses in the area. The uses permitted in the I-2 zone are appropriate for this site and would not adversely impact adjacent properties given the context. The site is surrounded by commercial development and the highway on three sides, and across Prospect Street is Odell Park and the ball fields. Although the fire station falls under the Safety and Emergency Service use which is allowed in any zone, the I-2 zone is considered to be an appropriate zone for the site given its compatibility with commercial use and the fact that the firehall is an institutional use in nature.

Access and Servicing

The fire station will have 2 full accesses that are separated from the existing opposing driveways. The anticipated volume of traffic entering and exiting the site will be minimal, the fire station will likely also have dedicated signals for exiting emergency vehicles controlled by staff. A traffic study to address stopping sight distance and pedestrian connectivity is underway. Preliminary analysis indicates the driveway locations are suitable.

The site is not currently serviced by sidewalk. The city has a long term plan to add sidewalk to the south side of Prospect Street which would complement this site in the future (no timeline established for this installation). In addition, the City has a long term plan for a pedestrian overpass over Route 8 and a trail that would connect Bishop Drive to the Odell Park trail network is referenced in the Municipal Plan.

There is a 1979 – 250 mm watermain that runs along Prospect Street along the proposed development, however there is no sanitary main directly available for connection. The applicant would be responsible to extend the sanitary main approximately 240 m from the west to service the fire station.

The applicant will be responsible to complete a stormwater management plan including lot grading. There is an adjacent pond that may be available for connection. The stormwater management plan is to consider the capacity and backwater effects of the adjacent pond.

There was a migratory bird survey, species at risk and wetland delineation that was completed in the summer of 2025. The applicant will be responsible to acquire environmental permitting as required by provincial regulatory departments and outlined in the Boreal Environmental Ecological Background Study – Prospect Street Property – PID # 01479211.

RECOMMENDATION:

It is recommended that the application submitted by the City of Fredericton c/o Ryan Seymour for a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2) to facilitate the construction of a fire station at 750 Prospect Street be approved subject to the following terms and conditions:

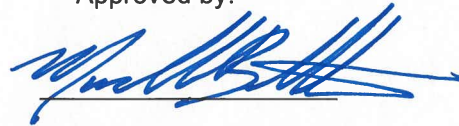
- a) The site be developed generally in accordance with Map III attached to P.R. 8/26 to the satisfaction of the Development Officer;
- b) A final parking and landscape plan be provided showing pedestrian walkways, landscaping, bicycle parking, garbage detail to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) Access, servicing, lot grading and stormwater management plans are to be to the satisfaction of the Director of Engineering & Operations;
- d) All road and municipal services design, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- f) Record drawings prepared by a Professional Engineer are required at completion of the project;
- g) Servicing, lot grading, and storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to building permit application.

Prepared by:



Tony Dakiv, RPP, MCIP
Senior Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning

By-law No. Z-6.13 / Arrêté No. Z-6.13

Re-designate from Parks & Open Space to Major Institutions / Changement de designation de Parcs et espaces ouverts à Utilisation institutionnelle.



Amendment to Schedule "2" of the Municipal Plan / Modification à l'annexe "2" du plan municipal.

Schedule B / Annexe B
750 rue Prospect Street

Scale: 1:5,000 0 45 90 180
Meters

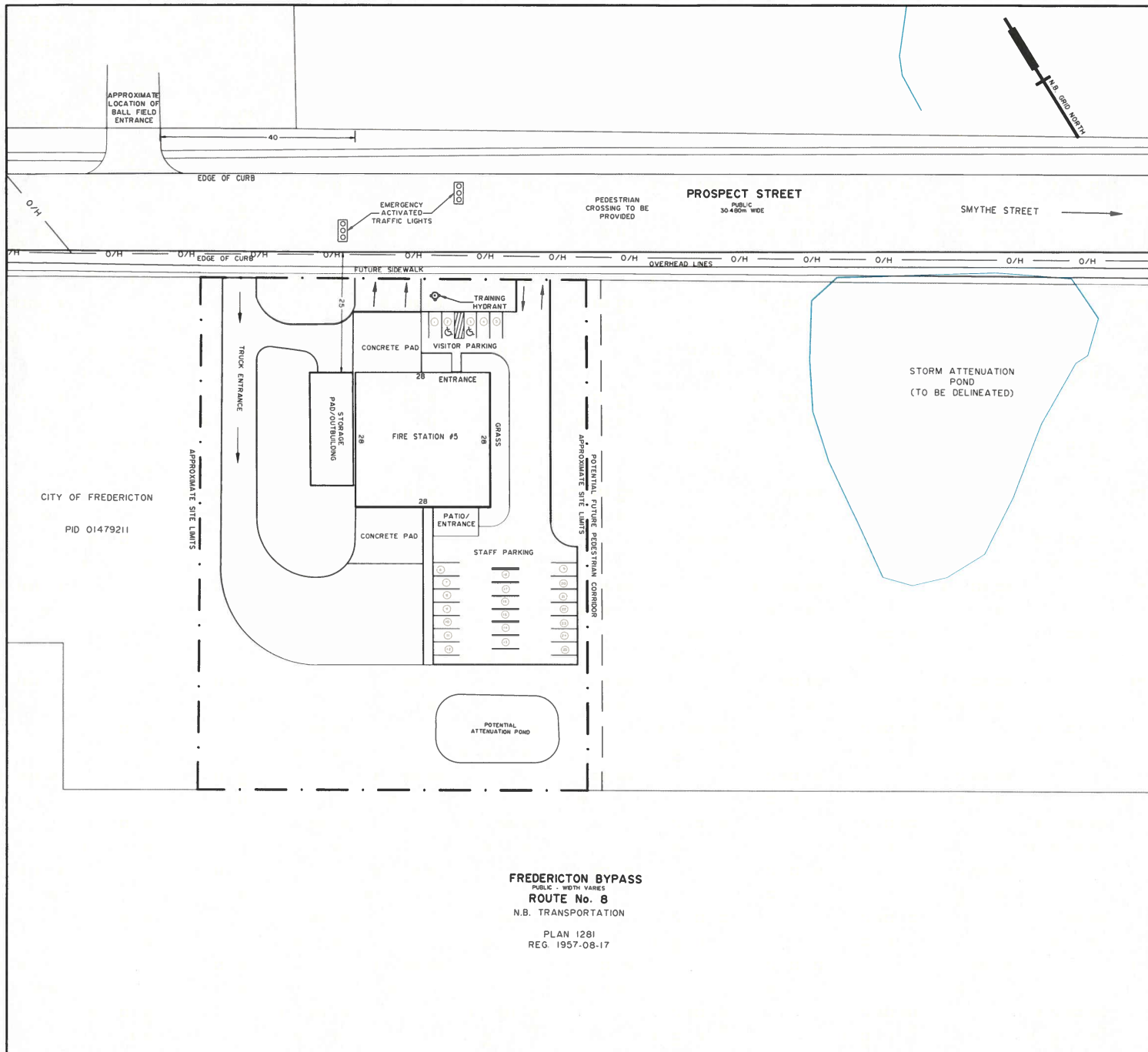
Land Use Designations / Désignations d'utilisation des sols		
Established Neighbourhoods / Quartiers établis	Commercial Centres and Corridors/ Centres et corridors pour le commerce	Parks and Open Space / Parcs et espaces ouverts
New Neighbourhoods/ Nouveaux quartiers	Business and Industrial/ Utilisation industrielle et commerciale	Rural and Agricultural / Désignation rurale et d'utilisation agricole
	Major Institutions / Utilisation institutionnelle	

Municipal Plan Amendment / Modification du plan municipal



Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-8-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 750 rue Prospect Street
City of Fredericton
c/o Ryan Seymour



Site Plan / Plan du Site



Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-8-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 750 rue Prospect Street
City of Fredericton
c/o Ryan Seymour

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#); [CITY CLERK'S OFFICE](#)
Cc: [Seymour, Ryan](#); [Dakiv, Tony](#); [Breen, Ruth](#); [REDACTED]
Subject: Letter to PAC & Council Re Development Proposal - New Fire Station at 750 Prospect Street [File # PR: 8 / 26]
Date: Wednesday, March 11, 2026 12:53:55 PM
Attachments: [Letter to PAC and Council Re 750 Prospect- File PR 8-26- March2026- PDF.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.

Dear City of Fredericton Representatives:

Please see the attached letter which expresses our support for the new Fire Station Development Proposal (and the associated Municipal Plan Amendment and Rezoning application) regarding the property at 750 Prospect Street -- per City File # PR: 8 / 26.

We would appreciate if this letter could be presented during the PAC Meeting on March 18 and also during the City Council Meeting on April 13, 2026.

On a related note, my client is also interested in buying a portion of the adjacent undeveloped land in this location and we are requesting a meeting with the appropriate City staff members to further discuss this. Please also see the attached letter for further details regarding this request and kindly respond at your convenience. Thank you.

Best regards. - Don.

Don Clancy, Commercial REALTOR®
Royal LePage Atlantic
457 Bishop Drive, Fredericton, NB, E3C 2M6
[REDACTED]

Date: March 11, 2026

From: Don Clancy, Royal LePage Atlantic, Agent for Fox Chevrolet Cadillac Ltd.

To: Planning Advisory Committee (PAC), City of Fredericton | planning@fredericton.ca
Mayor, Council Members, and Clerk, City of Fredericton | cityclerk@fredericton.ca

cc: Ryan Seymour, Manager of Real Estate, City of Fredericton | ryan.seymour@fredericton.ca
Tony Dakiv, Senior Planner, City of Fredericton | tony.dakiv@fredericton.ca
Ruth Breen, Ward 9 Councillor, City of Fredericton | ruth.breen@fredericton.ca
Mac & Dale Fox, Owners of Fox Chevrolet Cadillac Ltd. | [REDACTED]

Re: **Development Proposal Notice | 750 Prospect Street | File # PR: 8 / 26 | Planner: Tony Dakiv**

Expression of Support for New Fire Station Project

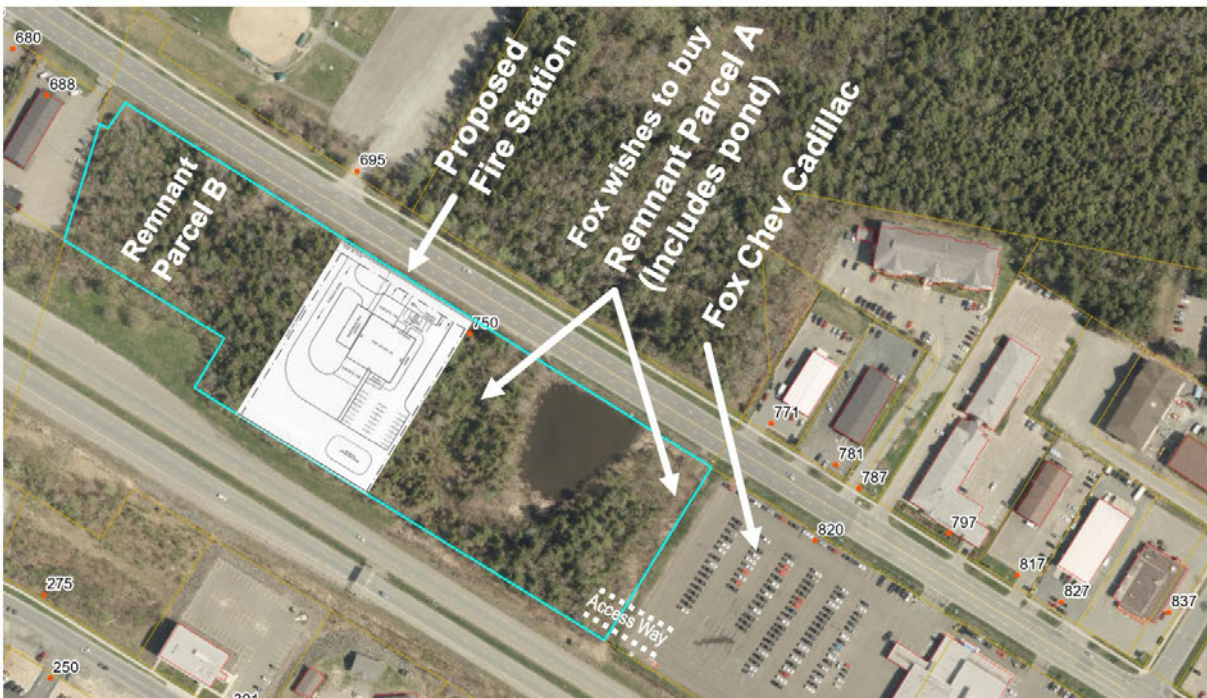
Dear PAC Members, Mayor & Council, Ruth Breen, Tony Dakiv, Ryan Seymour, and Other Municipal Staff:

I am writing on behalf of my client, Fox Chevrolet Cadillac Ltd., to express our support for the new Fire Station that is proposed for 750 Prospect Street -- including the Municipal Plan Amendment and Rezoning Application. We believe that this site is an ideal choice because the central location offers efficient access to many different parts of the city and because this four lane municipal collector road facilitates easier turning by large fire trucks.

Proposed Purchase of Associated Remnant Land Parcel (Parcel A)

On a related note, the proposed fire station appears to be located generally in the middle of this 8 acre site, leaving two relatively large undeveloped "remnant" parcels on either side of it. We wish to take this opportunity to inform the Mayor, Council, PAC, and our other municipal staff that Fox Chevrolet Cadillac Ltd. is interested in purchasing "Remnant Parcel A" (which is located beside their automotive dealership site at 820 Prospect Street) based on a fair market value price, assuming that the City would also be interested in selling this parcel.

Diagram of Proposed Fire Station Site — 750 Prospect St., Fredericton (PID # 1479211)



Overview of Proposed “Remnant” Land Development Project

Fox Chevrolet Cadillac Ltd. requires additional land in order to address an ongoing shortage of new vehicle parking spots at their current Chevrolet Cadillac dealership site at 820 Prospect Street.

A draft site diagram showing the approximate “Remnant A” parcel size and location is included on Page 1 (above) and the notes below provide further details regarding our ideal purchase and site development plans. It is our hope that the “Remnant Parcel A” can be directly accessed from the adjacent Chevrolet Cadillac dealership site via an internal paved “access way” linking these two parcels (which could possibly be located near the rear lot line) so that no new driveways or other site access points will be required along Prospect Street.

Other key aspects of our proposal include: (i) preserving and protecting the existing pond area, (ii) creating additional paved parking spaces for new vehicle inventory; (iii) installing energy-efficient parking lot lighting; and (iv) we do not intend to construct any new buildings on this site.

We would also plan to hire qualified engineering and design professionals and work closely with the City to ensure that the project complies with all municipal and environmental requirements.

Meeting Request – Re. Proposed Sale of “Remnant” Land

Rationale for Selling: the relatively large pond size negatively impacts the amount of available road frontage, the site access options, and the useable land area for this remnant parcel. Because of these negative factors, this parcel is unlikely to be suitable for most other commercial and/or recreational uses that might potentially be considered here in the future. We believe that it’s in the City’s best interest to take advantage of this unique opportunity to sell this parcel based on these reasons and also based on the following municipal benefits: (i) generation of short-term income from the property sale; (ii) generation of additional long-term property tax income; and (iii) pro-actively supporting a local business and their employees – which is a win-win solution for all concerned parties.

Ironically, Fox Chevrolet Cadillac Ltd. actually made several enquiries with City over the past year about the possibility of buying some or all of this undeveloped parcel at 750 Prospect Street, but it appears that our timing was off. However, since the exact size and location of this new fire station project has now been confirmed, we wish to revisit this topic -- and we are requesting an opportunity to meet with the appropriate City representatives in the near future to further discuss the potential sale of this remnant parcel.

Closing Comments

The owners of Fox Chevrolet Cadillac Ltd. have been operating new vehicle dealerships in the City of Fredericton for over twenty years and they have built a solid reputation as good corporate citizens, progressive employers, and reliable taxpayers during this time period.

In light of their successful track record and long-standing contributions to the local economy, I am requesting that the Mayor, Council, PAC, and our City Staff give serious consideration to this proposal. Thank you.

Sincerely,



Don Clancy, Commercial REALTOR®, Royal LePage Atlantic.



NEIGHBOURHOOD NOTIFICATION

Development Proposal

Date: MARCH 4, 2026
Councillor: Ruth Breen, Ward 9

Property: 750 Prospect Street	PID: 01479211
Applicant: City of Fredericton, c/o Ryan Seymour	
Proposal: Municipal Plan amendment and rezoning.	

The **APPLICANT** has applied for the following: [See the attached maps]

- Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and rezoning from Park (P) Zone to Institutional Zone Two (I-2) to allow construction of a new fire station.



The proposal will be evaluated and the reasons to support or deny the application will be included in a **PLANNING REPORT** to be written by Planning Staff.
 This application will go to the following **PUBLIC MEETINGS**:

STEP 1 : PLANNING ADVISORY COMMITTEE (PAC) MEETINGS IN PERSON AND VIRTUAL



You can participate in PAC the following ways:

<ol style="list-style-type: none"> Submit comments in support/opposition of an application to planning@fredericton.ca before 12:00 pm (noon) on the date of the meeting. Participate by contacting planning@fredericton.ca before 4:00 pm on the date of the meeting, to receive instructions on how to participate. 	<p>Date: Wednesday, March 18, 2026</p> <p>Time: 7:00 pm</p> <p>Place: City Hall, Council Chambers/Web Conference</p> <p>Read the Planning Report on the City's website (search word: PAC) at www.fredericton.ca. Packages are available Friday afternoon prior to PAC.</p>
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For more **information** please contact Community Planning before 4 pm on date of the meeting.

 **Call:** 460-2020 (Community Planning)
 **E-mail:** planning@fredericton.ca

STEP 2 : CITY COUNCIL (Hearing of Objections/Support)

<p>For more information, to submit comments and for submission deadlines, please contact:</p> <p>Read the Proposed By-law on the City's website (search words: proposed by-laws) or call the Clerk's Office.</p>	<p>Date: Monday, April 13, 2026</p> <p>Time: 7:30 pm</p> <p>Place: City Hall, Council Chambers/Web Conference</p> <p> Call: 460-2020 (City Clerk's Office)</p> <p> E-Mail: cityclerk@fredericton.ca</p> <p>Participate at the Hearing of Objections/Support to speak on the application.</p>
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IMPORTANT: To ensure that an application has not been withdrawn or deferred please **e-mail** Community Planning or the City Clerk's Office **by 4 pm** on the date of the PAC or Council meetings.
Responses automatically become part of the public record and are subject to viewing by anyone who so requests.

PLANNING REPORT



PAC – March 18, 2026
File No.: Z-7-2026, S-7-2026, P.R. No. 16/26

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Rezoning and tentative plan of subdivision to permit 9 three storey apartment buildings with a total of 216 units

Property: **314-316, 348 & 402 Saint Mary's Street**
(PIDs 01488345, 01424258, 01424241, 75529065, 01422369, 01422419, 75549550, 01424233, 00000003)

OWNERS: 601557 NB Ltd. / New Brunswick Association of Metis & Non-Status Indians Inc.
402 Saint Mary's Street / 320 Saint Mary's Street
Fredericton, NB / Fredericton, NB
E3A 8H5 / E3A 2S4

APPLICANT: Carle Developments Ltd. c/o Andy Buying
8 Lydia Court
Fredericton, NB, E3A 0B1

SITE INFORMATION:

Location: East side of Saint Mary's Street between Maple Street and Two Nations Crossing

Context: Mix of non-residential and residential uses, office uses to the west and south, car sales to the north, and low-rise residential to the east

Ward No: 4

Municipal Plan: Established Neighbourhoods/Commercial Centres & Corridors

Zoning: Multi-Residential Zone Two (MR-2), Commercial Corridor Zone Two (COR-2), and Future Development (FD)

Existing Land Use: Vacant lands

Previous Applications: Z-31-2000, S-11-2004, V-19-2024

EXECUTIVE SUMMARY:

The Applicant is proposing a phased residential development that would feature 9 three-storey apartment buildings with a total of 216 units, 66 units being affordable housing. The proposal includes several rezonings given the consolidated lot along with a tentative plan of subdivision for a future public street, which provides access to the site from Saint Mary's Street. Overall, the proposal meets the intent of the Municipal Plan and complies with the MR-2 zone standards. Staff support the application subject to terms and conditions.

APPLICATION:

Carle Developments Ltd. has made application on property located at 314-316, 348 & 402 Saint Mary's Street for the following:

- Rezone portions of the property from:
 - Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) (portion of PID 01488345, PID 00000003 and PID 75549550)
 - Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2) (portion of PID 01424258);
 - Future Development (FD) to Multi-Residential Zone Two (MR-2) (PID 01424241, PID 75529065, PID 01422369 and portion of PID 01422419); and,
- Tentative plan of subdivision to create a future public street;

to permit 9 three-storey apartment buildings with a total of 216 units.

PLANNING COMMENTS:

Background:

- In 2000, 348 Saint Mary's Street (PID 01424258) was rezoned to R-6 Residential under the previous Zoning By-law Z-2 to permit the development of 108 apartment units in four buildings. In 2004, the terms and conditions of the original approval were amended based on a new site layout and the subdivision of the property as two separate parcels. The 2004 approval included two 30-unit apartment buildings on one lot and a 48-unit on the other lot. As part of that approval, there was a term and condition for a right-of-way agreement that provided for access over the reserved road to gain access out to Saint Mary's Street.
- This approval from 2004 was never advanced and the property has since sold. The current Applicant looks to advance a residential proposal on this property, along with additional property to the east that is currently zoned Future Development, and small portions as part of land swaps with adjacent COR-2 properties.

Proposal:

- The Applicant is proposing a phased residential development that would feature 9 three-storey apartment buildings with a total of 216 units (see Map II). The 9 three-storey apartment buildings would include the following details:
 - 3 buildings with 30 units each
 - 3 buildings with 24 units each
 - 3 buildings with 18 units each

 - 96 one-bedroom units
 - 114 two-bedroom units
 - 6 three-bedroom units

 - 150 market units
 - 66 affordable units (all 1 bedrooms through CMHC MLI Select Program) – these units would be distributed evenly through the 24 & 30 unit buildings with 11 affordable units in each.

- The Applicant has outlined three phases, which coincides with the phasing for the condominium:
 - Phase 1: Buildings 1 & 2
 - Phase 2: Buildings 3-6
 - Phase 3: Buildings 7-9
- Access to the development would come from Saint Mary's Street, in the location of a future public street, leading to a private driveway network for the development (see Map II). This driveway network provides a common corridor for the overall development and includes a sidewalk system for pedestrians to move through the site. The Applicant has worked with staff to build this network around a centralized common amenity space. The Applicant has outlined that this space would include central landscaped area, gazebo, benches, a community garden, and a small playground (see Map II).
- As part of the proposal, the Applicant would look to consolidate a number of PIDs to support a cohesive development scheme (see Map III). As part of this consolidation, it necessitates a number of rezonings beyond the existing property that is already zoned MR-2.
- The Applicant has outlined that the development would be in a phased bare-land condominium structure under provincial legislation. This structure is intended as a legal ownership, financing, and governance framework for the multi-building rental apartment community while keeping it as one consolidated lot from a functional perspective. All phases of the condominium would contribute to and share common elements such as the internal roads, parking areas, landscaping, and common amenity space. Staff would note that the condominium process is outside the typical planning approval process as it is governed by the Province.

Growth Strategy:

- The proposal is consistent with the Growth Strategy in terms of the Areas of Stability and Minor Change, which calls for modest forms of intensification at the edges of neighbourhoods and along main roads. The subject property is along Saint Mary's Street, which is a major arterial road, and this section has more of a commercial context rather than an established neighbourhood. The abutting lands on Saint Mary's Street also now permit greater residential intensification through workforce housing, which permits up to 6 storeys. The proposed three storey built form is compatible with the surrounding lands and is at the periphery of more established neighbourhoods to the east and south.

Municipal Plan:

- The subject property is primarily designated Established Neighbourhood in the Municipal Plan, which permits a full range of residential dwelling types. Staff would note that small portions of the subject property, those part of a proposed land swap, are technically designated Commercial Centres and Corridors, being those shown as blue on Map I. As per section 4.2 of the Municipal Plan, the land use designations are intended to be approximate, except where they coincide with roads or other clearly defined physical features. Where general compliance with Municipal Plan policies is maintained, minor boundary adjustments to the land use designations shall not require a Municipal Plan amendment. Accordingly, the land part of the land swap that is designated Commercial Centres and Corridors does not require a plan amendment.

- Lands within the Established Neighbourhood designation are expected to evolve slowly over time, accommodating new development that is compatible with the general character of these areas. However, in some instances, more significant intensification may be permitted at the edges of neighbourhoods and along arterial and collector roads. The subject property is located on Saint Mary's Street, which is a major arterial road, and very much at the periphery of more established low-rise residential areas to the east and south. Consequently, more significant intensification would be considered appropriate for the subject property. Staff would add that a significant portion of the property is already zoned MR-2 and has an existing multi-residential approval in place.
- The Established Neighbourhood designation contains the following relevant policies:
 - *2.2.1(15) The City shall support the stability of Established Neighbourhoods by:*
 - *iii Routing higher volume traffic along arterial and collector roads;*
 - *vii Requiring that new or infill development be compatible with adjacent properties.*
 - *2.2.1(18) To maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods, by ensuring that:*
 - *ii. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;*
 - *iii. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,*
 - *iv. Healthy, mature trees are protected wherever feasible.*
 - *2.2.1(19) Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.*
 - *2.2.1(20) Where a rezoning or zoning by-law amendment is required for a new mid- or high-rise residential use in an Established Neighborhood, proposals shall:*
 - *i. Locate at the periphery of neighbourhoods and along arterial and collector roads;*
 - *ii. Have direct access to an arterial or collector road. If direct access to one of these road types is not possible, the development may gain access to an arterial or collector road from a local road;*
 - *iii. Incorporate underground parking facilities, where appropriate;*
 - *iv. Provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;*
 - *v. Be adjacent to or in close proximity to an existing or planned public transit route;*
 - *vi. Be adjacent to or in close proximity to parks, open spaces and/or other community facilities, services and amenities, and employment zones; and,*
 - *vii. Provide high-quality building design that contributes positively to the City's urban form.*

Overall, the proposed development meets the intent of the Municipal Plan by providing:

- Appropriately scaled infill development with access to a major arterial road;
- This inclusion of affordable housing in close proximity to public transit; and,
- Adequate on-site landscaping, buffering, and amenity space.

Zoning By-law:

The proposal complies with the standards of the Multi-Residential Zone Two (MR-2) as follows:

Standard	Required	Provided
Density (Lot Area/Unit)	Standard Density 161m ² /unit 28,264m ² /161m ² = 175 units max Affordable Housing Density Bonus 66 affordable housing units x 45m ² = 2,970m ² 150 market rate units x 161m ² = 24,150m ² Total Area Required = 27,120m ²	28,264m ² 216 units
Lot Frontage (min)	34m	23.4m*
Lot Depth (min)	30m	~227m
Lot Coverage (max)	35% (9,892.4m ²)	21% (5,940m ²)
Landscaped Area (min)	35% (9,892.4m ²)	40% (11,297m ²)
Building Setbacks (min)		
Front (Saint Mary's Street)	3m	30m
Side (west)	3m	7.8m
Side (east)	3m	10.3m
Rear	7.5m	18m
Building Height	14m	10.7m
Vehicle Parking (min)	1-BR unit: 1 sp 2-BR unit: 1.5 sp 3-BR unit: 1.75 sp 96-1BR units = 96 sp 114-2BR units = 171 sp 6-3BR units = 10.5 sp 30% Parking Reduction: Affordable Housing (-19.8sp) Total Parking Spaces Required = 258 sp	263 spaces
Bicycle Parking (min)	0.3 sp/unit 216 units x 0.3 sp = 65 sp total	65 spaces

* Deficient lot frontage is existing and already received a variance as part of V-19-2024

The proposal complies with the standards of the MR-2 zone and no variances are required based on the submitted proposal.

Parking, Landscaping & Common Amenity Space:

- Given the size of the property (28,264 square metres or 6.98 acres), there is ample space to provide adequate parking and landscaping. The Applicant has noted that no underground parking is proposed to ensure the project is cost efficient and affordable. With the surrounding non-residential uses, staff would emphasize the importance of landscaping and buffering on the site, along with the need for outdoor common amenity space to provide a livable and enjoyable residential environment. As shown on Map II, enhanced landscaping would be provided around the stormwater attenuation ponds as you enter the site. In the middle of the site is a common amenity space which is a focal point for the project and provides critical amenity space for the future residents of this community. The Applicant has outlined that this space would include a gazebo, benches, and community gardens. The Applicant has also identified a small playground area on the western side of the site. With the amount of parking on the site, the Applicant has also included a pedestrian network through the site for future residents to access the common amenity space, and out to Saint Mary's Street.
- With the surrounding non-residential uses along Saint Mary's Street along with the residential on Highland Ave, as part of a final landscape plan, staff would be looking to ensure that adequate screening and buffering, through a combination of fencing and landscaping, is provided. Particular emphasis would be placed on fencing and landscaping around the eastern, western, and northerly property lines and around the parking areas.

Building Design:

- With the number of proposed buildings on the same site, the Applicant has worked with staff to provide a variety of conceptual building elevations and renderings as seen on Maps IV-VIII & Maps XII-XIII. It should be recognized that these elevations and renderings are conceptual, but that the building location and design standards would still apply as part of the detailed plan review at the building permit stage. Overall, the building designs provide a variety of colours and materials and look include different architecture features, rooflines, and entrance coverings.
- As there are 9 apartment buildings in total, particularly emphasis would be placed on the standard required under the MR-2 zone which outlines: *"where there are multiple buildings on a lot, no more than two buildings shall appear the same with regard to overall design, architectural features, exterior building finish materials and colours"*. In staff's view, the Applicant has made an effort to meet the intent of this standard and would work with staff at the permit stage to refine the design further.
- While there is limited frontage directly on Saint Mary's Street, the proposed buildings have been oriented to address the driveway down the centre of the site and include pedestrian connections from the main entrance. For Buildings 1 & 2 facing the future public street, staff would look to work with the Applicant to ensure that these façade frame and address that future frontage.

Tentative Plan of Subdivision:

- In addition to the rezoning, the proposal includes a tentative plan of subdivision to create a future public street (see Map III). This would establish the intent for a public street to be constructed in the future. Until the future public street is established, the Applicant would construct an access road to their development along with an associated sidewalk connection. An easement would be required over the access road until the future public street is formalized as public right-of-way. The details of this arrangement for the access road in relation to the future public street would be detailed within a Section 131 Development Agreement.

Servicing:

- The Applicant's consultant has provided a servicing memo that reviews the water, sanitary sewer and storm sewer servicing for the proposed development.
- With respect to the water servicing, the property straddles the North Low and North High-pressure zone. The frontage of the proposed development lot is currently only serviced by the North Low-pressure Zone. If the proposed buildings in the upper area of the development are connected to the North Low, they will require pumps to provide adequate pressure. The memo proposes that the service main for the site be installed through an adjacent property to the North High-pressure zone along St Mary's Street.
- The memo has indicated that the sanitary sewer will be connected to St Mary's Street. The memo also describes some existing capacity challenges provided at the full buildout of the proposed development exasperated by the other anticipated developments along the sanitary sewer catchment. The capacity issues have been identified in the planned capital projects along St Mary's Street, with the planned projects increasing the sizing of the sanitary mains to provide the capacity for the anticipated development.
- The proposed development location provides some stormwater management challenges as outlined in the memo. There is no storm sewer system available for connection along the frontage of the applicant's proposed development on St Mary's Street. There is a potential connection available on Highland Avenue, however, the land required to access the main is not currently owned by the applicant or the City. The applicant is responsible to ensure that they have agreements and/ or easements in place to connect to the storm system on Highland Avenue. The applicant's consultant would also be responsible to complete a stormwater management and grading plan for the entire development and ensure there are no downstream impacts.
- There is a transmission power line that transects the property between proposed buildings 1-2 and 3-4. Any changes in grading shall be communicated with NB Power Transmission to ensure that the elevations and use meet their easement and clearance criteria.

Traffic:

- A traffic memo was supplied by the applicant to provide estimated trip volumes for the development to help city staff understand the traffic impacts of the development. The proposed development is anticipated to generate 62 trips out of the development during the morning peak hour and 52 trips during the evening peak hour. This trip volume can be accommodated at the entrance to St Mary's due to the existing shared left turn lane. The greater network impact on all the proposed density along St Mary's was modeled as part of the overall traffic study and the trip volume that is estimated within the expected traffic volumes for the site and surrounding intersections.
- There is currently no sidewalk along the eastern side of St Mary's street. It is in the City's long-term plans to install that sidewalk connecting Maple Street to the existing sidewalk to the north. Given the proposed site density, the developer will be required to provide sidewalk from their development to St Mary's Street and to install an appropriate crossing (likely an RRFB style crosswalk) to the sidewalk on the western side of the street.
- The applicant indicates that an existing access agreement exists from the Northern portion of the property to Highland Avenue. They have proposed that this agreement be utilized to provide an emergency access road to the development.

RECOMMENDATION:

1. It is recommended that the application submitted by Carle Developments Ltd. on property located at 314-316, 348 & 402 Saint Mary's Street to rezone portions of the property from:
 - Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) (portion of PID 01488345, PID 00000003 and PID 75549550)
 - Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2) (portion of PID 01424258); and,
 - Future Development (FD) to Multi-Residential Zone Two (PID 01424241, PID 75529065, PID 01422369 and portion of PID 01422419);

to permit 9 three-storey apartment buildings with a total of 216 units. be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 16/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps IV, V, VI, VI, XII, and XIII attached to P.R. 16/26, with the inclusion of a variety of architectural features, exterior building finish materials and colours to ensure that no more than two buildings appear the same;
- c) A final landscape and parking plan be provided, including the provision of pedestrian walkways, common amenity space, and enhanced landscaping around the stormwater management ponds as generally shown on Map II attached to P.R. 16/26, as well as landscaping and fencing between parking areas and the western, eastern, and northern

property lines, to the satisfaction of the Development Officer prior to the issuance of a building permit;

- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations. The entire site design is to be completed prior to the first building permit approval.
- e) All design, construction, and inspection to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineer, are required at completion of the project;
- f) An easement will be required over the storm sewer servicing proposed to Highland Avenue. Any easements or agreements are to be located/designed to the satisfaction of the Director of Engineering & Operations and granted gratuitously to the relevant authorities.
- g) The Applicant shall enter into a Section 131 Development Agreement with the City to address the access road and sidewalk connection along the future public street to the satisfaction of the Development Officer and Director of Engineering & Operations; and,
- h) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application.

2. It is recommended that the tentative plan of subdivision to create a future public street be forwarded to City Council with a recommendation that the location of the future public street as shown on Map III attached to P.R. 16/26 be approved.

Additional Information

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

- a) The final plan of subdivision be submitted generally in accordance with Map III attached to P.R. 16/26 to the satisfaction of the Development Officer.

Prepared by:

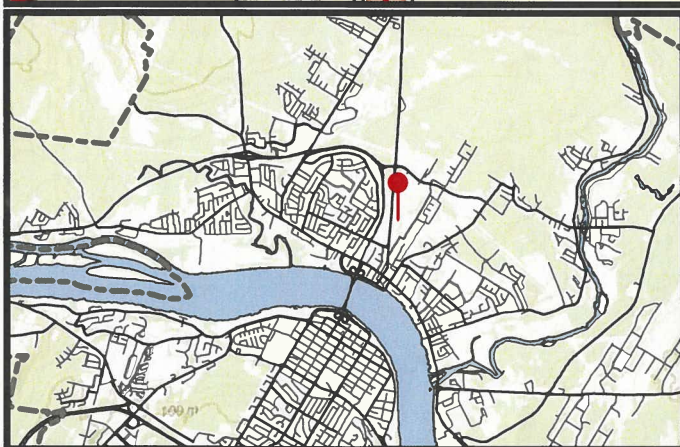
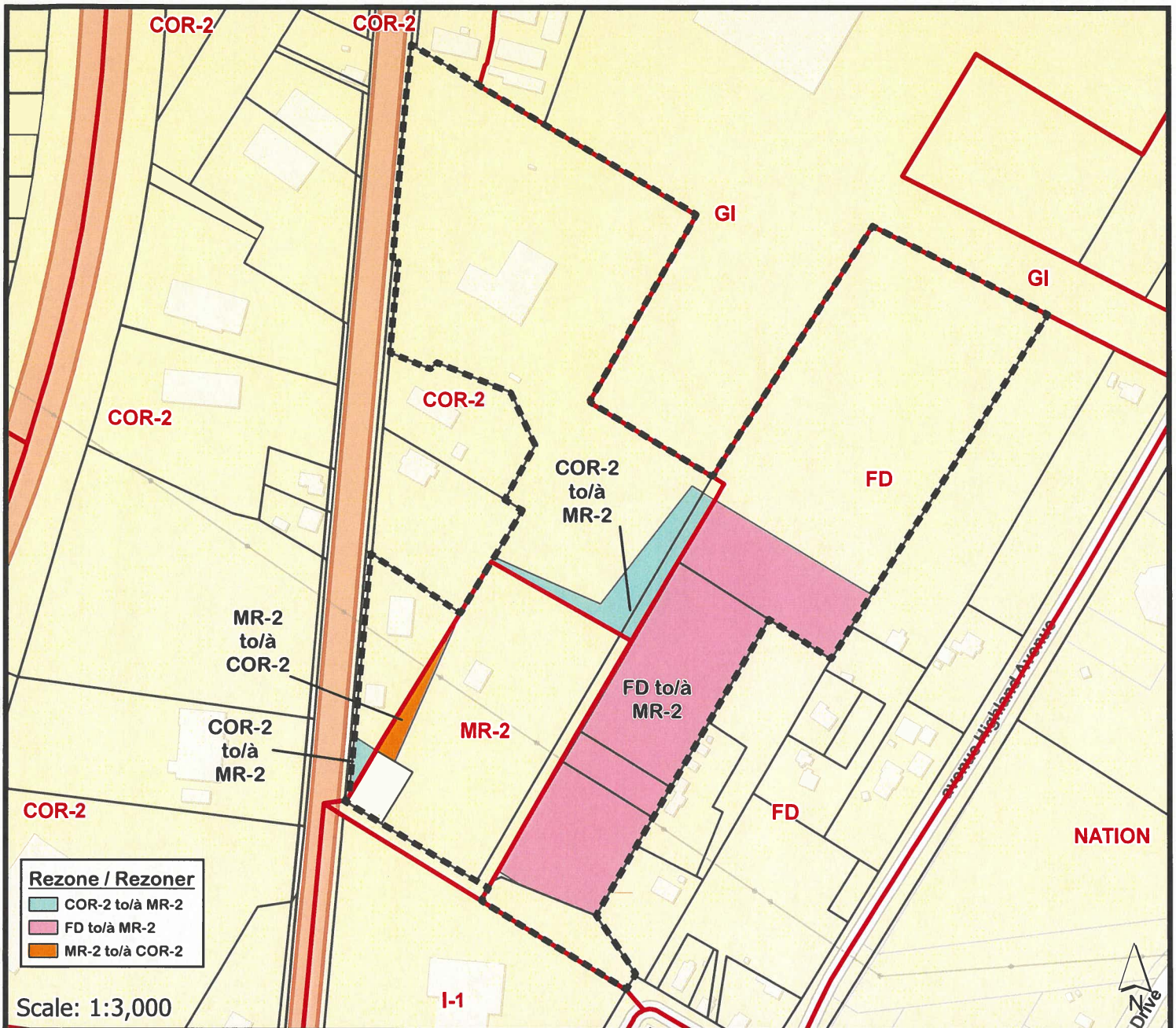


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



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



Subject Properties / Propriétés Visé

Rezoning portions of property from: COR-2 to MR-2 (portion of PID 01488345, 00000003, and PID 75549550), MR-2 to COR-2 (portion of PID 01424258), and FD to MR-2 (PID 01424241, PID 75529065, PID 01422369 and a portion of PID 01422419). Tentative plan of subdivision for a future public street to permit 9 three-storey apartment buildings with a total of 216 units. / Rezoner des parties du terrain comme suit : de COR-2 à MR-2 (portion du NID 01488345, 00000003 et du NID 75549550), de MR-2 à COR-2 (portion du NID 01424258), et de FD à MR-2 (NID 01424241, NID 75529065, NID 01422369 et une portion du NID 01422419). Plan provisoire de lotissement visant à créer une future rue publique afin de permettre l'aménagement de 9 immeubles d'appartements de trois étages totalisant 216 unités.



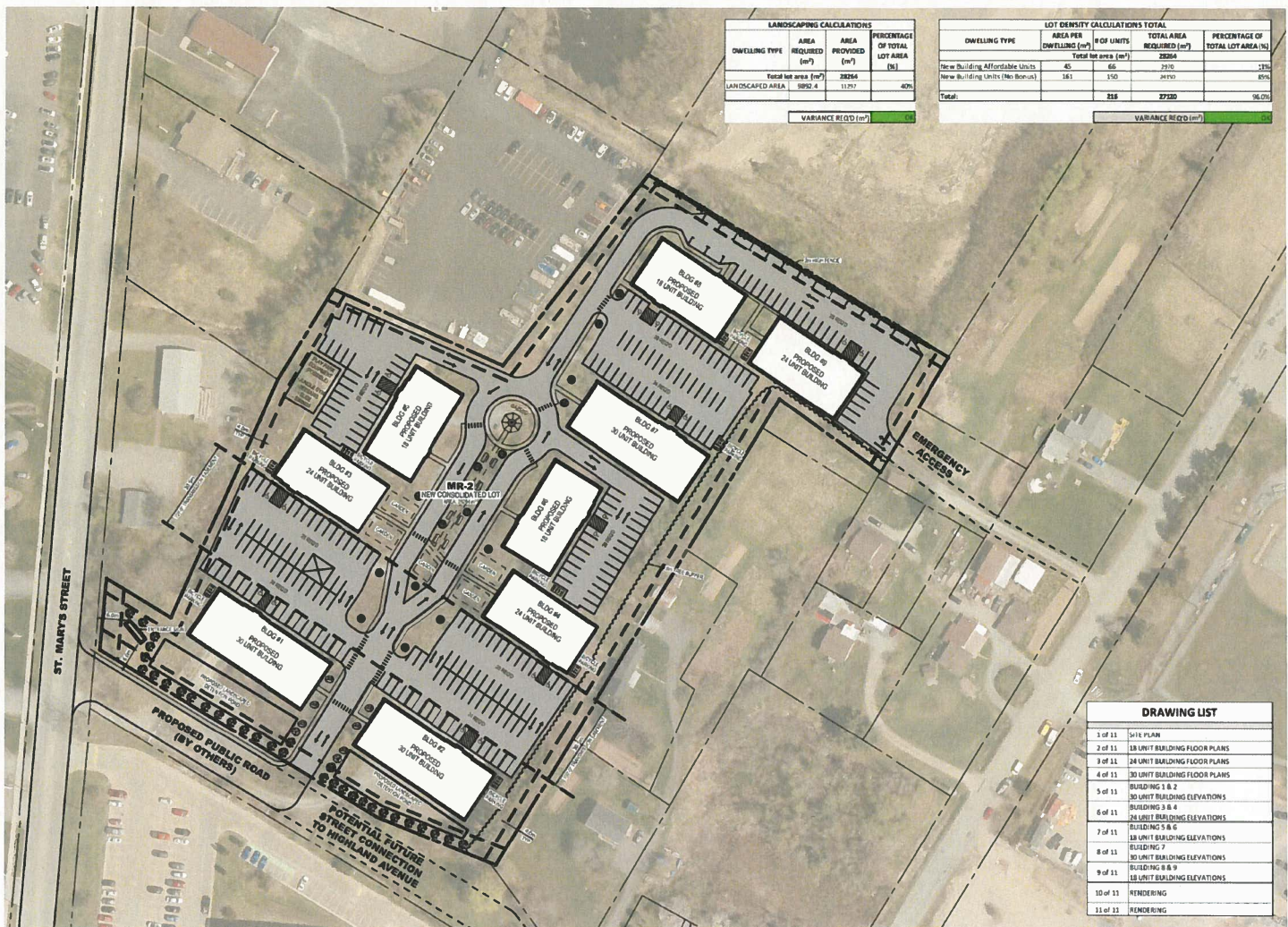
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-16-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



Rezone portions of property from: COR-2 to MR-2 (portion of PID 01488345, 00000003, and PID 75549550), MR-2 to COR-2 (portion of PID 01424258), and FD to MR-2 (PID 01424241, PID 75529065, PID 01422369 and a portion of PID 01422419). Tentative plan of subdivision for a future public street to permit 9 three-storey apartment buildings with a total of 216 units.

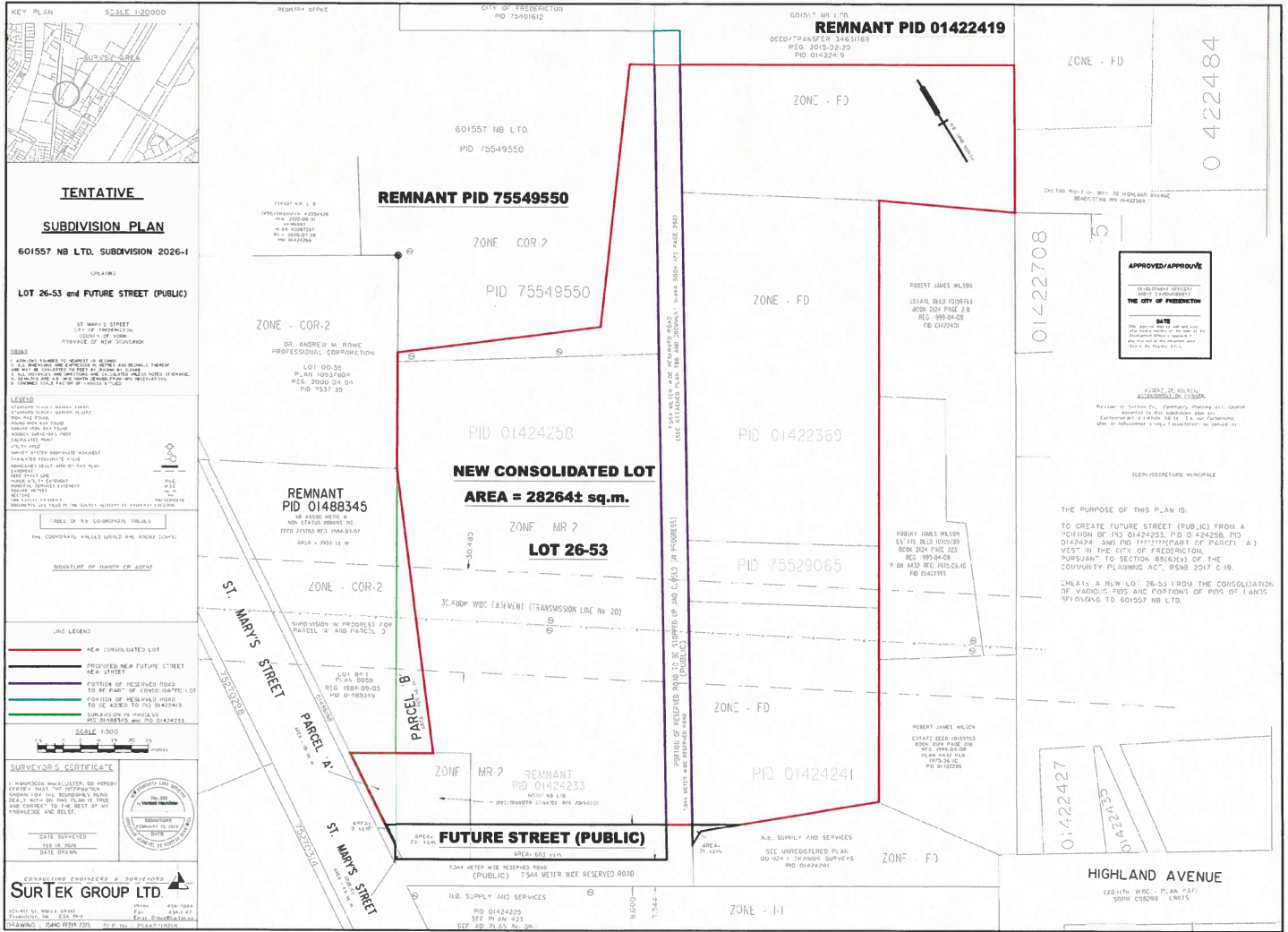
Rezoner des parties du terrain comme suit : de COR-2 à MR-2 (portion du NID 01488345, 00000003 et du NID 75549550), de MR-2 à COR-2 (portion du NID 01424258), et de FD à MR-2 (NID 01424241, NID 75529065, NID 01422369 et une portion du NID 01422419). Plan provisoire de lotissement visant à créer une future rue publique afin de permettre l'aménagement de 9 immeubles d'appartements de trois étages totalisant 216 unités.

Site Plan / Plan du Site



Community Planning
Planification urbaine

Map \ carte # II
 File \ fiche: PR-16-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
 Carle Developments Ltd.
 c/o Andy Buying



Tentative Plan of Subdivision / Plan provisoire de lotissement



Community Planning
Planification urbaine

Map \ carte # III
 File \ fiche: PR-16-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
 Carle Developments Ltd.
 c/o Andy Buying

ASPHALT SHINGLES (TYP.)



VERTICAL CEDAR COLOUR SIDING (TYP.)
STONE VENEER (TYP.)

HORIZONTAL DARK COLOUR SIDING (TYP.)

Front / Façade



Rear / Arrière



Right / Droite



Left / Gauche

Elevations - 30 Unit - Buildings 1 & 2 / Élévations – Immeuble de 30 unités – Bâtiments 1et 2

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



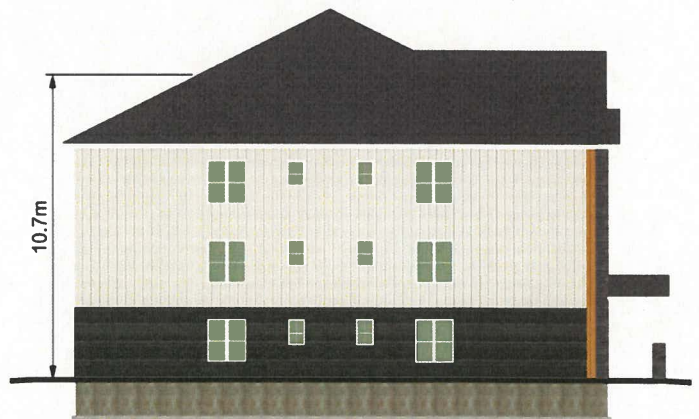
Front / Façade



Rear / Arrière



Right / Droite



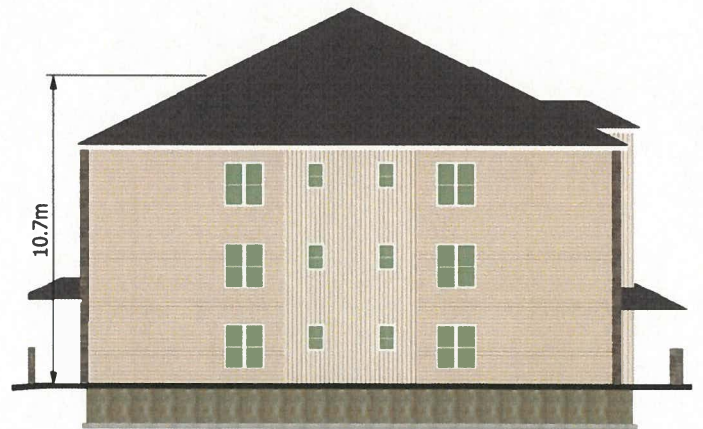
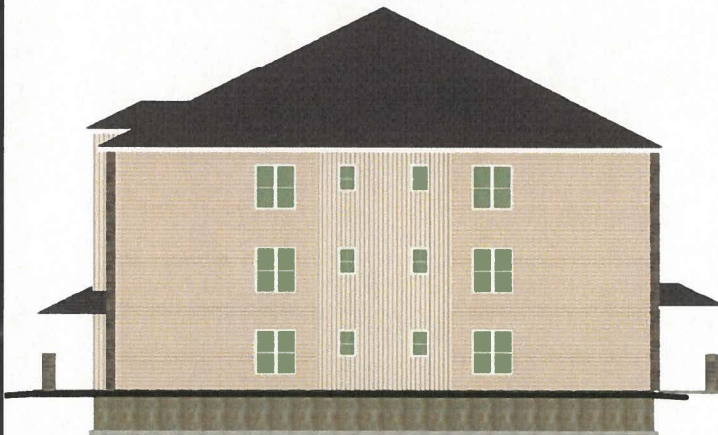
Left / Gauche

Elevations - 24 Unit - Buildings 3 & 4 / Élévations – Immeuble de 24 unités – Bâtiments 3 et 4



Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



Elevations - 18 Unit - Buildings 5 & 6 / Élévations – Immeuble de 18 unités – Bâtiments 5 et 6



Community Planning
Planification urbaine

Map \ carte # VI
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



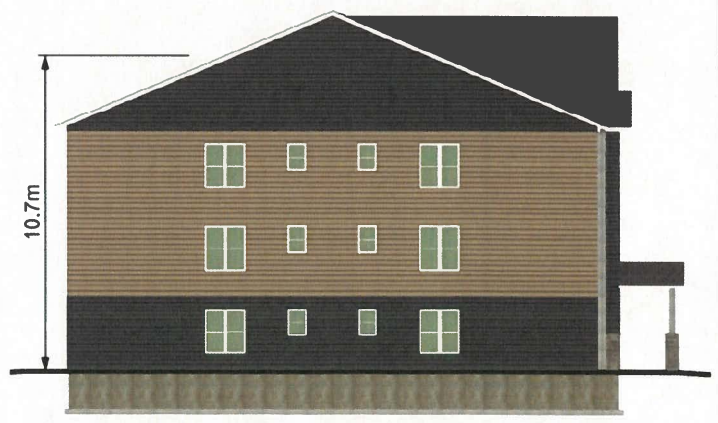
Front / Façade



Rear / Arrière



Right / Droite



Left / Gauche

Elevations - 30 Unit - Building 7 / Élévations – Immeuble de 30 unités – Bâtiment 7



Community Planning
Planification urbaine

Map \ carte # VII
 File \ fiche: PR-16-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
 Carle Developments Ltd.
 c/o Andy Buying

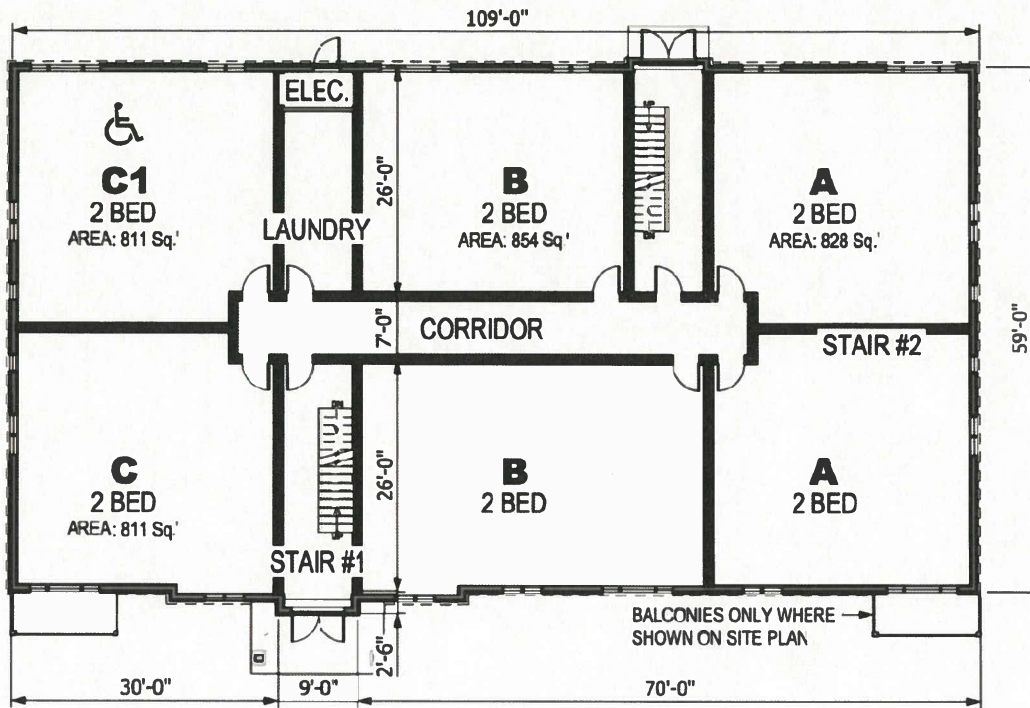


Elevations - 18 Unit - Buildings 8 & 9 / Élévations – Immeuble de 18 unités – Bâtiments 8 et 9

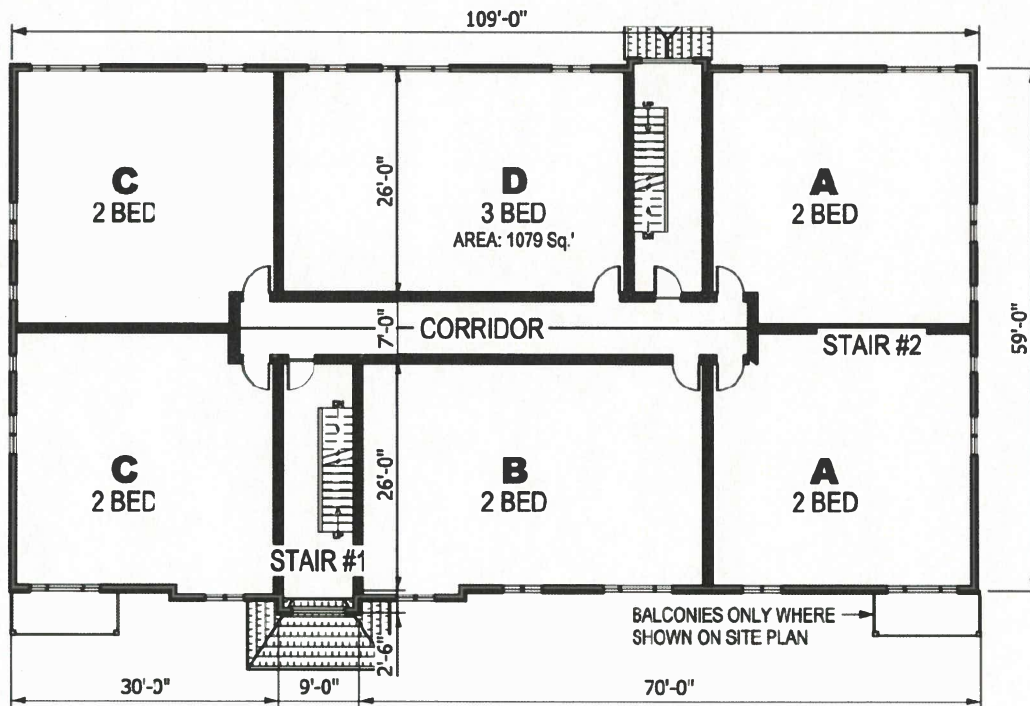


Community Planning
Planification urbaine

Map \ carte # VIII
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



1st Floor / 1er étage



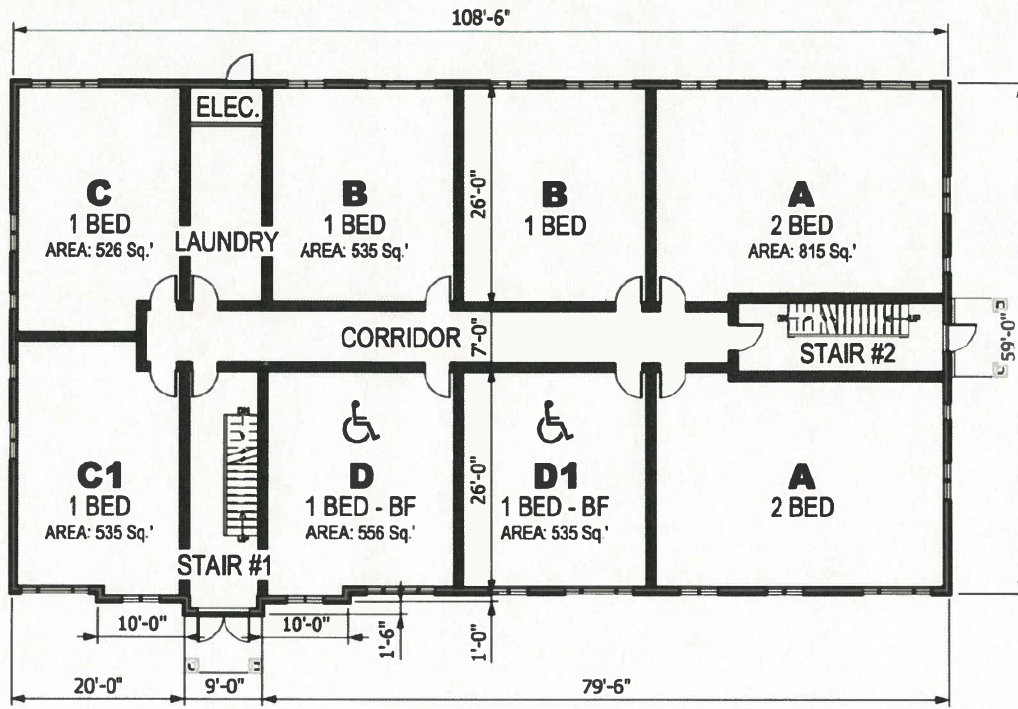
2 & 3 Floors / 2e et 3e étages

Floor Plans - 18 Unit / Plans d'étage - Immeuble de 18 unités

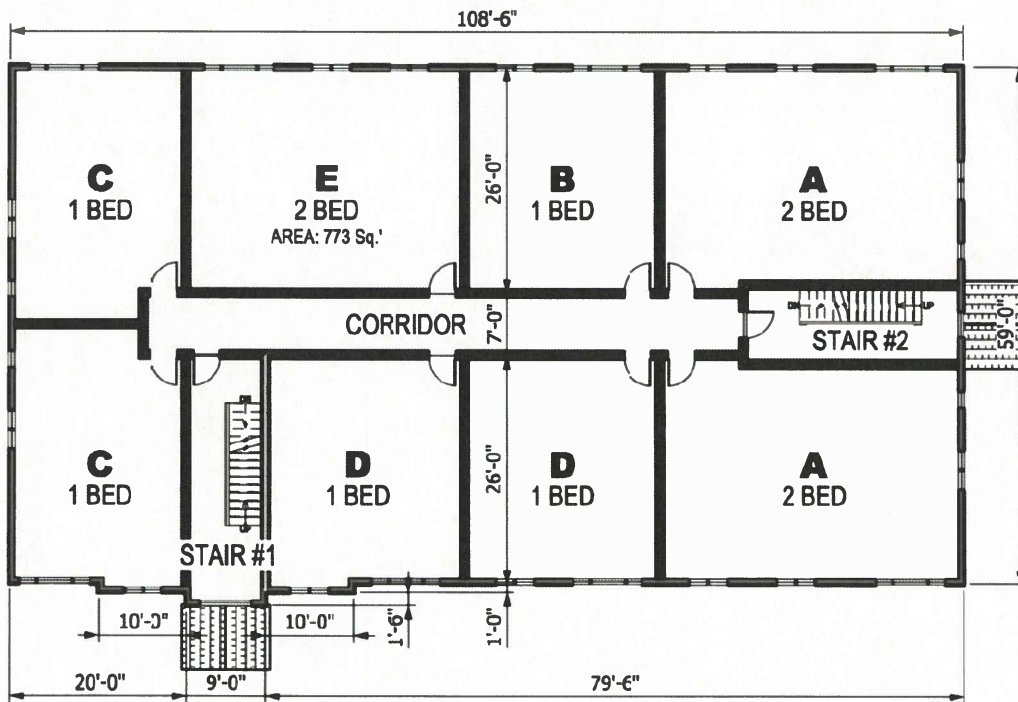


Community Planning
Planification urbaine

Map \ carte # IX
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



1st Floor / 1er étage



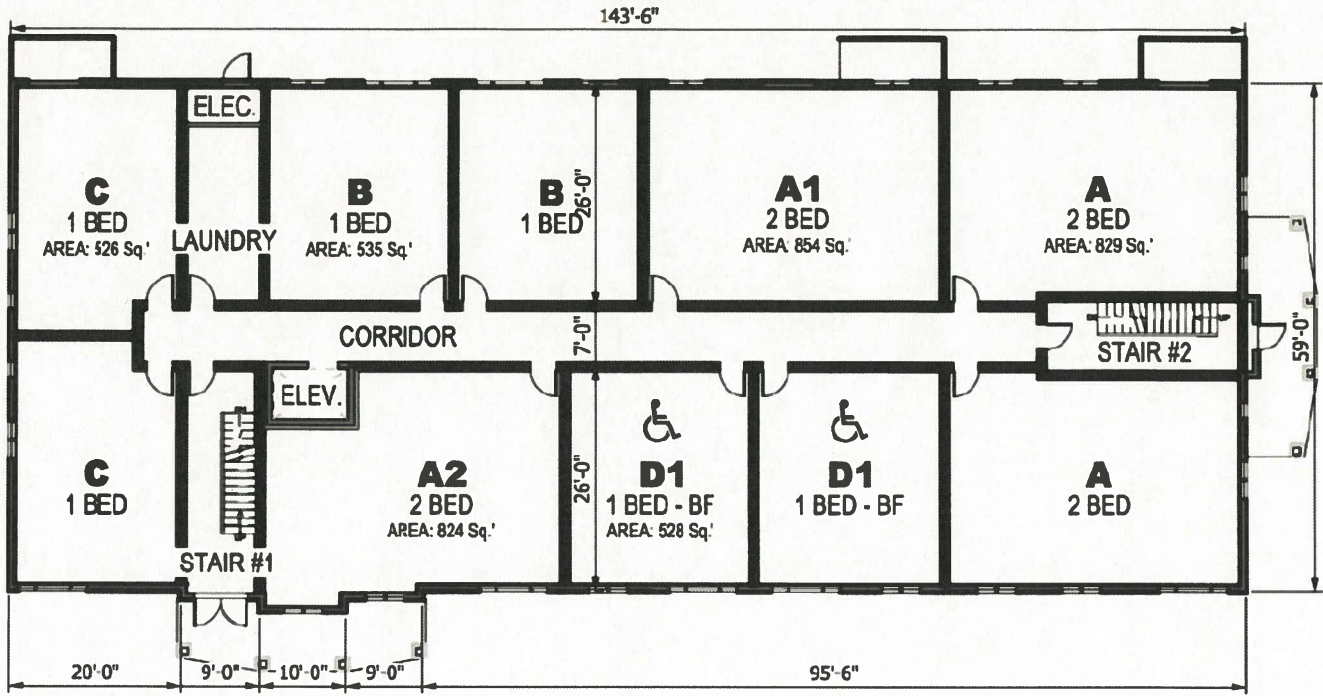
2 & 3 Floors / 2e et 3e étages

Floor Plans - 24 Unit / Plans d'étage - Immeuble de 24 unités

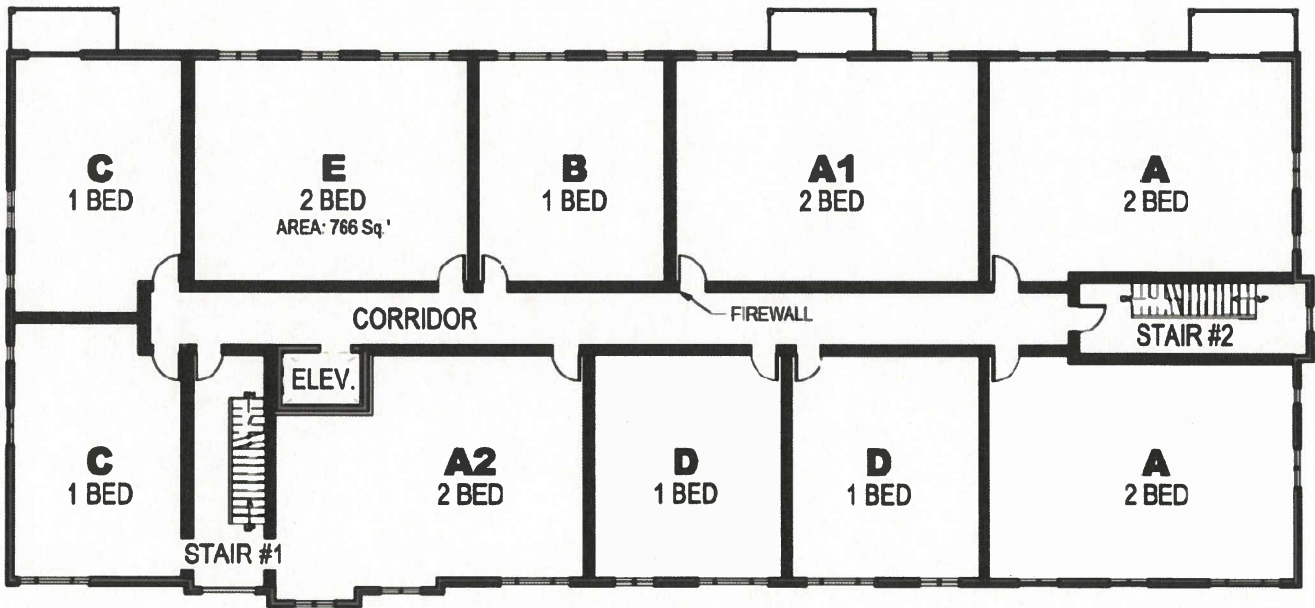


Community Planning
Planification urbaine

Map \ carte # X
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



1st Floor / 1er étage



2nd Floors / 2er étages

Floor Plans - 30 Unit / Plans d'étage - Immeuble de 30 unités



Community Planning
Planification urbaine

Map \ carte # XI
File \ fiche: PR-16-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



Conceptual Renderings / Rendus conceptuels

Fredericton

Community Planning
Planification urbaine

Map \ carte # XII

File \ fiche: PR-16-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



Conceptual Renderings / Rendus conceptuels

Fredericton

Community Planning
Planification urbaine

Map \ carte # XIII

File \ fiche: PR-16-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street
Carle Developments Ltd.
c/o Andy Buying



February 13, 2026

City of Fredericton
Community Planning

Dear Members of the Planning and Advisory Committee,

Re: Letter of Intent & Application for Rezoning and Tentative Plan of Subdivision at 314-316 & 348 Saint Mary's St., and Remnant Pieces of 402 Saint Mary's St. and 531 Highland Ave.

Carle Developments Ltd. is pleased to submit this Letter of Intent in support of our proposed Waterview Apartments (772499 NB Ltd.) community at 314 Saint Mary's Street. This project is designed to help address Fredericton's housing needs through the delivery of 216 new purpose-built rental units, including 66 affordable one-bedroom apartments planned to align with CMHC MLI Select affordability criteria.

772499 NB Ltd. (dba Waterview Apartments) is envisioned as a complete and attractive residential community, with nine three-storey buildings, spaced thoughtfully across the site, with extensive green space and shared amenities to support long-term livability. We intend to build housing that is practical and affordable to construct, while still being clean, safe, durable, and beautiful, a community that both residents and the City of Fredericton can be proud of.

1) Project Overview Highlights

Development – 216 apartment units. The development will feature nine 3-storey buildings:

- 3 buildings with 30 units each
- 3 buildings with 24 units each
- 3 buildings with 18 units each

Apartment Mix

The development will have the following mix of apartments.

- 96 - 1-Bedroom Suites
- 114 - 2-Bedroom Suites
- 6 - 3-Bedroom Suites

The mix of affordable and market units are as follows:

- 66 Affordable units (all 1-bedroom; meeting CMHC MLI Select criteria)
- 150 Market units
- Total: 216 units

8 Lydia Court
Fredericton, New Brunswick
E3A 0B1 Canada

Direct Line: (506) 238-4683
andy@carleventures.com

Building Form

All buildings are proposed as three-storey structures. The design approach is intentionally repeatable and cost-effective (including slab-on-grade construction and no elevators), while maintaining a strong architectural presence and a quality resident experience across the community. Importantly, no more than two buildings within the development will have the same exterior appearance. Architectural variety will be achieved through a mix of exterior finishes and colour palettes, as well as distinct entrance designs and detailing, to create a community that feels diverse and attractive throughout.

Community Features

We've designed the buildings with thoughtful spacing to create both openness and privacy for residents. At the heart of the community, we're planning a central amenity area that will include:

- A central landscaped area with a gazebo and park benches for relaxation
- A community garden
- A small playground for families

(These features are detailed in the PAC package and site plan set.)

2) Affordable Housing Component (66 Units)

Waterview Apartments will include 66 affordable one-bedroom apartments structured to meet CMHC's affordability housing criteria.

Distribution Throughout the Community

We've designed the affordable units to be integrated throughout the development rather than concentrated in one or two buildings, which helps create a unified community feel:

- Affordable units are the 1-bedroom units located on the 1st and 2nd floors of buildings that contain 1-bedroom suites
 - 30-unit building: 11 affordable 1-beds (6 on 1st floor + 5 on 2nd)
 - 24-unit building: 11 affordable 1-beds (6 on 1st floor + 5 on 2nd)
 - 18-unit buildings: no 1-bed suites (therefore no affordable units)
-

3) Land Assembly and Rezoning Framework

Consolidated Land Base

This application is advanced on a consolidated land base totalling approximately 28,264 ± m², comprised of the following parcels, as shown on the enclosed survey plan:

- PID 01424233 – currently MR-2
- PID 01424258 – currently MR-2 (includes boundary adjustment/land swap corner pieces)
- PID 01424241 – currently FD (Future Development)
- PID 75529065 – currently FD
- PID 01422369 – currently FD
- PID 75549550 – remnant piece currently COR-2
- PID 01422419 – remnant piece currently FD

Rezoning Request (Waterview Apartments Lands)

Carle Developments Ltd. respectfully requests that the lands forming the Waterview Apartments development area be rezoned to MR-2 (Multi-Residential 2) to enable one cohesive, integrated multi-residential community.

Note on the Existing COR-2 Remnant (PID 75549550)

A portion of the consolidated lands includes an existing COR-2 remnant area. This remnant is a narrow, currently underutilized sliver around the back parking/storage area of the adjacent commercial operation. It has no practical standalone commercial value, but it provides important space for internal circulation and site design given constraints on buildable area (including the power easement/no-build corridor). Including this area within the MR-2 rezoning supports coherent site planning and avoids leaving an “orphan” strip of land with no functional purpose.

4) Land Swap and Related Zoning at 320 Saint Mary’s Street

Waterview Apartments is being advanced alongside a coordinated land swap and boundary adjustment framework that supports future public infrastructure and clean boundary alignment.

Parcels A & B – NB Assoc. of Metis and Non-Status Indians Inc.

As part of the land swap involving the NB Assoc. of Métis and Non-Status Indians Inc., Parcel A (being added to our landholding) will require rezoning from COR-2 to MR-2. Accordingly, this application also includes Parcel B being rezoned from MR-2 to COR-2 to reflect its intended use within of their land. Please reference the attached Authorization Letter and accompanying map showing both parcels.

5) One PID Application; Planned Phased Bare-Land Condominium Structure**Single Consolidated Parcel Submission**

This application is being advanced as one consolidated parcel/PID for rezoning and site planning purposes. The development is designed to function as one integrated residential rental community with unified design intent, internal circulation, servicing, landscaping, and shared amenities.

Planned Phased Bare-Land Condominium Legal Structure (No Land Subdivision Requested)

With this approval, we intend to register the development as a phased bare-land condominium structure under applicable provincial legislation. This structure is intended solely as a legal ownership, financing, and governance framework for the multi-building rental apartment community and does not represent a plan to create individual for-sale dwelling units.

Each condominium phase would generally correspond to a grouping of buildings within the overall community. All phases would contribute to and share common elements such as internal roads, parking areas, landscaping, stormwater infrastructure, and site services through standard condominium governance and cost-sharing mechanisms.

All condominium documentation and registrations would proceed through the appropriate statutory processes and would remain consistent with the approved site plan and any conditions of approval. No subdivision of the underlying parcel is being requested through this application.

6) Phasing Plan (By Condo Phases)

The project is intended to be developed in three phases with construction starting over three years:

- **Phase 1:** Condo Phases 1 & 2, which include the first 2 buildings, plus basic infrastructure.
- **Phase 2:** Condo Phases 3 & 4, which includes the next 4 buildings.
- **Phase 3:** Condo Phase 5, which includes the last 3 buildings.

Phasing will be coordinated so that circulation, servicing, stormwater management, and amenities are delivered in a logical and functional manner as occupancy progresses.

7) Zoning Compliance (No Variances Requested)

This application is being advanced as one consolidated parcel for rezoning and site planning purposes. Based on the current concept plan for the consolidated lot, the proposed development meets the MR-2 zoning requirements for:

- **Density**
- **Landscaped area**
- **Parking**

Please reference the enclosed site plan and data chart calculations outlining the current density, landscape and parking requirements. No variances are being requested as part of this application.

The project is being advanced as a single parcel to ensure it is evaluated and delivered as a cohesive, integrated community with shared circulation, servicing, landscaping, and amenity planning.

8) Future Public Street Corridor (City-Built) – Tentative Plan of Subdivision

Permanent Public Road (City-built)

The development concept anticipates a future public street connection between Saint Mary's Street and Highland Avenue, to be constructed by the City, consistent with the broader land swap framework and public infrastructure planning objectives. This is clearly illustrated on the site plan.

Upper Highland Connection

Subject to confirming the legal right-of-way, the upper connection to Highland Avenue is intended for emergency access only. It will not function as a public access point.

9) Infrastructure and Servicing (CBCL Reference)

Stormwater management and water/sanitary servicing options for this development are addressed in the enclosed correspondence from Evan Embree of CBCL Limited, which speaks to:

- Stormwater management approach/options, and
- Water and sanitary servicing access options, including feasibility and coordination considerations.

This CBCL letter should be read as the primary technical support for the infrastructure components of this application.

10) Site Due Diligence (Geotechnical)

Carle Developments has completed a geotechnical investigation across the site with multiple test locations. Bedrock was generally encountered approximately 5–7 feet below grade across the property, reducing uncertainty and supporting predictable construction outcomes and infrastructure planning.

11) Requested Approvals / PAC Support

Carle Developments Ltd. respectfully requests PAC's support for the following:

1. **Rezoning** of the Waterview Apartments consolidated lands to MR-2, to enable a cohesive multi-residential community.
 2. **Rezoning of Parcel A** (NB Assoc. of Métis and Non-Status Indians Inc. land swap) from MR-2 to COR-2.
 3. Support for the City's **Tentative Plan of Subdivision** process for the future public street corridor (City-built) connecting Saint Mary's Street to Highland Avenue, including the boundary adjustments required to implement that future street connection.
-

12) Moving Forward Together

Waterview Apartments is a strong fit for Fredericton's planning objectives: it delivers significant new rental housing supply, genuine affordability options, and a well-designed integrated community with shared amenities and extensive green space. Something the residents of Waterview Apartments, and the entire community of Fredericton can be proud of for decades to come.

We appreciate the Committee's time and consideration and would welcome the opportunity to meet with City staff and PAC to review the proposal and answer any questions.

Respectfully submitted,



Andy Buyting, **President**
Carle Developments Ltd.

March 11, 2026

Andrew Buyting
 Carle Developments Ltd.
 8 Lydia Court
 Killarney Road, NB E3A 0B1

Dear Mr. Buyting:

RE: Waterview Apartments – Preliminary Servicing Review

CBCL has completed a preliminary review of private municipal services (water, sanitary sewer and storm sewer) for your proposed development. The development will be located between St. Mary’s Street and Highland Avenue and will be comprised of 216 units in 9 apartment buildings spread out over 5 separate PIDs. Private services will be laid out as follows:

Water and Sanitary

A sanitary sewer main will be extended from St. Mary’s Street through a future City R.O.W. to the south of the development and will be extended as private mains to the north through along the proposed private street to service each building. A peak sanitary flow of 8.75 L/s, which was calculated based on the ACWWA Wastewater Systems Guidelines (2022), from this development has been incorporated into the design of the planned municipal services upgrades on Saint Mary’s Street, which is being upsized from a 300 mm diameter main to a 375 mm main to accommodate current and future development flows. The public and private portions of the sanitary mains for this development will be designed in conformance with the latest edition of the City of Fredericton General Specifications for Municipal Services.

The water main connection will be further north on St. Mary’s Street in order to connect to the North High pressure zone. This connection will require an easement across privately owned property and the developer has been in discussion with the owner of Jim Gilbert’s auto dealership about bringing the water line across their property. We have estimated the conceptual water demands for this development in accordance with the ACWWA Water Supply Guidelines (2022):

Table 1 - Conceptual Water Demand

Average Day Demand	2.2 L/s
Maximum Day Demand (2.75 x ADD)	6.0 L/s
Peak Hourly Demand (4.13 x ADD)	9.0 L/s

Static pressures between 67 psi and 83 psi are expected based on the existing topography. An ideal pressure range for a municipal water system is between 40 and 80 psi so with this arrangement, it is not anticipated that any booster pumps will be required and the two southmost buildings will be on the borderline of requiring installation of pressure reducing valves. The sketch below shows the proposed water service connection location.

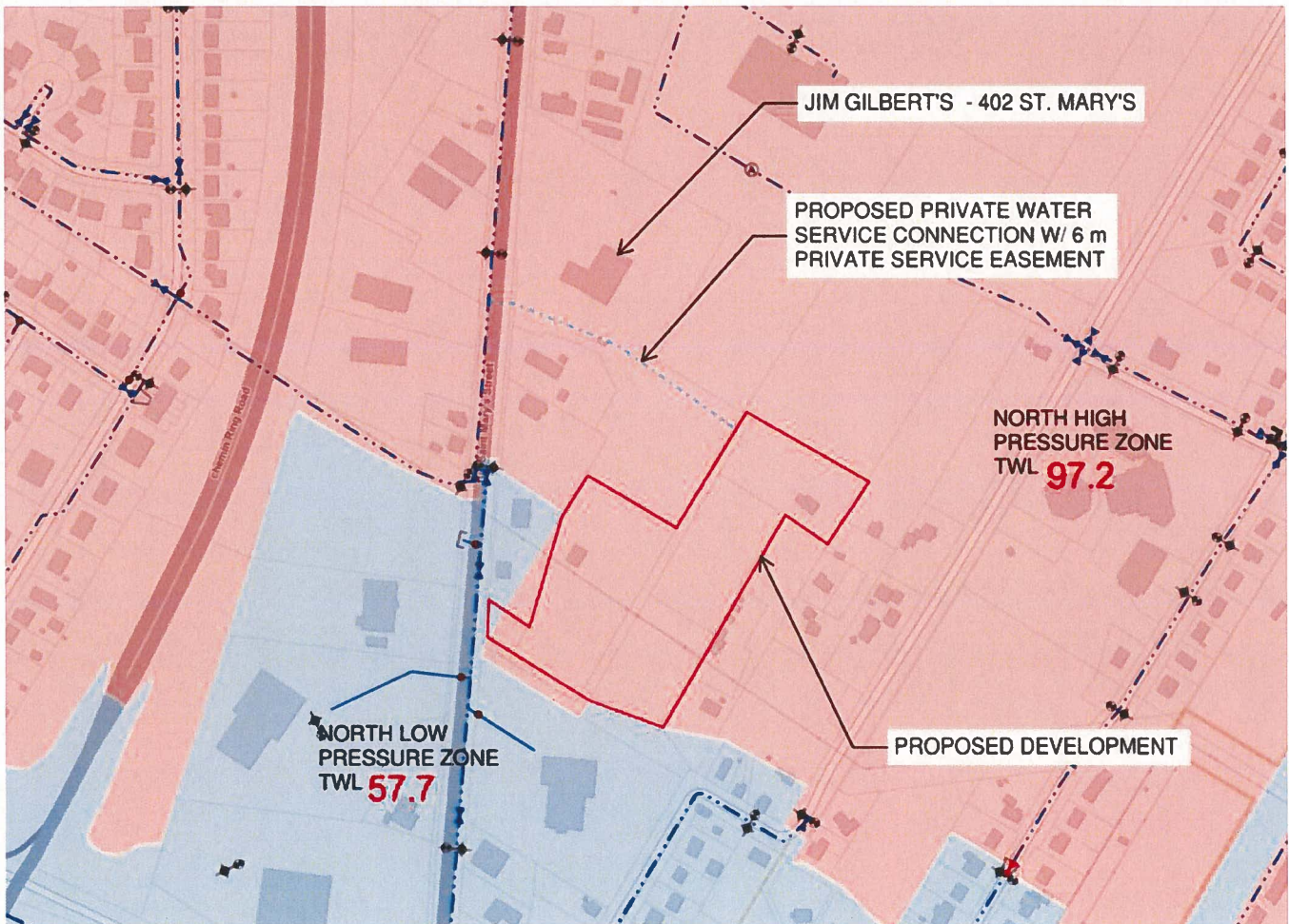


Figure 1 – Proposed Water Main Connection Sketch

Storm Sewer and Drainage

Private storm sewer mains will be installed within the proposed private street to collect runoff from each apartment site as well as the private roadway itself. A landscaped private detention pond will be located at the south end of the site to attenuate flows in accordance with the 2008 Guidelines for Storm Water Infrastructure in the City of Fredericton. Additional detention will be provided on each apartment site if required to fully manage flows. The outlet from this development will be piped through an adjacent property to a manhole on the minor storm system

on Highland Avenue at invert elevation ± 33.50 m. An easement will be secured by the developer to access and maintenance of the storm outlet pipe as required. Major overland flows will follow the same drainage path as the minor system as the site currently slopes from north at an elevation around 48.5 m geodetic to south at an elevation around 37 m geodetic.

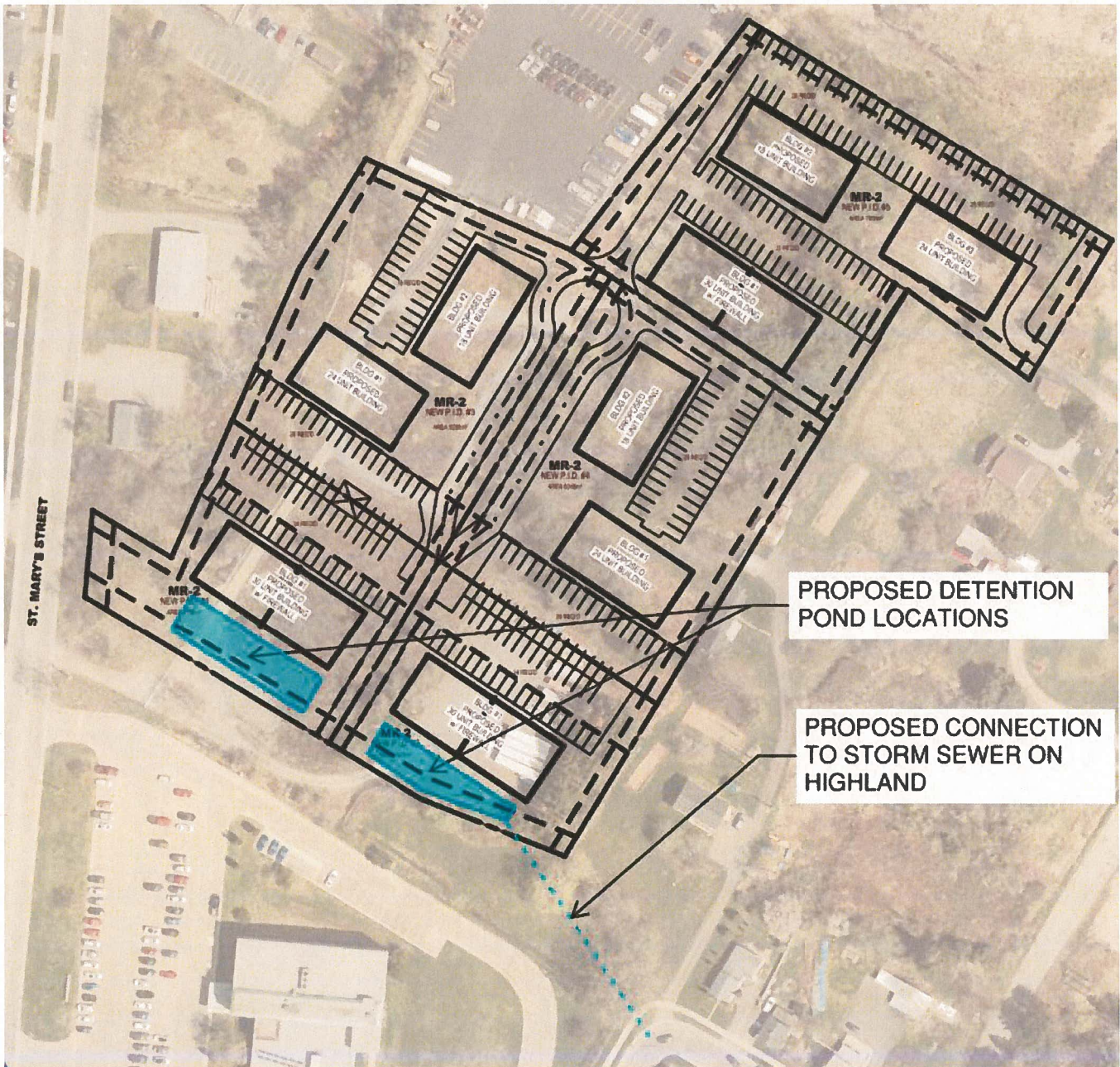


Figure 2 - Proposed storm sewer connection sketch

Andrew Buyting
March 11, 2026

Preliminary storm water flows for pre-development and post-development conditions as well as the required detention volume to attenuate the flow are summarized in the table below:

Table 2 - Preliminary Storm Water Flows and Detention Volume

Overall catchment area	2.83 ha
Pre-development peak flow (1:10-yr)	0.14 m ³ /s
Post-development peak flow (1:100-yr + 20%)	1.23 m ³ /s
Required Detention Storage Volume	1320 m ³

While the pond has not yet been designed, it is expected that the depth will be no more than 2 metres with maximum 3:1 side slopes. The pond surface will be grass with landscaped screening incorporated along the frontage of the public street.

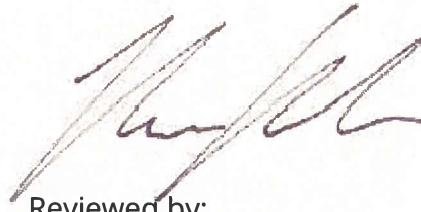
We trust that the information contained in this letter will satisfy the requirements of the City of Fredericton's Planning and Engineering departments and support approval of this development. If you require any additional information, please do not hesitate to contact us.

Yours very truly,

CBCL Limited



Prepared by:
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Reviewed by:
Mark Kohler, P.Eng.
Manager - Fredericton

Project No: 253334.00

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February 27, 2026

Andy Buyting
 Carle Developments Ltd.
 Email: andy@carleventures.com
 Phone: (506) 238-4683

Dear Andy:

RE: Traffic Impact Statement – Waterview Apartments, St. Mary’s Street

CBCL Limited (CBCL) was engaged to complete Traffic Impact Statement for the proposed residential development located on St. Mary’s Street in Fredericton, NB. This study was completed in accordance with industry best practices.

Our understanding of the project, trip Generation analysis and conclusions are presented herein.

Project Understanding

It is understood that the City of Fredericton (City) requires an analysis of the traffic introduced by the proposed development located on St. Mary’s Street in Fredericton, NB. The development will include 216 residential units over nine (9) apartment buildings, as summarized in **Table 1**, and illustrated in **Figure 1**.

Table 1: Overall Development Schedule

Building	Unit Count	Parking Spaces	Estimated Completion Year
1	30 Units	34 Stalls	2027
2	30 Units	34 Stalls	2027
3	24 Units	28 Stalls	2028
4	18 Units	28 Stalls	2028
5	24 Units	28 Stalls	2028
6	18 Units	28 Stalls	2028
7	30 Units	33 Stalls	2029
8	24 Units	28 Stalls	2029
9	18 Units	25 Stalls	2029

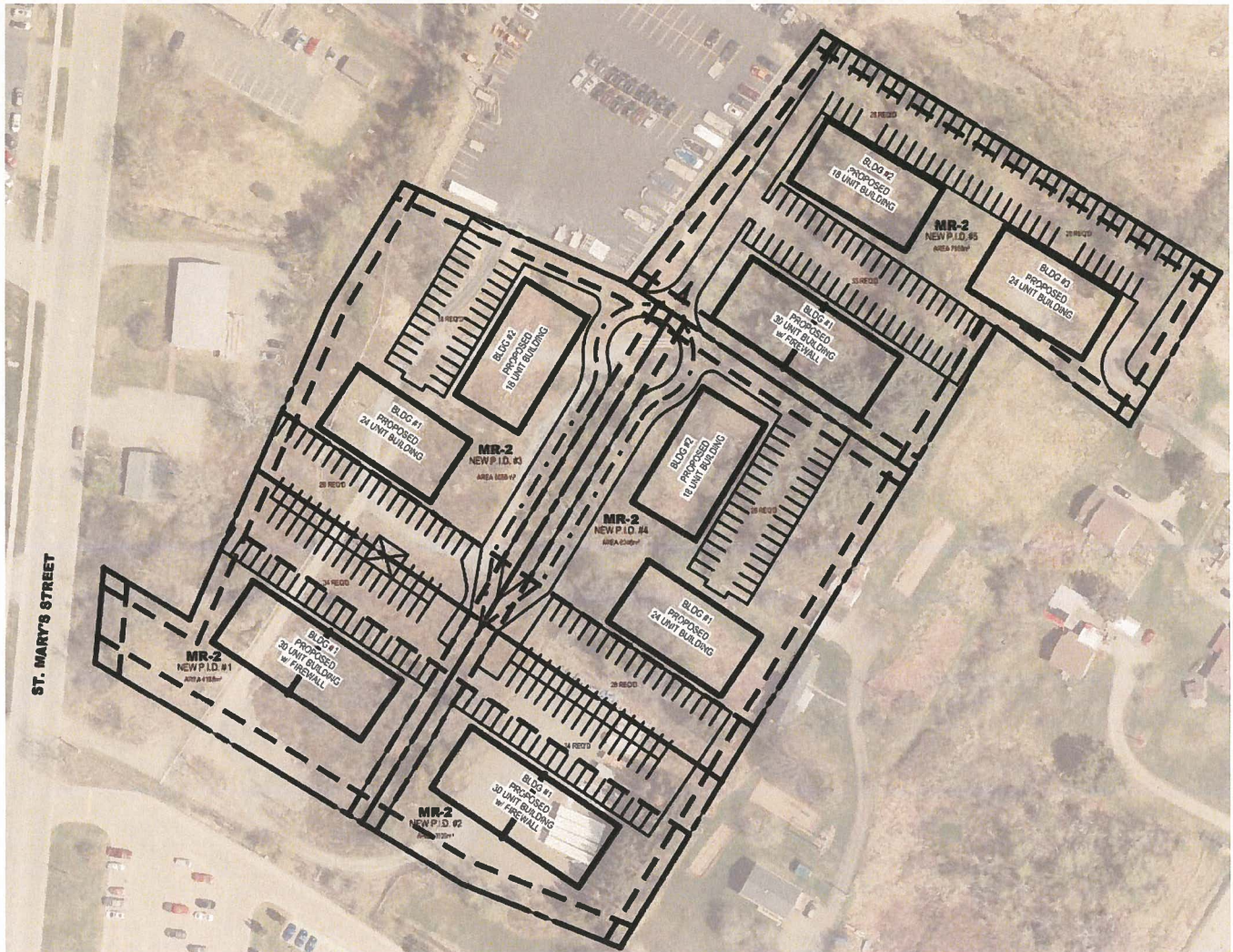


Figure 1 Proposed Site Plan (Image Courtesy of Advanced CAD Services Inc.)

Trip Generation

New trips expected to be generated by the proposed development were estimated using trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual. Rates published in this manual are widely accepted by the traffic engineering community, as they are based on empirical data.

Land Use Code 221 for Multifamily Housing (Mid-Rise) was selected from ITE's Trip Generation Manual, as it was most reflective of the proposed land use, based on the planned number of units and storeys. The trip generation rates included all vehicular movements entering and exiting the site, and they were reviewed for both the weekday AM and PM peak hours of the adjacent road, as this would represent the peak traffic loading on the adjacent streets. The location setting for

“General Urban/Suburban” was selected as it generally reflects the setting of the site. The estimated number of new AM and PM peak hour trips based on the proposed number of dwelling units were determined and are summarized in **Table 2**.

Table 2: Trip Generation Summary

<i>ITE LU Code 221 - Multifamily Housing (Mid-Rise)</i>							
216	Unit	Rate	Inbound	Outbound	Trips In	Trips Out	Total Trips
	AM Peak Hour of Adj. Street Traffic	0.37	23%	77%	19	62	81
	PM Peak Hour of Adj. Street Traffic	0.39	61%	39%	52	33	85

Based on the estimated trip generation for the proposed development, a total of 81 and 85 new trips are expected during the weekday AM and PM peak hours, respectively.

Andy Buying
February 27, 2026

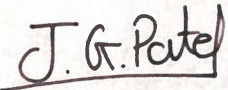
Closing

Thank you for the opportunity to complete this Traffic Impact Statement for the proposed development on St. Mary's Street.

We trust this information satisfies your current requirements, but if you have any comments or questions that arise from the review, please reach out to us at your earliest convenience.

Yours very truly,

CBCL Limited



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Project No: 253334.01

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To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Rezoning and variances to allow construction of a new K-5 elementary school
Property: 50, 70 Liverpool Street (PID 01482520, 01482629)

APPLICANT: Department of Transportation and Infrastructure c/o Heather Copp
PO Box 6000, Fredericton, NB, E3B 5H1

SITE INFORMATION:

Location: South of the Canterbury Drive and Liverpool Street intersection north of the Vanier Highway

Context: Single detached dwellings surround the site as well as the Boys and Girls Club and a mixed-use building (Go-Go gymnastics and hair salon) to the east

Ward No: 8

Municipal Plan: Parks and Open Space

Zoning: Park Zone

Existing Land Use: Liverpool Elementary School and Canterbury Dive Park

Previous Applications: None

EXECUTIVE SUMMARY:

The proposal is to rezone a portion of the site from Park Zone (P) to Institutional Zone One (I-1) and minor variances for parking lot location and parking space width to allow construction of a new K-5 elementary school. The new school will replace both the Liverpool Street School and the Forest Hill Road School with one new education facility as the existing schools were found to be deficient in learning platforms with suboptimal support spaces.

Council declared the site “surplus” and authorized the sale of the property to the Province on January 26, 2026, and the Agreement of Purchase and Sale has been agreed to by the Province and the City. The new school will be located on the City owned portion of the site (PID 01482629) which will be rezoned and consolidated with the existing school parcel (PID 01482520) which is already zoned I-1.

The site is designated Established Neighbourhoods in which schools are a complimentary use and the proposal is consistent Municipal Plan policy identifying appropriate locations for new schools that are central to the student population. The Municipal Plan references the importance of siting schools in the correct locations, and City Staff have worked with provincial officials to achieve this. The proposal meets the requirements of the I-1 zone with the exception of some variances for the parking layout which are considered to be minor and would not adversely impact adjacent properties.

Staff feel the proposed rezoning is appropriate given the context of the site and it’s long established school use. The proposal would keep the school in the middle of this well-established neighbourhood which is

critically important in the City's efforts to create complete communities. Staff recommend in support of the proposal subject to terms and conditions.

APPLICATION:

The Department of Transportation and Infrastructure c/o Heather Copp has made application to rezone a portion of the site from Park (P) Zone to Institutional Zone One (I-1) and variances for parking lot location (3m) and parking space width (0.25m) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street.

PLANNING COMMENTS:

Background

The Province determines when new schools are needed to replace existing and aging infrastructure and has announced the desire to replace both Forest Hill Road Elementary and Liverpool Street Elementary, which serve the nearby neighbourhoods. Last year, Staff from the Province were in communication with City Staff regarding the acquisition of the subject property to facilitate the construction of a new replacement school.

City Staff entered into negotiations to finalize the terms and conditions of the sale of PID 01482629 to the Province for a new school, and on February 9, 2026, Council passed the following motion:

BE IT RESOLVED that the Council for the City of Fredericton hereby declares surplus and approves the conditional sale of 70 Liverpool Street (being PID 01482629) in Fredericton, New Brunswick, to the Province of New Brunswick as represented by the Minister of Transportation and Infrastructure for the amount of \$1,490,000, subject to terms and conditions, and authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.

The Province and the City have agreed to an Agreement of Purchase and Sale (APS). The APS contains a commitment from the Province to ensure that the school's playground area and playfield, once complete, would remain accessible for use by the general public (i.e. neighbourhood residents) given that the City parkland is being made available for the new school. Another condition requires that the Province engage in meaningful public consultation with residents in advance of the planning application.

On February 24, 2026 the Department of Education and Early Childhood Development held a public information session for the two school communities. Overall, everyone who attended the public engagement was in support of the new school. According to the applicant, the main concerns raised related to the small size of the playground and play space, the distance of the sports field from the school, site drainage impact on adjacent landowners and minimizing tree clearing.

Proposal:

The new replacement school is proposed to be located on the City owned portion of the site (PID 01482629) which requires rezoning to I-1 and consolidation with the existing school parcel (PID 01482520) which is already zoned I-1. The 3.9 hectare site meets the criteria set out by the Department of Education and Early Childhood Development including overall size, adjacent community amenities, proximity to the catchment area, accessibility of the site to pedestrian and vehicular travel, room for future expansion and manageable site conditions.

The City owned parcel is 2.83 hectares in size and contains some of the school/park playground equipment. There is an area containing two older ball fields, as well as a large treed area adjacent to Bradford Street and a swath of mature trees and shrubs along the perimeter of the site adjacent to the houses on Bristol

Street and Norfolk Drive. There is also a stormwater line running through the property that will require replacement and relocation in conjunction with the construction of the new school.

The replacement school will be designed to accommodate 510 students, kindergarten to grade 5. Construction is anticipated to begin fall 2026 and be completed in the summer 2029. Both existing schools will remain in operation until the new replacement school is built.

The proposed school will be 3-storeys in height and 7,800 square metres in size with classrooms, library, cafeteria, and gymnasium. The conceptual elevation drawings of the building are shown on Maps III and IV without exterior finish treatment. The applicant indicates that the exterior finish treatment is anticipated to be multiple different colours of corrugated metal siding with colours and pattern to be determined.

Design enrollment would be 510 students with an estimated 69 full time employees. The parking area will provide 110 staff/visitor parking spaces including 20 parent drop-off spaces and a 5-bus drop-off loop. The site would include a 50m x 65m playfield, 420 square metre playground with an associated 400 square metre hard play surface, bicycle parking and other typical school amenities as shown on Map II.

The site plan also indicates the existing and new proposed tree lines, and a more detailed landscape plan will be required at the building permit stage to ensure the trees and shrubs to be retained for buffering/screening purposes will be in accordance with Map II. While the majority of the development complies with the applicable zoning standards, variances are being requested for parking space width and parking lot location.

Municipal Plan

The site is designated Established Neighbourhoods in which schools are considered to be a complimentary use. The proposal is consistent with Sections 3.2.1(2) and (7) which provides policy for school location and development as follows:

(2) Work with the provincial government in identifying appropriate locations for new schools, prioritizing locations that are central to the student population that they will serve over their lifespan to minimize the need for bussing, promote active transportation, and enable schools to function as multi-purpose facilities and community focal points.

(7) That sufficient and high-quality new school facilities, and infrastructure, be developed on an ongoing basis to address issues of overcrowding.

The proposal is consistent with the above policy as it would keep the school in the middle of this well-established neighbourhood. Neighbourhood schools are a critically important part of the City's efforts to create complete communities and the location selected by the Province is appropriate and ideal for a school. Furthermore, Staff feel the removal of park zoned land to accommodate the school would not negatively impact the neighbourhood. Skyline Acres has a large and varied inventory of parkland compared to many neighbourhoods in the City, and the school playground equipment and playfield will be made available to the neighbourhood residents.

The school is proposed to have pedestrian accesses on Canterbury Drive, Liverpool Street, Bradford Street, and the school will also be required to construct a pedestrian connection through a City-owned parcel off Bristol Street opposite Norfolk Street. The City will provide a license access agreement to complete the trail access. These connection points will provide good access to the school to promote more pedestrian trips and fewer trips by personal vehicle.

Upon the opening of the proposed new school the city shall be responsible for making changes to existing school zone signage in the area to reflect the new site. City staff will also be monitoring traffic patterns in the greater neighbourhood as the school opens and will work to address issues caused by future shifting traffic patterns. Overall, the proposed site aligns well with the existing use and trip volume from the site today and will operate similarly to the way the school does today. City Traffic Staff have no concerns with the proposed school or traffic that will come from it.

Servicing

The applicant's consultant has proposed that the water and sanitary sewer servicing will run to the same system the existing school is connected to. The applicant's consultant will be responsible to ensure that there is adequate capacity in the systems for connection.

The school property is flanked by a 1963/64 - 250 mm cast iron watermain that runs on Liverpool Street and Canterbury Drive and a 1972 - 150 mm cast iron watermain on Bradford Street. The sanitary sewer mains surrounding the site are more complicated. There is a 1964 - 200 mm AC sanitary sewer main that runs along Liverpool Street to Canterbury Drive and south along Canterbury Drive to Cambridge Crescent and then runs down Cambridge Crescent.

There is no sanitary sewer main between Cambridge Crescent and Bradford Street and there is no sanitary sewer main directly available for connection on Bradford Street for connection.

A 1963 - 750 mm concrete storm sewer runs from the Park entrance on Liverpool Street to the south through the park toward the rear of 523 Canterbury Drive and ties into Bradford Street. The main was installed to collect the street storm sewer, but also contains an original natural drainage course.

The storm sewer main will be relocated around the new school and has been identified as a capital project as part of the City's 2026 Capital Renewal program. This will facilitate more usable space for the proposed school, renew the aging pipe and upsize to provide additional capacity as part of the City's adaptation and climate change efforts.

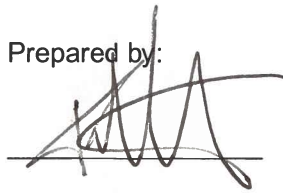
RECOMMENDATION:

It is recommended that the application submitted by the Department of Transportation and Infrastructure c/o Heather Copp to rezone a portion of the site from Park (P) Zone to Institutional Zone One (I-1) and variances for parking lot location ($\pm 3m$) and parking space width (0.25m) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 17/26, to the satisfaction of the Development Officer;
- b) Provide a detailed landscape and parking plan that clearly delineates the existing trees to be retained which shall be in accordance with the location of the "new tree line" as shown on Map II to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) PID 01482520 and PID 01482629 shall be consolidated to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;

- e) The applicant is required to provide pedestrian access to Canterbury Drive, Liverpool Street, and Bradford Street. The applicant will be required to construct and provide a pedestrian connection through a city owned parcel from the school property to Bristol Street (opposite Norfolk Street). Access agreements to be acquired from the City for the City owned parcel;
- f) All servicing access, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;
- g) All road and municipal services installation, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- h) Record drawings prepared by a Professional Engineer are required at completion of the project;
- i) Upon completion of the proposed school, demolition of the exiting school to be completed as well as any required shut off at mains and reinstatement of City owned infrastructure at the applicant's expense.

Prepared by:

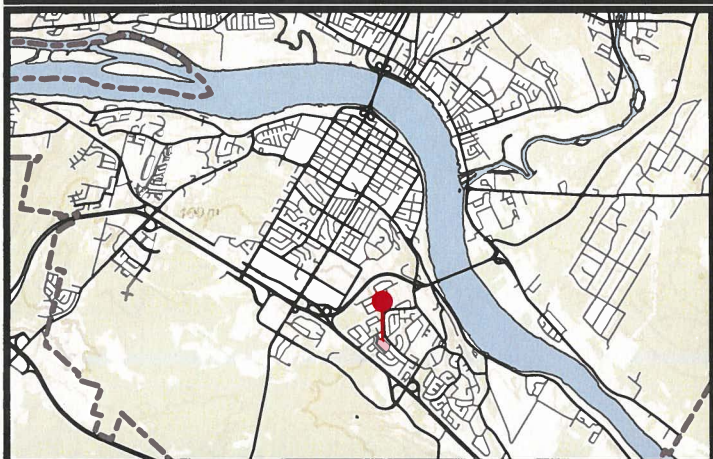
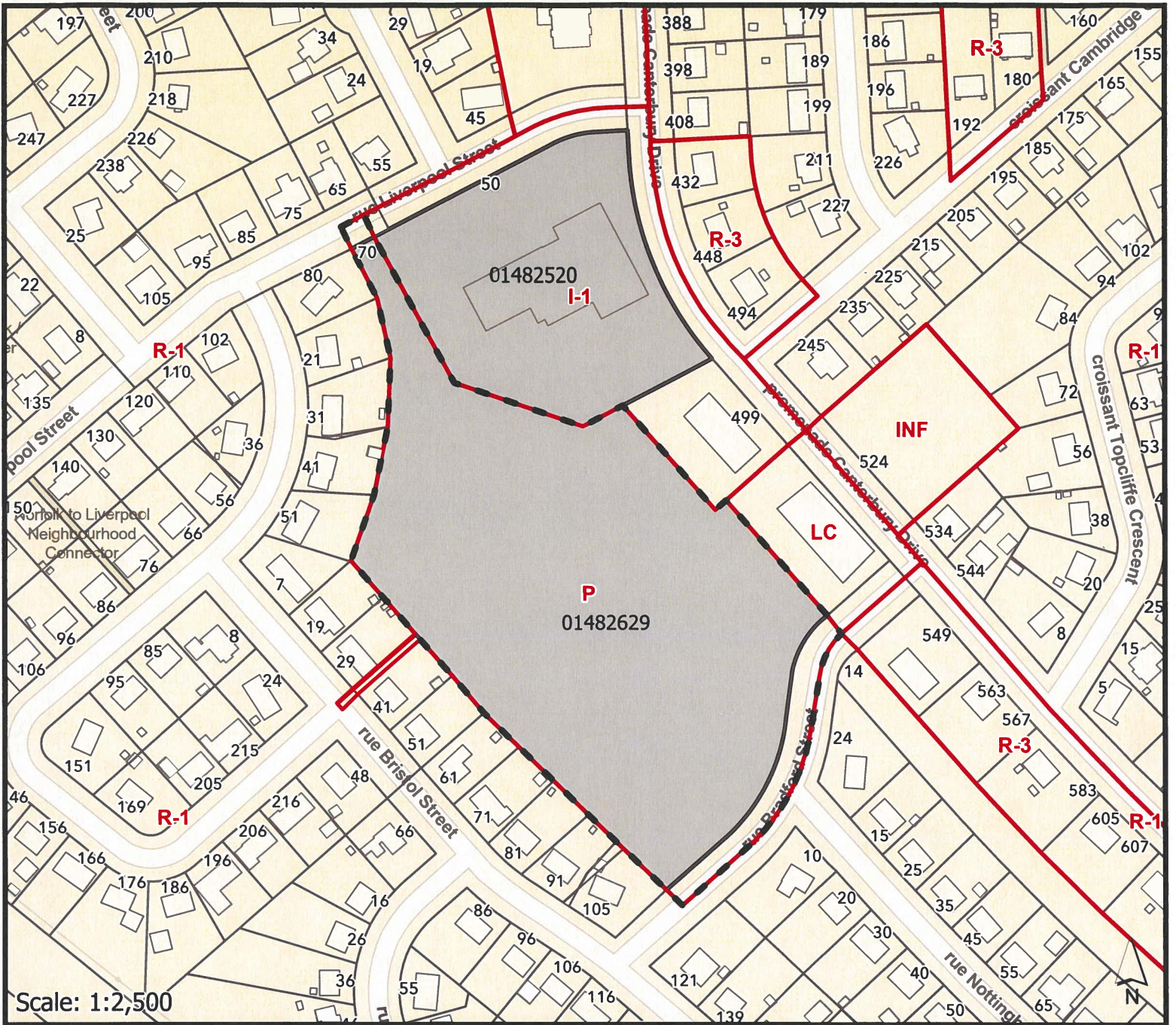


Tony Dakiv, RPP, MCIP
Senior Planner, Planning and Development

Approved by:



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



Subject Properties / Propriétés Visé
 Rezone from P to I1/ Rezoner de P à I-2

Rezoning from Park (P) Zone to Institutional Zone One (I-1) to allow construction of a new K-5 elementary school.

Rezonnage de la zone Parc (P) à la zone Institutionnelle Un (I-1) afin de permettre la construction d'une nouvelle école primaire de la maternelle à la 5^e année.



Community Planning
Planification urbaine

Map \ carte # I

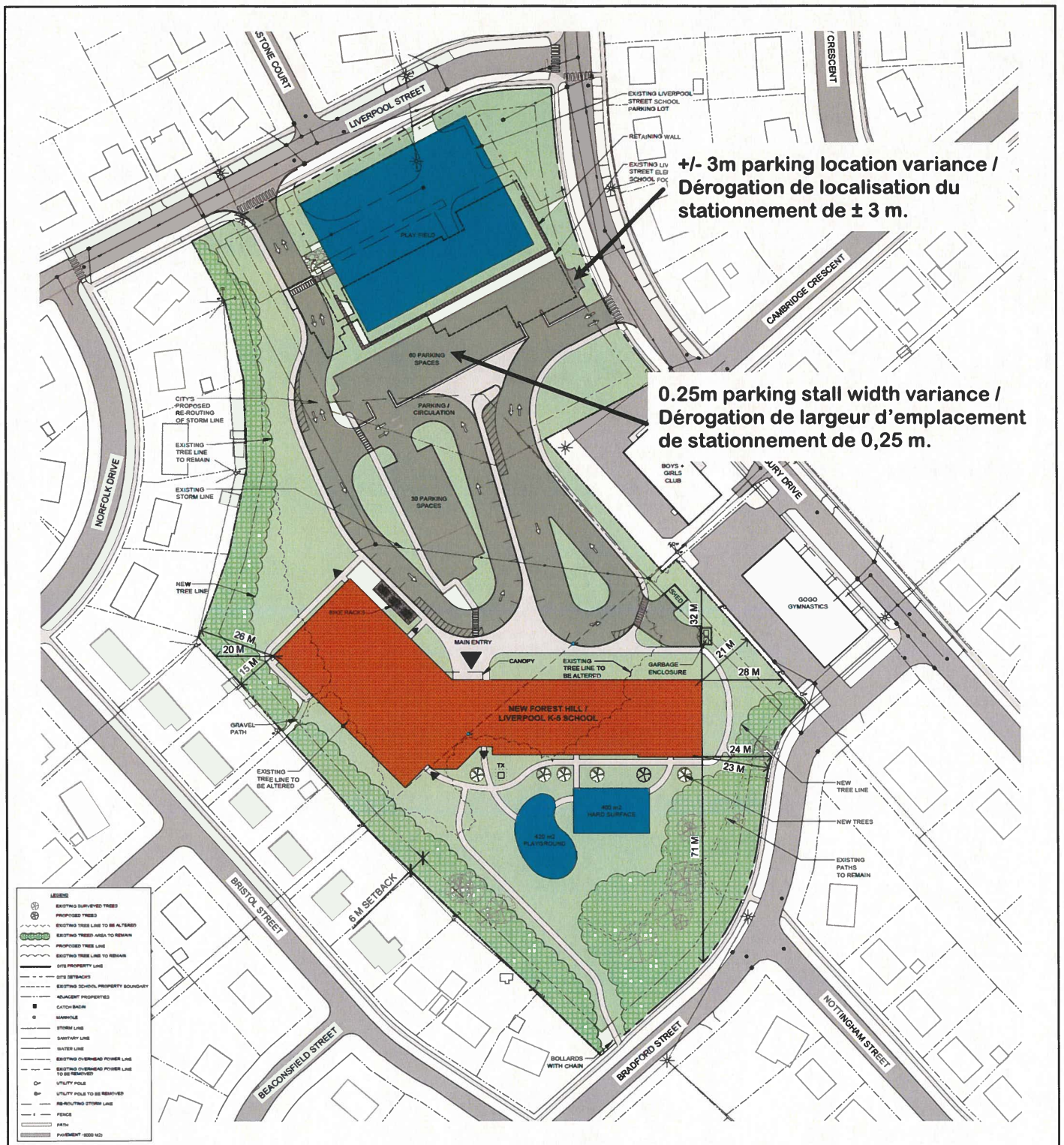
File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure



Variances required for parking lot location ($\pm 3m$) and parking stall width (0.25m).

Dérégations requises pour l'emplacement du stationnement ($\pm 3 m$) et la largeur des cases de stationnement (0,25 m).

Site Plan / Plan du Site



Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure



Front (North) / Façade (Nord)



Rear (South) / Arrière (Sud)

Conceptual Elevations / Élévations conceptuelles



Right (West) / Droite (Ouest)



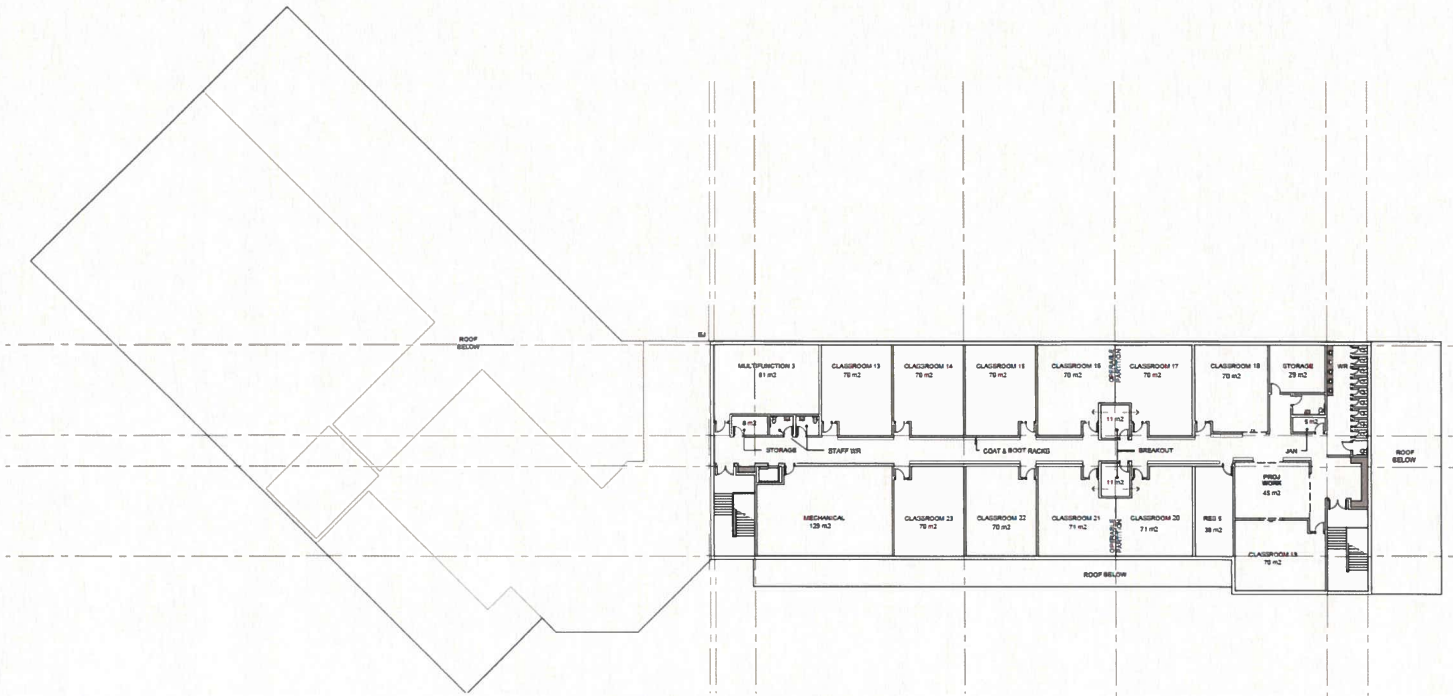
Left (East) / Gauche (Est)

Conceptual Elevations / Élévations conceptuelles

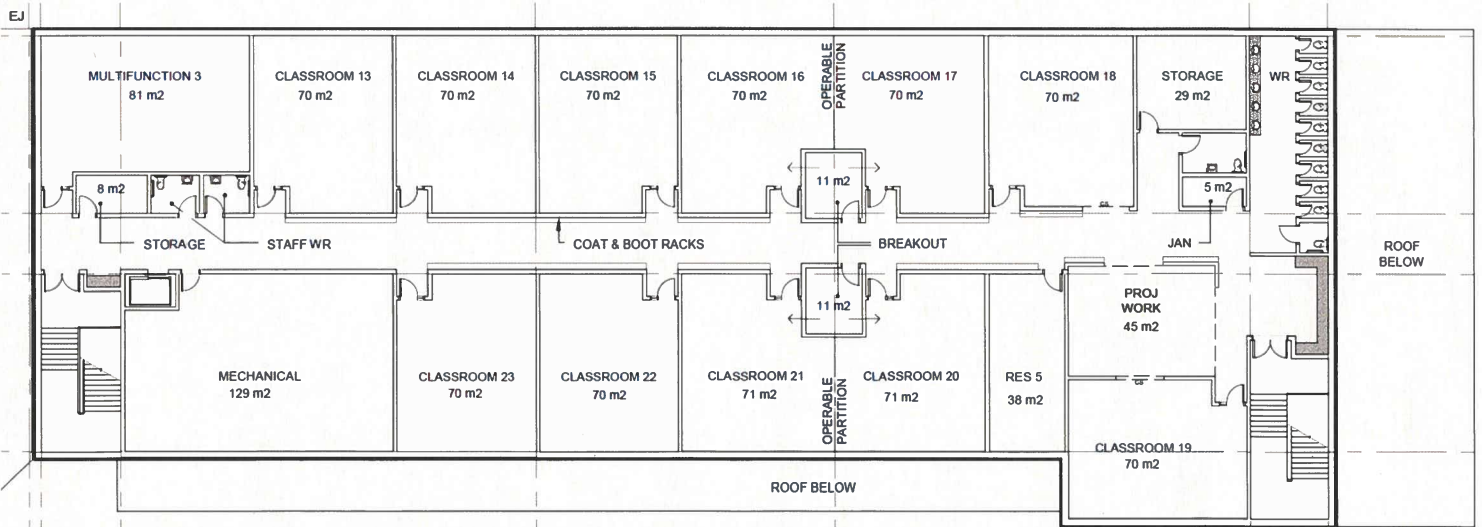


Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-17-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 50 rue Liverpool Street
Heather Copp
Dept. of Trans. and Infrastructure⁷⁸



3rd Floor / 3e étage



3rd Floor - Enlargement / 3e étage - agrandissement

Floor Plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # VI

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure

From: [REDACTED]
To: PLANNING AND DEVELOPMENT
Subject: PR:17/26 Rezoning and minor parking lot variances
Date: Monday, March 9, 2026 2:45:10 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.

Hello,

I just wanted to voice support of this, but I would like to state that the preservation of as much of the mature trees and stand on the perimeter, and especially on the Bradford street side, is important. The mature trees are important, but some of the flowers, notably Lady Slipper *Cypripedium sp.*, occur there and it would be nice to preserve the forest floor there as well, so that some of that will survive.

--

John MacNaughton

From: [Mayor's Office](#)
To: [PLANNING AND DEVELOPMENT](#)
Cc: [Hart, Steven](#); [DeGrace, Sara](#)
Subject: FW: Liverpool Street School project - letter from BGC
Date: Wednesday, March 11, 2026 9:27:27 AM
Attachments: [Outlook-hedit3xy.png](#)
[Liverpool Street School Project letter from BGC.pdf](#)
[Boys & Girls Club - Brief.pdf](#)

Please see attached

Denyse Doherty

Executive Assistant – Mayor & Chief Administrative Officer
Adjointe de direction, La Mairesse & Directeur Général
City of Fredericton | Ville de Fredericton
m: 506-292-6854 | Denyse.Doherty@fredericton.ca



From: Karen MacAlpine [REDACTED]
Sent: March 10, 2026 2:07 PM
To: Mayor's Office <mayor@fredericton.ca>
Cc: Colleen V. [REDACTED]
Subject: Liverpool Street School project - letter from BGC

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 Mayor Rogers.

Please see the attached letter regarding the new school construction on Liverpool Street and the concerns we have about the impact to our organization and a request for support. We look forward to hearing from you and working towards solutions together.

Sincerely,

Karen MacAlpine (on behalf of our Board of Directors)

Karen MacAlpine
Executive Director

BGC Greater Fredericton
499 Canterbury Drive, Fredericton, NB E3B 4M4
T: 506-472-5112

karen@bgcfred.com | bgcfred.com



March 10, 2026

Via email

The Honourable Susan Holt
Premier of New Brunswick
Office of the Premier
706 Queen Street, Fredericton, NB E3B 1C5

Her Worship Kate Rogers
Mayor, City of Fredericton
397 Queen Street, Fredericton, NB E3B 1B5

Cc: The Honourable Claire Johnson, Minister of Education and Early Childhood Development;
Minister Cindy Miles; Minister Luke Randall; David Coon, MLA;
Greg Ericson, City Councillor Ward 8;
Stephen Hart, Chief Administrative Officer, City of Fredericton; Kenneth Forrest, Director Planning and
Development, City of Fredericton;
Pascal Landry, Manager - Educational Facilities and Pupil Transportation (Branch), Department of
Education and Early Childhood Development;

Dear Premier Holt and Mayor Rogers,

The Boys & Girls Club of Greater Fredericton (BGC) is writing to express our appreciation and support for the decision to construct the new school within the Skyline Acres community. We know that keeping the school in the community is essential, especially for those families we serve.

For 58 years—since 1968—the Boys & Girls Club of Greater Fredericton has been a steady, reliable partner to families across our city. Each year, we support more than 1,000 children and youth with low cost/subsidized licensed early learning and childcare, after-school programs, summer camps, and critical wrap-around supports like breakfast and tutoring that strengthen families and improve outcomes. Our understanding is that the current school project will directly impact our operations and threaten the future of the Boys and Girls Club. We are writing to request your assistance in ensuring our services remain stable and that we are able to continue to operate during the school construction.

Background and current context

As you may know, our Club on Canterbury Drive operates on land leased from the City of Fredericton, the building owned by the Club. For the past three years, our lease has included a clause stipulating nine months notice to vacate should the province select the adjacent area as the site for a new

elementary school. Based on information shared with us over that period, we understood this location to be a likely candidate. In reliance on that understanding—and with the possibility of a nine-month departure in mind—we deferred major capital investments, sought only short-term fixes to keep the facility safe and functional, and refrained from pursuing larger grants that require long service horizons and security of tenure as we felt it would not be in good faith to spend grant money to upgrade a facility that we may not occupy.

During this time, provincial representatives assessed our building for replacement value and requested detailed programming and space specifications to guide planning for a potential replacement facility. We provided those detailed requirements with the understanding that if a move were required, we would be compensated at replacement value or otherwise supported to ensure continuity of service.

Near-term risk during the construction window (approx. three years)

With an anticipated three-year construction period, we face significant operational uncertainty. Families considering after-school or summer programs may hesitate to enroll if they perceive our site to be in or near a construction zone. These ‘paying customers’ offset scholarships and low-cost spaces to those who need us the most. Even a modest decline in enrollment would reduce operating revenue that could jeopardize our ability to deliver essential services—and to remain in operation long enough to transition into the future. Moreover, the last three years of deferred capital projects have left us carrying higher repair and maintenance burdens than is sustainable.

Primary requests/considerations:

To safeguard continuity of licensed childcare, after-school programs, summer camps and all free programs like breakfast programs and tutoring during the construction period and to stabilize the organization after three years of deferred capital work, we respectfully request a structured support plan from the Province and the City. Specifically, we ask that you consider the following instruments:

- **Operating stability support** (e.g., a predictable funding bridge or revenue-loss backstop tied to enrollment benchmarks) and unknown related costs during construction for up to **three years**;
- **Capital catch-up and safety upgrades**, limited to essential systems (safety, accessibility, HVAC, roof/envelope) that preserve our operations and safety during construction;
- **Shared municipal/provincial resources**, such as priority access to city spaces for overflow programming, temporary parking/traffic management solutions, and coordinated communications to families on safe access and other resources that could be offered;
- **One-time reimbursement** for extraordinary repairs and costs incurred over the past three years due to deferred replacement planning; and
- A **joint project team** (Province–City–Club) to coordinate timelines, site access, safety, and stakeholder communications.

Secondary option: Revisit purchase/rehoming as a mutually beneficial pathway

In addition to the immediate supports outlined above, we would welcome the opportunity to revisit discussions about the long-term disposition of our facility, including the possibility of the Province and

City purchasing the building outright, either through a financial settlement or a combined arrangement that includes an alternate location for our programs, including in the new school.

We are open to renewed, good-faith negotiations to explore what such a transition could look like, ensuring continuity of licensed spaces and program capacity from day one.

Our mission is simple: to ensure that every child and youth in Fredericton has a safe place to belong, grow, and thrive. With your partnership, we can navigate the next three years responsibly—without service interruptions—and arrive at a long-term solution that supports the new school while preserving essential community programs that have stood by Fredericton families since 1968.

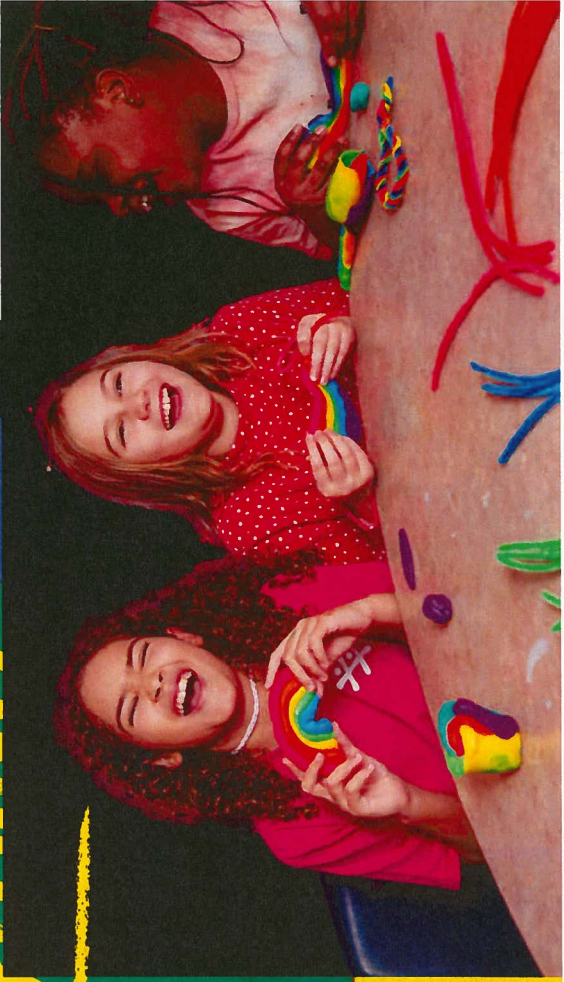
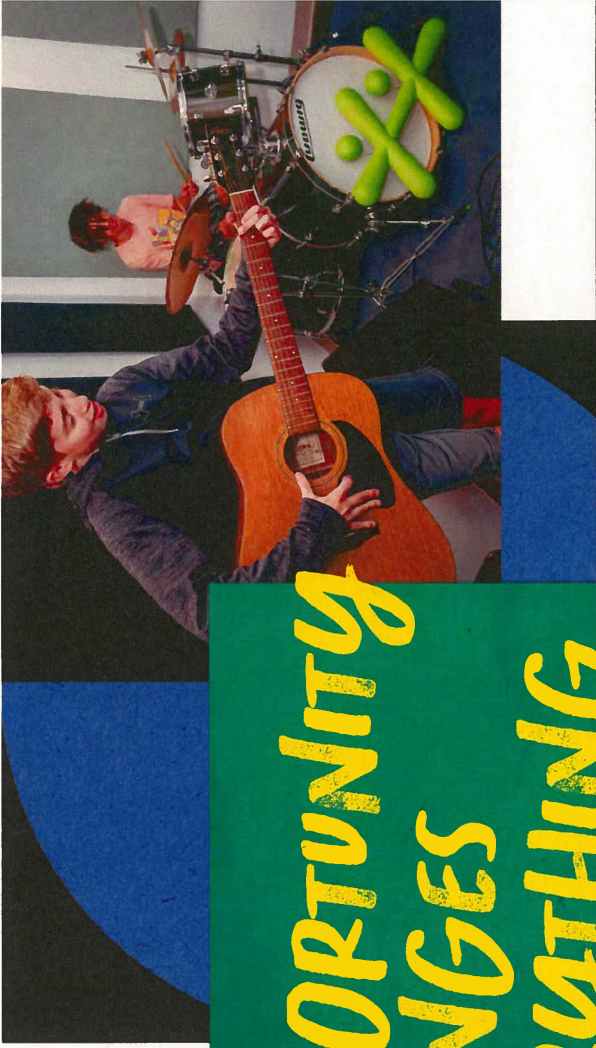
Thank you for your continued leadership and for considering this request. We would be pleased to provide any additional information you require.

On behalf of our Board of Directors,

A handwritten signature in black ink that reads 'K. MacAlpine'.

Karen MacAlpine
Executive Director
Fredericton Boys' and Girls' Club Inc.

Attachments: Support document



OPPORTUNITY CHANGES EVERYTHING

 Greater
Fredericton
Boys & Girls Clubs

OPPORTUNITY CHANGES EVERYTHING



Colleen Hanna
Board President



Karen MacAlpine
Executive Director

BGC Greater Fredericton (The Boys & Girls Club of Fredericton) is a charitable, community supported organization founded in 1968.

We are committed to transforming the lives of children, youth and their families including those most vulnerable. We do this by providing safe places and offering services and programs designed to meet the evolving needs of our community.

We want our children and youth to develop confidence, gain skills, and experience success so that they can reach their best potential in life. We believe that every single young person is important and they deserve the chance to succeed.

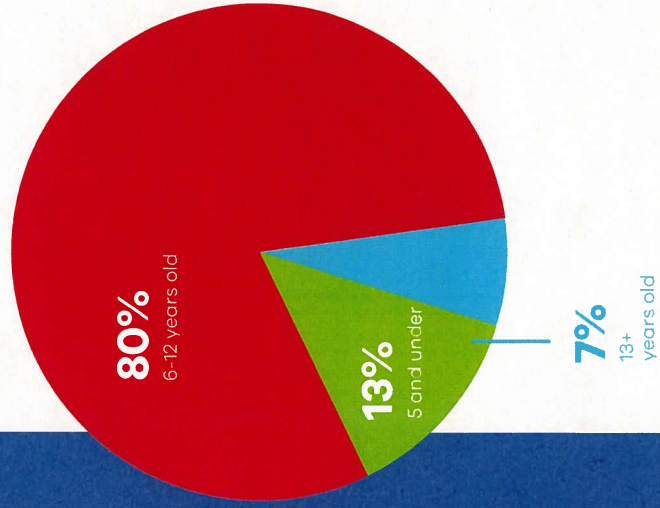
As part of a Federation of Clubs across Canada, we are an independent organization, relying on community support to provide programs and services to children, youth and their families in the Greater Fredericton area.

WHO WE SERVE

WHO WE SERVE



Since 1968, we have engaged and empowered children and youth. We are committed to transforming the lives of children, youth and their families including those most vulnerable.



Our MISSION

To provide safe, supportive places where children and youth can experience new opportunities, overcome barriers, build positive relationships, and develop confidence and skills for life.



Our VISION

All children and youth discover and achieve their dreams and grow up to be healthy, successful, and active participants in society.

OUR VALUES

BELONGING

We welcome everyone in a safe, accepting environment based on belonging and positive relationships.

RESPECT

We ensure that everyone—children, youth, families, volunteers, staff—is heard, valued, and treated fairly.



ENCOURAGEMENT AND SUPPORT

We encourage and support every child and youth to play, learn, and grow to achieve their dreams.



WORKING TOGETHER

We work together with young people, families, volunteers, our communities, and government.



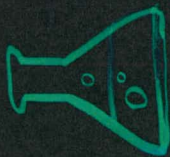
SPEAKING OUT

We speak out for children, youth, and families so that we can make our world better.





EDUCATIONAL SUPPORT



STEM EDUCATION

GARDENING



NUTRITION & FOOD EDUCATION



BEFORE

AND AFTER

SCHOOL PROGRAMS



FINANCIAL EDUCATION

DIGITAL LITERACY



TRANSPORT



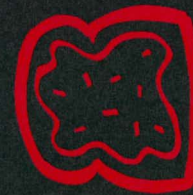
ARTS

MUSIC



BREAKFAST PROGRAMS

HEALTHY SNACKS & MEALS



WHAT CLUBS



MENTAL HEALTH & WELLNESS

SCHOLARSHIPS



JOB READINESS

MENTORING



VOLUNTEERING

YOUTH LEADERSHIP

SUMMER CAMPS



PHYSICAL FITNESS & SPORTS

CIVIC ENGAGEMENT



DESIGNATED PRESCHOOL

LEARN ON

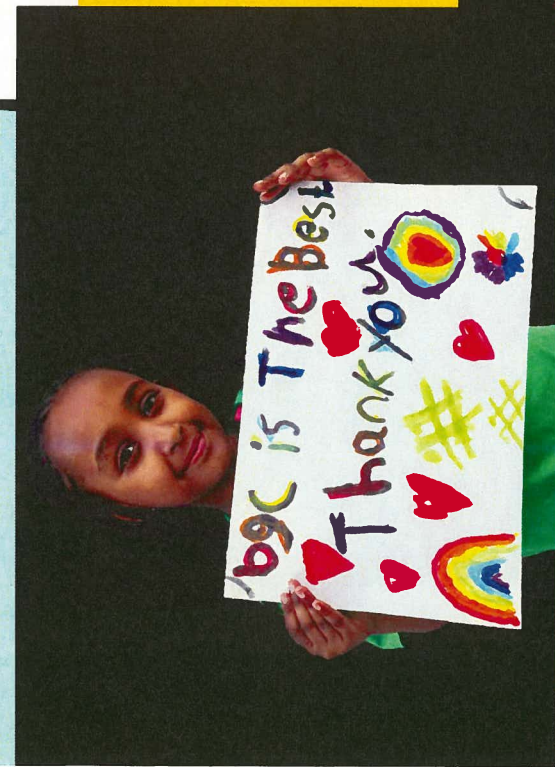


ACROSS
CANADA



 CLUB
 COMMUNITY SERVED

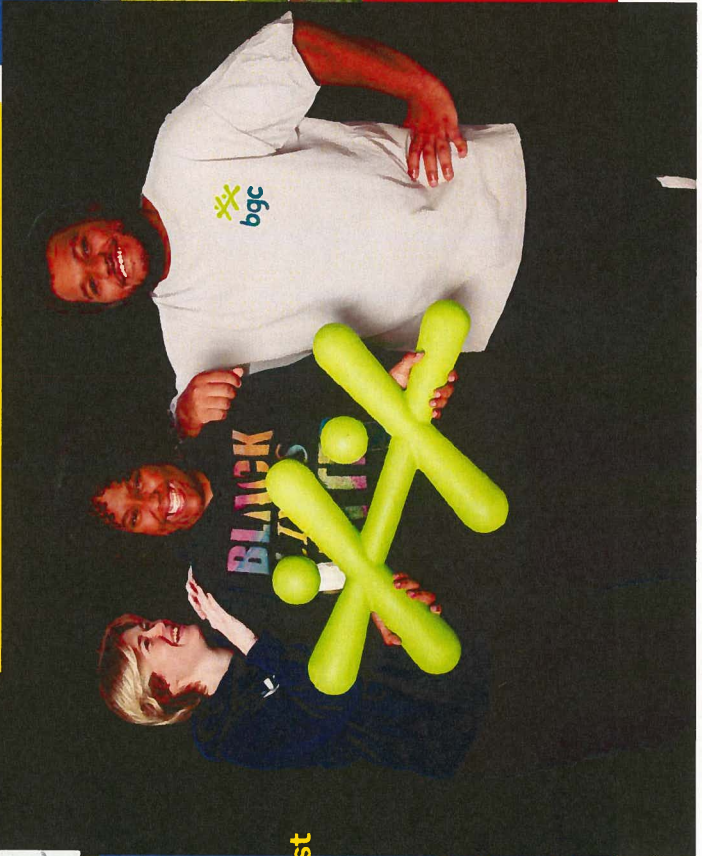
This map is not to scale



450+
 children accessing breakfast
 each school morning

3,500+
 hrs of HOMEWORK HELP/TUTORING

150+
 children accessing low cost,
 subsidized or fully scholarshiped
AFTER-SCHOOL, SUMMER CAMP
 and **PRE-SCHOOL** programs



98,000+
 hrs of children being screen free
 and active



35,000+
 healthy snacks served

BECAUSE OF A CLUB...

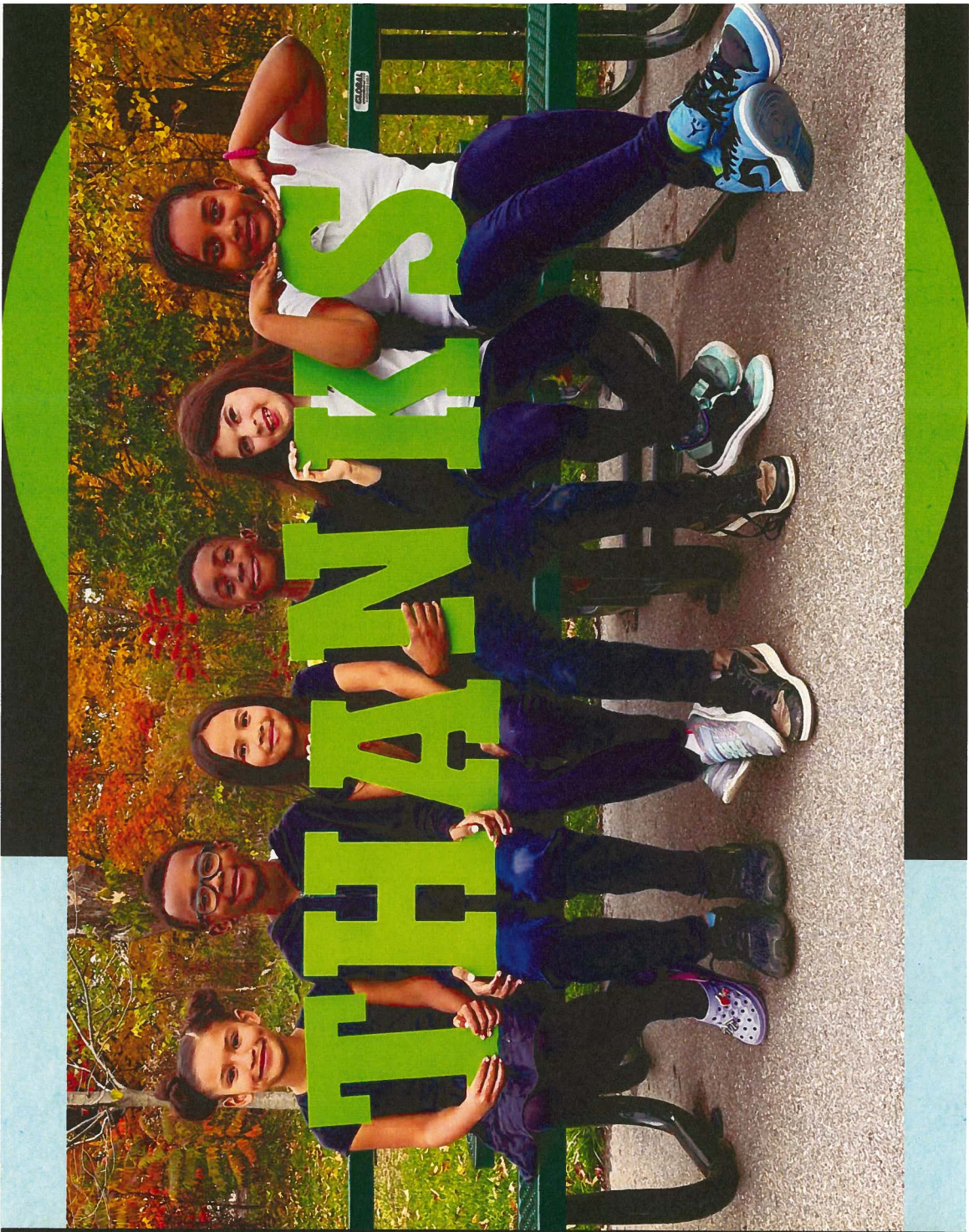


The data from the national member survey demonstrates the transformational impact Clubs have on a young person's life.

Because of a Club, 90% or more of children and youth surveyed report that they:

- ✓ have more people they like to spend time with
- ✓ are better at helping out
- ✓ are more excited to try new things
- ✓ are more accepting of others
- ✓ are more physically active
- ✓ are more confident
- ✓ work better with others
- ✓ are more comfortable being themselves
- ✓ have a more positive influence on others
- ✓ make better choices

2023 National Participatory Evaluation,
Dialogues in Action



Greater Frederick

bgcfred.com

   /bgcfred

499 Canterbury Drive
Frederick, MD E3B 4M4
506-472-5112

PLANNING REPORT



PAC – March 18, 2026
File No.: S-5-2026 P.R. No. 13/26

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Tentative plan of subdivision to create 83 RMH lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street

Property: Burns Street, Fearnley Street, Goddard Street, Shannon Street, Tori Street (PID 7556531)

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

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

SITE INFORMATION:

Location: Western portion of Northbrook subdivision off Brookside Drive

Context: Low rise residential area

Ward No: 2

Municipal Plan: New Neighbourhood

Zoning: Residential Mini-Home Zone (RMH)

Existing Land Use: Vacant

Previous Applications: P.R. 35/07, P.R. 146/07, P.R. 74/09, P.R. 105/09, P.R. 142/10, P.R. 109/12, P.R.68/20, P.R. 10/23, P.R. 19/23, P.R. 47/24, P.R. 27/25, P.R. 38/25

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to create 83 Residential Mini-Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, along with a new public street named Tori Street. The Northbrook Master Plan provides a framework and context for the proposed subdivision and future development in the area. The proposed subdivision represents a logical extension of the existing residential area and is consistent with the existing lot pattern. Overall, the proposed subdivision complies with the

requirements of the Zoning By-law and meets the intent of the Municipal Plan's New Neighbourhood designation. Staff do not anticipate any negative impacts and support the application subject to terms and conditions.

APPLICATION:

Exp Services Inc., on behalf of Northrup Holdings Ltd., has made application for a tentative plan of subdivision to create 83 Residential Mini Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street.

PLANNING COMMENTS:

Background:

- The Northbrook subdivision has gone through several phases since 2007, with the most recent phase being the extension of Shannon Street in 2025. The Northbrook Master Plan, as shown on Map V, provides a comprehensive development plan for the entire lands and has established a framework for orderly development of the area, including an interconnected street network, pathways, and parkland. The master plan has been updated to reflect the current phase of development and is outlined in red on Map V.

Proposal:

- The Northbrook subdivision is proceeding further west, with the current phase (Phase 13) being a larger extension of the mini-home lots along several streets: Burns Street, Fearnley Street, Goddard Street, and Shannon Street. As part of this phase, there is also a new public street proposed that runs north south connecting to Burns Street, Fearnley Street, and Shannon Street. This new public street would be named Tori Street (see Maps II, III, and IV). It should be noted that this is a tentative plan of subdivision, and the developer intends to break up this larger phase into smaller portions as they complete the various street extensions and proceed with the final plans of subdivision.
- The RMH zone accommodates residential development in the form of mini homes on individual lots fronting on public streets. The RMH lots continue the same land use and lot pattern as the existing streets being extended and contributes to the supply and variety of low-rise housing options for the community.
- As part of this phase within the Northbrook subdivision there would be a new public street. The Applicant has requested the name "Tori Street" as seen on Maps II, III, and IV. Staff have consulted the Province (NB911) with respect to any potential conflicts between the proposed names and other streets in the Fredericton area. NB911 have no concerns with the proposed street name and have placed the name on reserve for the City of Fredericton's use.
- Consistent with the overall Northbrook Master Plan, this tentative plan of subdivision includes an interconnected pathway system that would be a 6-metre-wide pathway running down mid-block through Tori Street and Goddard Street to provide pedestrian access to the parkland on Hank Street. The tentative plan also includes the public land dedication shown as land, contributing to a future neighbourhood park to the north (see Map V).

Growth Strategy:

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

Municipal Plan:

- The subject lands are designated New Neighbourhood in the Municipal Plan. This designation comprises areas of the city that are intended to accommodate substantial new residential growth in newly developed neighbourhoods, providing a range of housing types that meet a variety of needs. The proposed tentative plan of subdivision is consistent with the Municipal Plan policy criteria for the design of New Neighbourhoods. Subsection 2.2.1(24) states:

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

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

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

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

Zoning By-law:

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

Tentative Plan of Subdivision:

- The 8% public land dedication (LPP) applies to all newly created lots in the city. In previous phases, LPP has been taken as land, contributing to neighbourhood parks in the area along with a pathway system that provides pedestrian connections through the plan area to the parks. The proposed 83 RMH lots are subject to LPP under Phase 13 and the total LPP contribution required would be 4,383.60 square metres.
- The dedication is being provided primarily through contribution to a future neighbourhood park to the north (see Map IV). This area has been earmarked for parkland in the Northbrook Master Plan and the LPP contribution through previous phases along with this phase, would represent almost half of the overall neighbourhood park space required (see Map V). As future phases progress, LPP would continue to contribute to the full land amount envisioned for the future neighbourhood park to the north. Staff would note that while the interconnected pathway system contributes to the total LPP, the overall dedication required for the Northbrook Master Plan is achieved through the parkland shown on the plan. Given the gradual development within the Northbrook Master Plan, staff will be working closely with Recreation and Parks & Trees to determine the timing of programming for parkland within this neighbourhood, particularly for the existing parkland on Hank Street.

Engineering & Operations:

- Engineering & Operations will work with the Developer and their Engineering Consultant to ensure that the servicing and stormwater design for the parcels being created are compatible with future development of the entire Northbrook property.
- It should be noted that this phase reaches the limit of the existing stormwater management pond in place along the western portion of the catchment. Phases moving forward along the western portion of the catchment will need to consider the advancement of a new stormwater management facility.
- Municipal servicing design, stormwater management plan update, and street design (including street widths and pedestrian connections) are to be provided to the satisfaction of the Director of Engineering & Operations.
- The proposed subdivision is part of the long-term plan for the growth of the area. The proposed application falls within existing traffic and transportation plans for the area. The proposal incorporates corridors within the development for active transportation and neighborhood connectivity. Brookside Drive has seen upgrades over the past few years including the construction of left turn pockets, the roundabout at St. Mary's and the roundabout at the ring road to accommodate the anticipated traffic from this and future developments.

- Should this application be approved, Engineering & Operations staff will meet with the applicant's consultant to review sanitary and water servicing, and storm water management to ensure that there are no issues.

RECOMMENDATION:

It is recommended that the application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 83 Residential Mini Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street, be forwarded to City Council with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public streets be approved as shown on Maps II, III, and IV.

Additional Information

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

- a) A final plan of subdivision be submitted generally in accordance with Maps II, III, and IV attached to P.R. 13/26 to the satisfaction of the Development Officer;
- b) Servicing, access, lot grading, and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- c) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- d) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.

Prepared by:

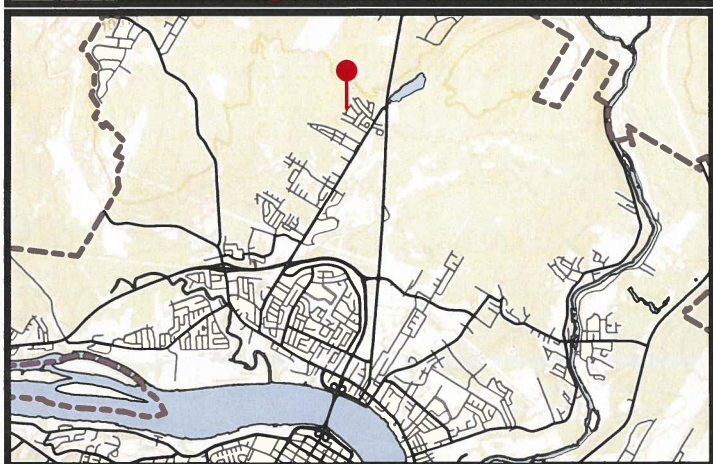
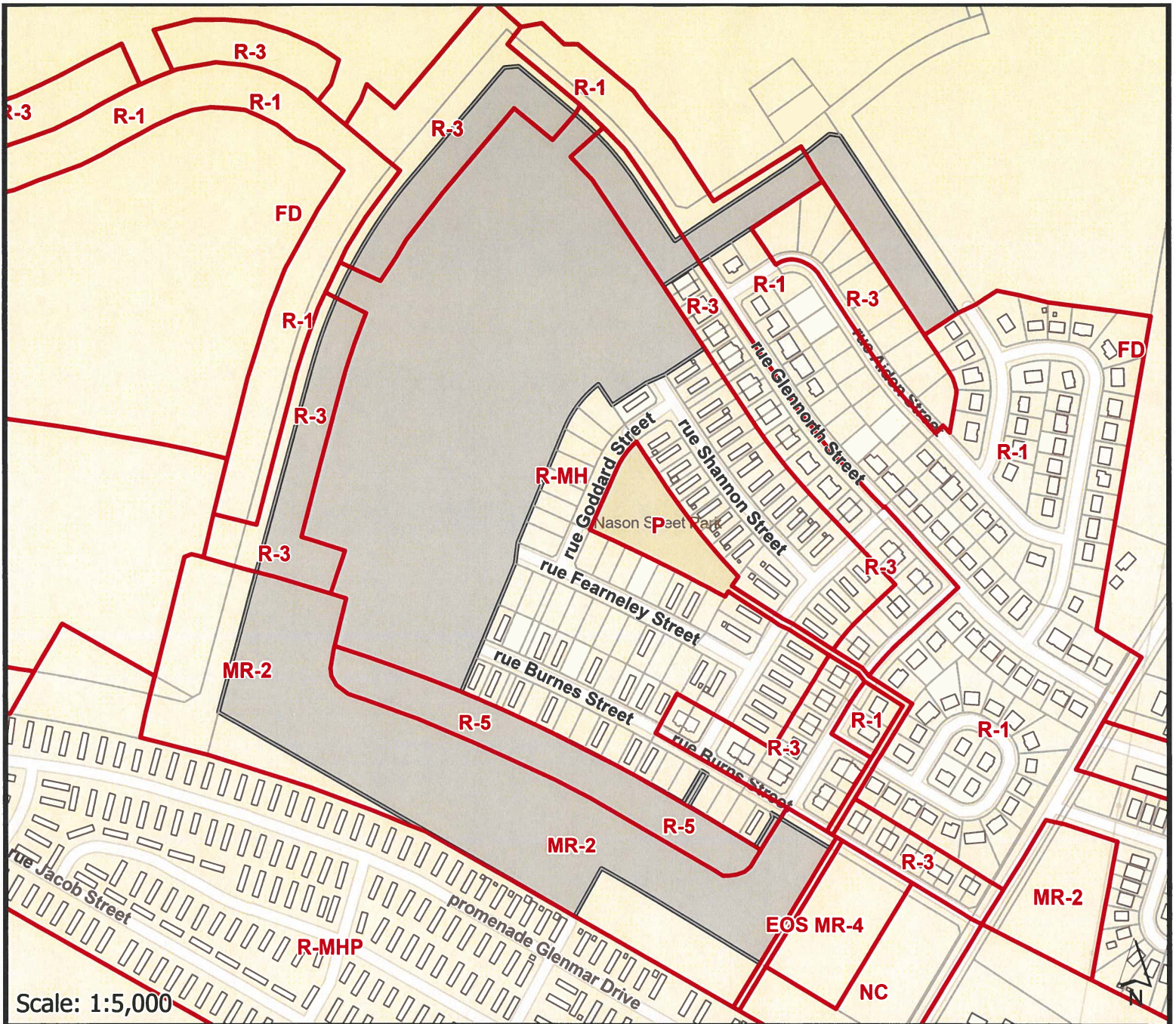


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



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



Subject Property / Propriete Visé

Tentative plan of subdivision to create 83 Residential Mini-Home (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, as well as a new public street, Tori Street.

Projet provisoire de lotissement visant à créer 83 lots résidentiels pour maisons minimodulaires (RMH) dans le prolongement des rues Burns, Fearnley, Goddard et Shannon, ainsi qu'une nouvelle rue publique, la rue Tori.



Community Planning
Planification urbaine

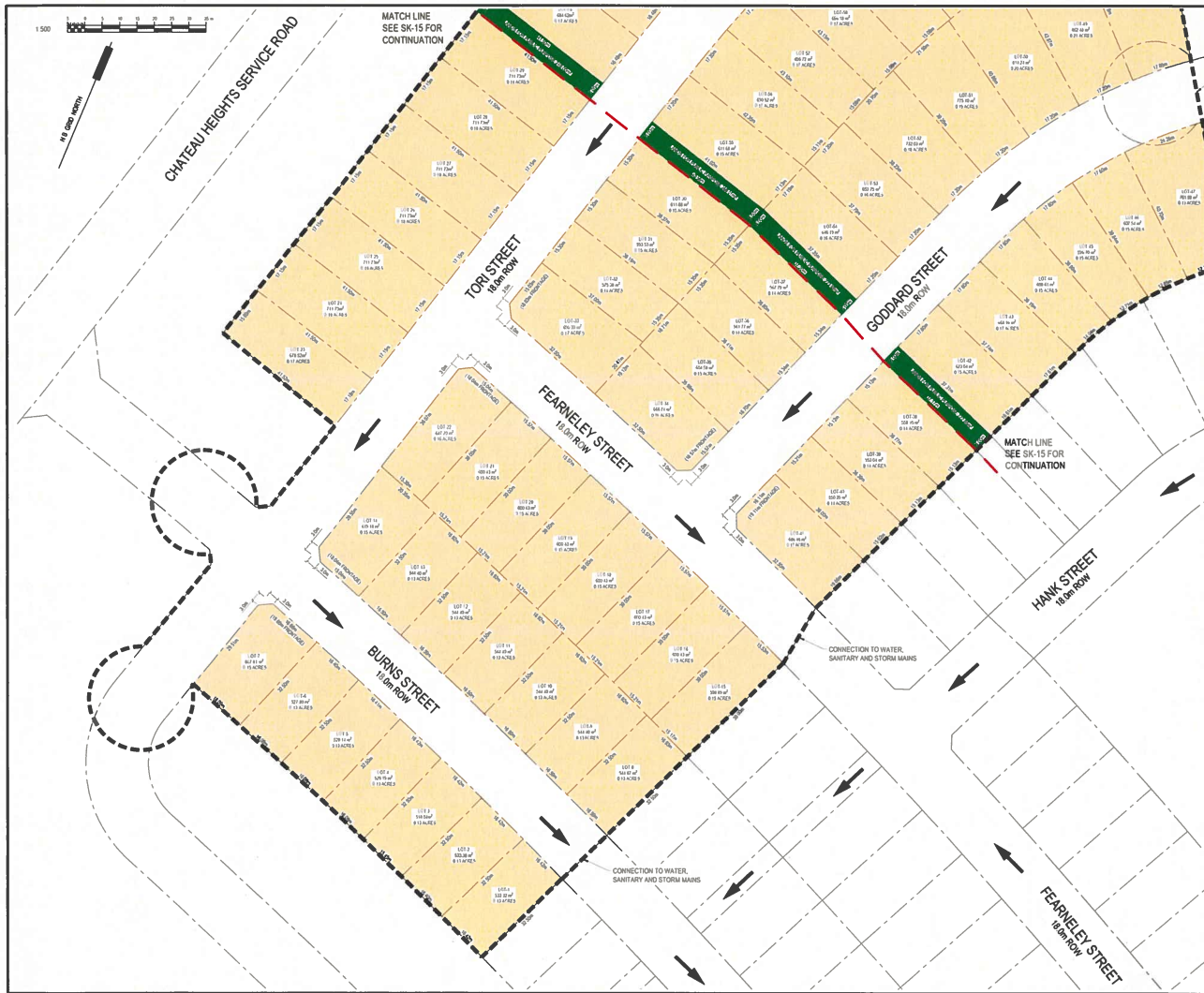
Map \ carte # I

File \ fiche: PR-13-2026

Date \ date: mars \ March 18, 2026

Subject \sujet: rue Burns St, rue Fearnley St, rue Shannon St, Goddard St, and Tori St

Exp Services Inc. c/o Frank Flanagan



EXP Services Inc.
 11 St. John Street, Suite 200
 1400 Centre Street, Suite 200
 Vancouver, BC V6C 2V4
 Canada
 www.exp.com

exp.

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY

For the most recent information, refer to the project's website or contact the project manager. The information on this plan is based on the latest available information and is not intended to be a final plan. The information on this plan is not intended to be a final plan. The information on this plan is not intended to be a final plan.

1:500

No.	Issue	Date

LEGEND

- Zone (shaded) - LOT 15
- LOT 15 (shaded) - LOT 15
- STORM AND SANITARY SEWER FLOW DIRECTION
- LAND SUBJECT TO THIS APPLICATION
- PROPOSED LOTS FOR PUBLIC PURPOSES
- PROPOSED LOTS FOR PUBLIC PURPOSES
- MATCH LINE

No.	Revision	Date

FOR INFORMATION ONLY

Professional (s/s):

Drawn By:	EJY
Design Checked By:	STWD
Design Checked By:	
Scale:	1:500

Project Title: **NORTHBROOK SUBDIVISION PHASE 13 BURNS, FEARNELEY, GODDARD, SHANNON, AND TORI STREETS**

Draw Title: **TENTATIVE SUBDIVISION PLAN JOYCELANDS DEVELOPMENT SHEET 1 OF 3**

Project No: **FRE-25016624-A0**

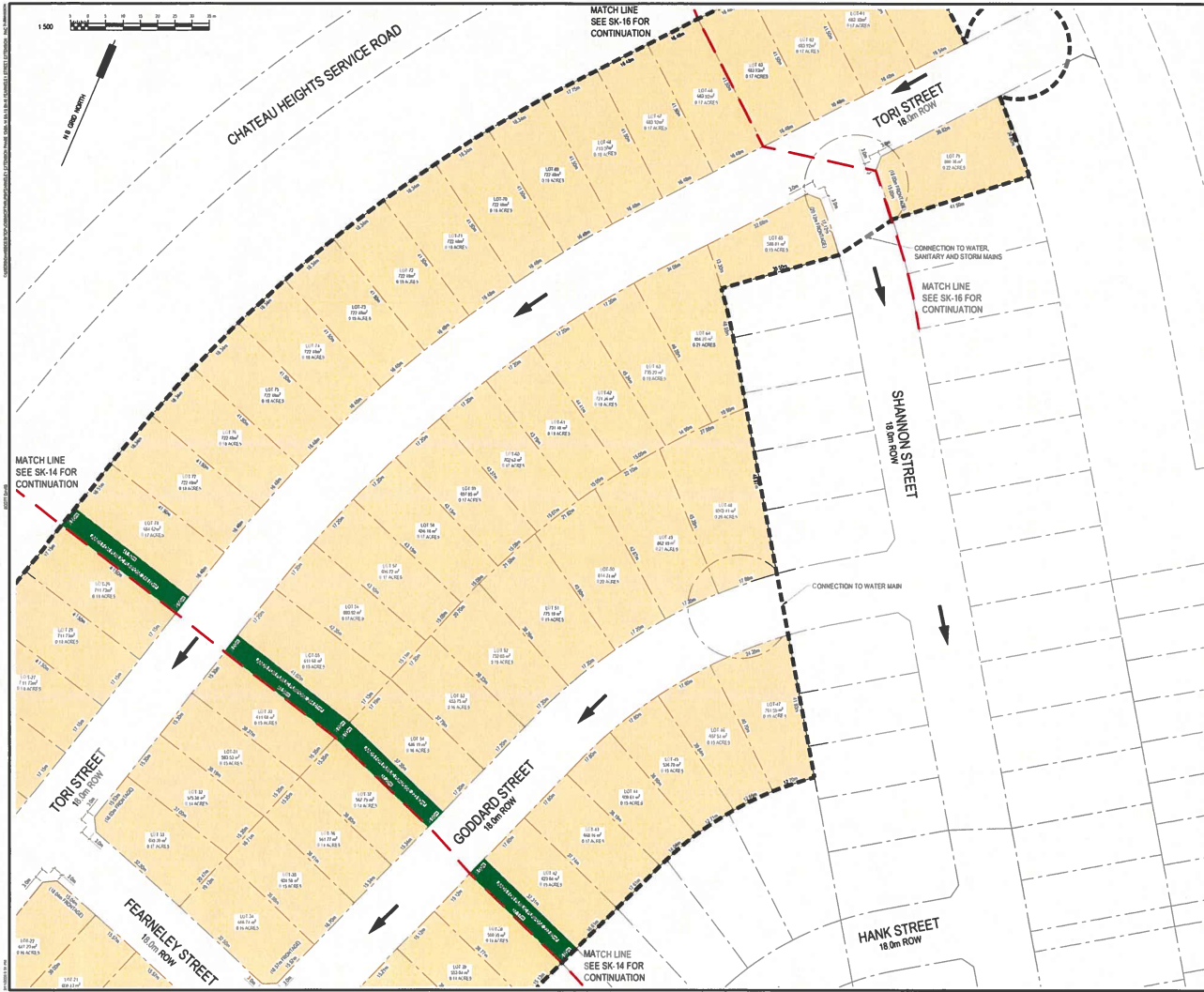
Draw No: **SK-14** Rev: **0**

Tentative plan of subdivision - Sheet 1 / Plan provisoire de lotissement - Feuille 1



Community Planning
 Planification urbaine

Map \ carte # II
 File \ fiche: PR-13-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,
 Goddard St, and Tori St
 Exp Services Inc. c/o Frank Flanagan



EXP Services Inc.
 1 - 250-422-8000 | 1-105-498-2884
 145 Gower Street, Suite 200
 Fredericton, NB, E8B 3T4
 Canada
 www.exp.com

exp.

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EXP Services Inc. is a registered professional engineering firm in the Province of New Brunswick. It is not a public company. The information contained herein is confidential and intended solely for the use of the individual customer. It is not to be distributed, copied, or used for any other purpose without the express written consent of EXP Services Inc.

No.	Issue	Date

LEGEND

- Zone 10A - 10.10.10 (LOT 100-1000000000)
- STORM AND SANITARY SEWER FLOW DIRECTION
- LAND SUBJECT TO THIS APPLICATION
- EXISTING LAND FOR PUBLIC PURPOSES
- PROPOSED DEVELOPMENT + SEE 10.10.10 OF SUBDIVISION PLAN FOR DETAILS
- MATCHLINE

No.	Revision	Date

FOR INFORMATION ONLY

Professional Seal:

Drawn By:	EJY
Design Checked By:	STWD
Scale:	1:500

Project Title:
**NORTHBROOK
 SUBDIVISION PHASE 13
 BURNS, FEARNELEY,
 GODDARD, SHANNON,
 AND TORI STREETS**

Project File:
**TENTATIVE
 SUBDIVISION PLAN
 JOYCELANDS DEVELOPMENT
 SHEET 2 OF 3**

Project No.: **FRE-25016624-A0**

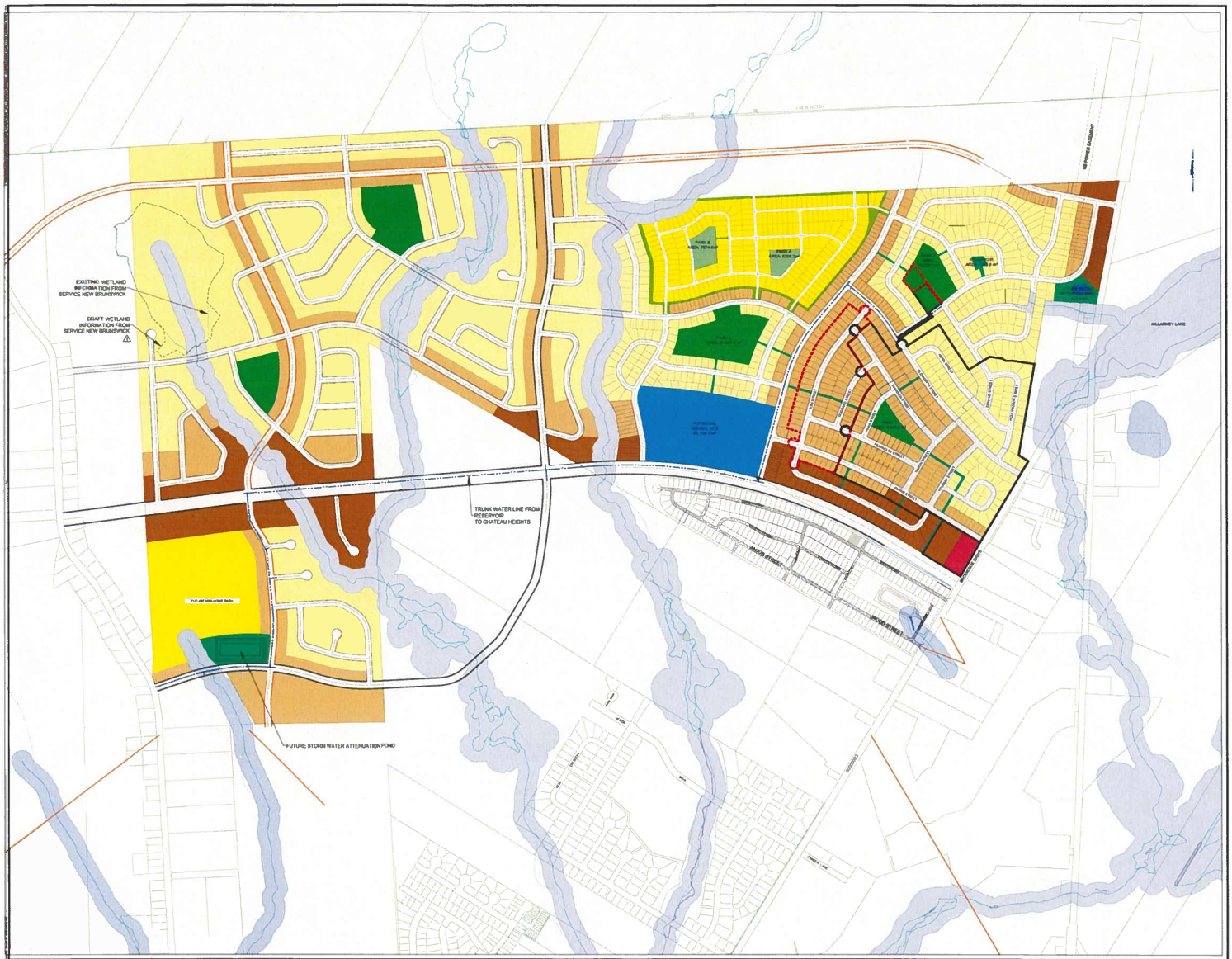
Draw No.: **SK-15** 0

Tentative plan of subdivision - Sheet 2 / Plan provisoire de lotissement - Feuille 2



Community Planning
 Planification urbaine

Map \ carte # III
 File \ fiche: PR-13-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,
 Goddard St, and Tori St
 Exp Services Inc. c/o Frank Flanagan



LEGEND:

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

- Northwest Fredericton Master Plan Street Network:**
- Arterial (40m Right-of-Way)
 - Major Residential Collector (23m ROW)
 - Minor Residential Collector (20m ROW)
 - Residential Local (18m/15m ROW)
 - Commercial/Industrial Collector (23m ROW)
 - Previously Approved Development
 - Area Subject to this Application

- Proposed Land Use Type**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium-High Density Residential
 - Private Mini Home Park
 - Park
 - Open Space
 - Institutional

NOTE:
THIS MAP SHOWS THE PROPOSED LAND USE DENSITY.
THIS IS NOT A ZONING MAP

Northbrook Master Plan | Plan directeur de Northbrook



Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-13-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,
Goddard St, and Tori St
Exp Services Inc. c/o Frank Flanagan

PLANNING REPORT



PAC – March 17, 2026
File No.: S-6-26, P.R. No. 14/26

To: Planning Advisory Committee
From: Mei Jiang, Planner
Proposal: Tentative plan of subdivision to add land to the public right-of-way (Saint Mary's Street). **Assent of Council is required.**
Property: 402 - 408 Saint Mary's Street (PID 75549550)

OWNER: 601557 N.B. Ltd.
402 – 408 Saint Mary's Street
Fredericton, NB
E3A 8H5

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

SITE INFORMATION:

Location: East side of Saint Mary's Street, south of Two Nations Crossing and north of Maple Street
Context: General Industrial; area to the east, OK Tire Auto Service to the north, Loyal Taxi company to the south, Hawkins Equipment Ltd to the west
Ward No: 4
Municipal Plan: Commercial Centres and Corridors
Zoning: Commercial Corridor Zone Two (COR-2)
Existing Land Use: Commercial corridor with seasonal vehicle service
Previous Applications: P.R. 5/11 & P.R. 90/06

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a 338 square metre parcel of land from 402 – 408 Saint Mary's Street to the public right-of-way. The proposed subdivision adds the necessary land for a future street widening on Saint Mary's Street to accommodate upgrades to the sidewalk. The remnant lot complies with the minimum lot requirements of the COR-2 zone. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application on property located at 402 - 408 Saint Mary's Street for a tentative plan of subdivision to add a 338 square metre parcel of land to the public right-of-way (Saint Mary's Street).

PLANNING COMMENTS:

Proposal:

- The City of Fredericton is proposing to add a 338 square metre parcel of land to Saint Mary's Street right-of-way as shown on Map II, in order to make the upgrades (to the right-of-way) and extend the sidewalk on the east side of Saint Mary's Street. Staff would note that the western side of St. Mary's Street has a continuous sidewalk, whereas this is not the case on the eastern side. The long-term plan is to create a pedestrian connection on the eastern side of St. Mary's Street, connecting Maple Street to Two Nations Crossing.

Discussion:

- The subject property is zoned COR-2, and the proposed subdivision will not result in any deficiencies for the remnant lot. The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed right-of-way to City Council before assent is given. Based on the above, staff are prepared to support this application

Engineering & Operations:

- Engineering & Operations have no concerns with the proposed subdivision as the parcel of land to be transferred to the City right-of-way is adequate to accommodate the long-term plans of adding a sidewalk on the eastern side of Saint Mary's Street, connecting Maple Street to Two Nations. The City has been continually adding ROW to accommodate this work.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 402-408 Saint Mary's Street for a tentative plan of subdivision to add a 338 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 II attached to P.R. 14/26 be approved.

Additional Information

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

- a) The final plan of subdivision be submitted substantially in accordance with Map III attached to P.R. 14/26 to the satisfaction of the Development Officer.

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

BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled 601557 N.B. LTD. Subdivision 2026-2 Creating St. Mary's Street (Public) 402 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*.

Prepared by:

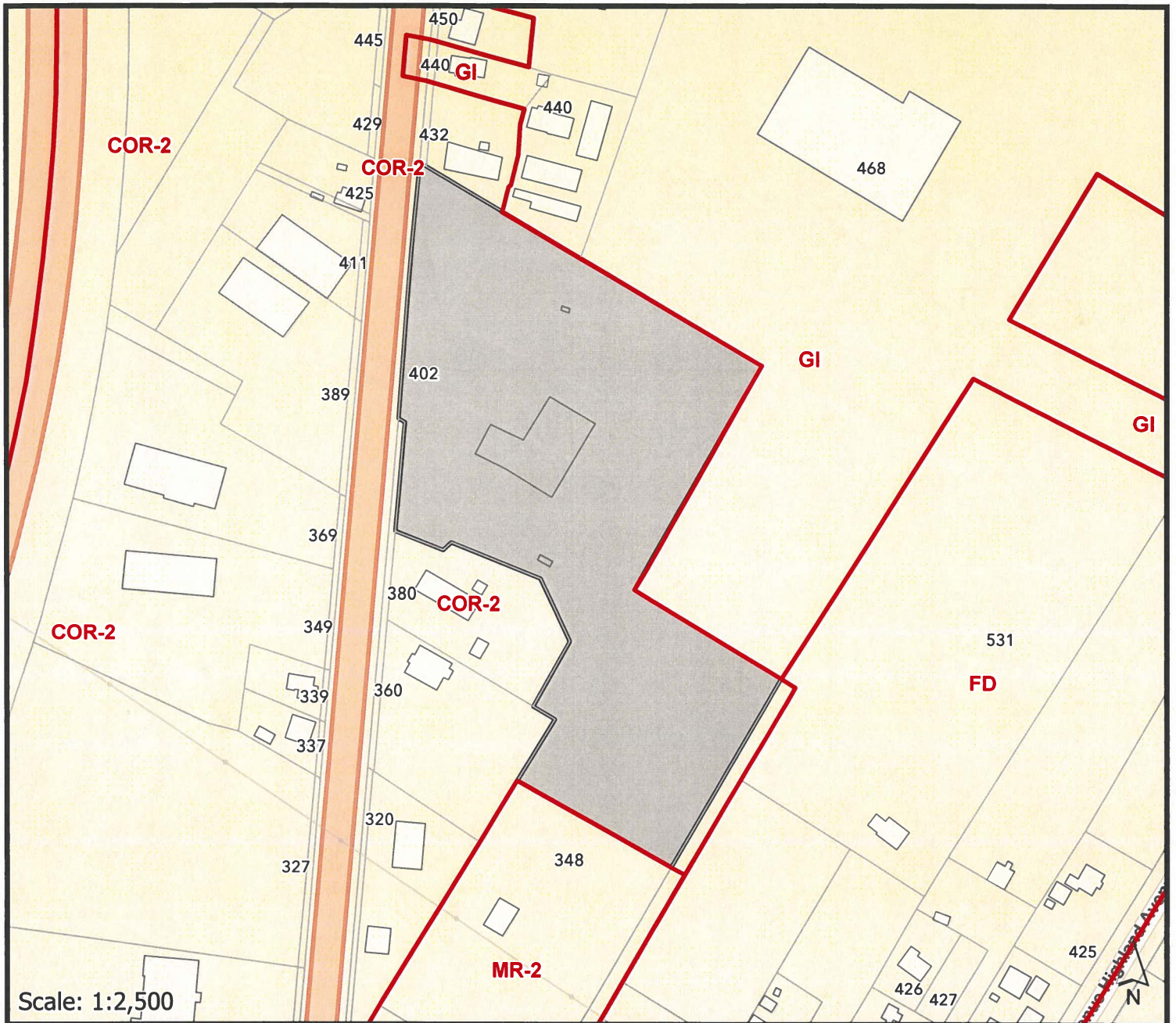



Mei Jiang
Planner, Community Planning

Approved by:



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



 Subject Property / Propriete Visé
 Tentative Plan of Subdivision to add 338m² to the public right of way for a future street widening on Saint Mary's Street.
 Plan provisoire de lotissement visant à ajouter 338 m² à l'emprise publique en vue d'un futur élargissement de la rue Saint Mary's.



Community Planning
Planification urbaine

Map \ carte # I
 File \ fiche: PR-14-2026
 Date \ date: mars \ March 18, 2026
 Subject \sujet: 402-408 rue Saint Mary's Street
 City of Fredericton
 c/o Ryan Seymour

PLANNING REPORT



PAC – 18 March 2026
File No.: V-6-2026 P.R. No. 15/26

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: Proposal to add two units onto an existing two-unit dwelling. The following variances are required for the addition; 172m² lot density variance, 3.7m lot frontage variance, 6.4m² lot coverage variance, 17.2m² lot coverage variance to permit an addition greater than 40% of the existing main building, 0.58m side yard setback variance, and 24.8m² landscaped area variance.

Property: 159 George Street (PID 01434380)

OWNERS: Tracey Price
1129 Route 105,
Douglas, NB
E3G 7L7

APPLICANT: Brad Wilcox
1129 Route 105,
Douglas, NB
E3G 7L7

SITE INFORMATION:

Location: North side of George Street, between Northumberland Street and Smythe Street

Context: Mix of low to medium density residential neighbourhood

Ward No: 10

Municipal Plan: South Core

Zoning: TP-6

Existing Land Use: Two-Unit Converted Dwelling

Previous Applications: None

EXECUTIVE SUMMARY:

The subject property is the site of an existing two-unit dwelling, and the applicant is proposing to add two additional dwelling units. In order to construct this two-unit addition the following variances are required; 172m² lot density variance; 3.7m lot frontage variance; 0.58m side yard setback variance; and 24.8m² landscaped area variance. As well, converted dwellings in the TP-6 zone limit the lot coverage for additions to a maximum of 35% of the total lot area, whereas the proposal would represent 36% of the lot coverage and would thus require a 6.4m² lot coverage variance.

Furthermore, additions are limited to 40% of the lot coverage of the main residential buildings, whereas the proposed addition would represent 53.8% of the existing building lot coverage.

Given the size of the existing 2-unit dwelling and the proposed size of the addition in comparison to the overall size of the lot Staff feel that the requested variances are reasonable. Staff have reviewed the proposal and are comfortable supporting the requested variances to allow for the additional dwelling units. The proposal meets the intent of the Zoning By-law, Municipal Plan and South Core Secondary Municipal Plan as it provides an appropriate infill development for this area. Staff support this application subject to terms and conditions.

APPLICATION:

Brad Wilcox has made an application for the following:

- 172m² lot density variance;
- 3.7m lot frontage variance;
- 6.4m² lot coverage variance;
- 17.2m² lot coverage variance to permit an addition greater than 40% of the existing main building;
- 0.58m side yard setback variance; and,
- 24.8m² landscaped area variance,

to permit a two-unit addition to the existing two-unit dwelling on property located at 159 George Street.

PLANNING COMMENTS:

Proposal:

- The subject property is zoned Residential Town Plat Zone Six (TP-6) and is located in a residential neighbourhood surrounded by low to medium density single-detached and multi-residential development (Map I). The City Centre lies behind the property immediately to the North and contains denser converted dwellings and apartment complexes.
- The subject property was constructed in the late 19th century and has undergone some renovations since then, including a renovation by the applicant in 2024 to convert the dwelling from a single-detached house into a 2-unit dwelling property. One of the existing units is a 1 bedroom while the other is a 3 bedroom.
- The Applicant is now proposing to construct a two-unit rear addition onto this converted dwelling (Map II). The existing structure is 124.3m² while the addition is 66.9m². The two new additional units are both one bedroom (Map VI).
- The site will provide landscaping along the rear and side of the property as well as a 2m high opaque fence on the West side. The addition and renovation will also provide covered deck space for every unit. Three parking spaces are provided at the rear of the property.

Municipal Plan:

- The subject property is designated South Core in the Municipal Plan. As per the designation more established residential areas can “absorb more moderate intensification and appropriate infill development”. The Municipal Plan considers appropriate South Core intensification critical to accommodate the projected 6,000 new residents by 2051.
- The proposal is consistent with the following South Core policies:

2.2.1 (11) New development within the South Core Designation will contribute to a strong urban character and inviting pedestrian realm. To this end, buildings will be located close to the street, parking will be located at the rear of buildings or underground.

2.2.1 (11) New development or redevelopment within the South Core shall occur in accordance with the South Core Secondary Municipal Plan.

South Core Secondary Municipal Plan:

- The site is designated Neighbourhood in the South Core Secondary Municipal Plan and is located within Character Area 3. Section 2.2 outlines land use policies that apply to the Neighbourhood, and the following are the specific policies relevant to the proposal:

3. Development shall be compatible with the scale and massing of adjacent residential buildings.

5. Development shall preserve a contiguous area of rear yard landscaping, referred to as sponge area, for the support of stormwater management and maintenance of the urban tree canopy.

7. Neighbourhood Character Area specific policies are as follows:

b) Residential development in Character Areas 1, 2, and 3 containing a maximum of 6 units and up to 3 storeys in building height may be permitted, except:

i. Character Area 3 may permit up to 8 units provided the sponge area is maintained, subject to the requirements of the Zoning By-law;

- The proposal is consistent with the above policies. The addition maintains the scale of the existing building by spreading the additional massing through a shorter elongated addition. This provides a similar scale to adjacent properties (Map V). The addition also maintains the existing street facing character and uses a similar façade design to the main dwelling (Map III). The addition provides sponge area as indicated in the site plan (Map II). The addition will provide a total of 4 dwelling units while Character Area 3 may permit up to 8, subject to the Zoning By-law.

South Core Urban Design Guidelines:

- The proposal is consistent with the following relevant guidelines related to Height and Massing, Relationship to Street, Building Elements and Parking:

1.3 Height and Massing

b) Divide up larger building masses through architectural articulation, varying setbacks and roof lines, emphasizing vertical orientation.

1.7 Parking, Driveways, and Garages

a) Front yard parking should generally be discouraged. On-site parking should be located on the property's side or rear yard whenever possible.

1.8 Landscaped Area

c) Minimize the use of hard, paved areas to reduce surface runoff and heat island effect.

- The proposal is consistent with the above policies. The addition breaks up the massing through its smaller elongated size in comparison to the existing building form (Map V). Under the South Core Urban Design Guidelines this would be considered an “Accordion House” which is a permitted typology in Neighbourhood Areas. The required parking is also provided in the rear of the building while maintaining a rear landscaped area.

Overall, the proposed development meets the intent of the Municipal Plan, the South Core Secondary Municipal Plan, and the South Core Urban Design Guidelines by providing:

- Modest intensification within the South Core that is appropriately scaled by spreading the additional massing through a shorter elongated addition;
- A reasonable amount of landscaping given parking requirements;
- A development where adequate servicing, road infrastructure, and other municipal services are readily and efficiently provided.

Zoning Bylaw

The proposal relates to the standards for a converted dwelling with additions (4 units) in the TP-6 Zone as follows:

Standard	Standard	Proposed	Variance
Lot Area*	700 m ²	528 m ²	172 m²
Lot Frontage*	14 m	12.96 m	3.7 m
Lot Coverage (MAX)*	184.8m ²	191.2m ²	6.4m²
Addition 40% of existing building (MAX)*	49.7m ²	66.9m ²	17.2m²
Side yard setback (non-driveway side)	1.2m	1.7m	n/a
Side yard setback (driveway side)*	3.6m	3.02m	0.58m
Overall Landscaped Area* 35% of the lot area (MIN)	184.8m ²	160m ²	24.8m²
10% Landscaped Area at rear (MIN)	52.8m ²	52.9m ²	n/a
Parking	3 spaces	3 spaces	n/a

**Variance required*

- The number of variances are primarily a result of the existing undersized lot condition, which is typical in the South Core. This condition makes it challenging for infill development to comply with other zoning standards such as building setbacks, landscaping, and parking separations. It is important to note that the significance of a variance is based on its impact and not any particular number. As per the Community Planning Act, a variance is considered reasonable if it is desirable for the development of a parcel of land, building or structure and is in keeping with the general intent of the by-law and any plans affecting the development.

Lot Area and Lot Frontage Variances

- The TP-6 zone requires a lot area of 700m² and a lot frontage of 14m for a converted dwelling with additions. While the subject lot is undersized staff would note that the TP-6 zoning is intended to accommodate residential development primarily in the form of converted dwellings containing up to 8 dwelling units and new buildings containing up to 6 dwelling units

Lot Coverage Variances

- The TP-6 Zone requires that the main residential building including additions be limited to 184.8m² (35% of the lot area) whereas the proposal is 191.2m² (36% of the lot area)
- Further the TP-6 Zone requires that the addition limit its lot area to 49.7m² (40% of the lot area of the existing main residential building) whereas the proposed addition is 66.9m² (53.8% of the lot area of the existing main residential building).
- From staffs' perspective these lot coverage variances are reasonable. The intent of limiting the coverage of additions is to ensure that the property is large enough to accommodate the additional density without negatively impacting the adjacent properties. The proposed

density is 132m²/unit. In this case, staff do not have concerns with the increased density to this lot as it is keeping with nearby properties such as 113 George Street (129m²/unit) and 201-203 Northumberland (101m²/unit)

- Furthermore, the proposed addition requires a larger area due to the short, elongated design. In this case staff believe this is reasonable given both proposed units are 61.5m² and could not be much smaller without significantly affecting the usability of the space (Map VI). As well, this variance allows for a design which better meets the intention of the South Core Urban Design Guidelines by spreading the massing throughout the building in the “accordion” form (Map V).

Side Yard Setback

- The TP-6 Zone requires a 3.6m setback on the driveway side when there is no attached garage or carport. The addition is 3.2m setback requiring a 0.58m side yard setback variance.
- In staff’s opinion given that the lot is undersized it would be challenging for an infill development to be able to respect these setback requirements. There are many instances elsewhere in the South Core where existing buildings are within the setback requirement. as such the proposed building is in keeping in character with the greater neighbourhood
- Furthermore, the intent of the 3.6 metre side yard setback is to provide an adequate separation distance between two main buildings of abutting properties for effective fire protection, safety and privacy. Discussions with the Building Inspections department have confirmed that this variance will not impact these areas of concern. Furthermore, the Building Inspections department will provide further directions at the building permit stage to ensure adherence to the National Building Code.

Overall Landscaped Area

- The TP-6 Zone requires 184.8m² of the lot area to be landscaped (35%) whereas 160m² is proposed (30%).
- In staff’s opinion this variance is reasonable given the need to accommodate the required parking on site (Map II). Staff have worked with the applicant to provide as much landscaped area as possible on site while maintaining the usability of the space. Staff are of the opinion further landscaping would have either resulted in the need for a parking variance or rendered the space unusable. The applicant has also met the 10% landscaped area at rear requirement (referred to in the South Core Plan as the “sponge zone”).

Engineering & Operations

- The existing water service was renewed in 1971 and is a 19 mm copper service lateral. There is no information on the sanitary sewer lateral. The water and sanitary mains on George Street are a 1920 vintage, 150 mm cast iron watermain and a 1935 vintage 200 mm terra cotta sanitary sewer main. It should be noted that there are no storm mains located on George Street available for connection.
- It is anticipated that the applicant will be connecting to water and sanitary sewer through the existing dwelling. The City’s water and sewer division recommend checking the

adequacy of the condition and capacity of the existing services to the property due to the size of the water service, and unknown age or type of the sanitary sewer lateral.

- A site servicing plan will be required from the applicant's Engineering Consultant to provide a lot grading plan and stormwater management plan to ensure that there are no impacts to adjacent properties.
- It should be noted that there is a large white ash tree located in the right-of-way along the frontage of the property. It is not anticipated that there will be any work around the tree, but if there are any potential impacts to the tree, Parks and Trees should be contacted to prior to any work around the tree.

RECOMMENDATION:

It is recommended that the application submitted by Brad Wilcox for the following:

- 172m² lot density variance
- 3.7m lot frontage variance;
- 6.4m² lot coverage variance;
- 17.2m² lot coverage variance to permit an addition greater than 40% of the existing main building;
- 0.58m side yard setback variance; and,
- 24.8m² landscaped area variance

to permit an addition containing two dwelling units on the property at 159 George Street be approved subject to the following terms and conditions:

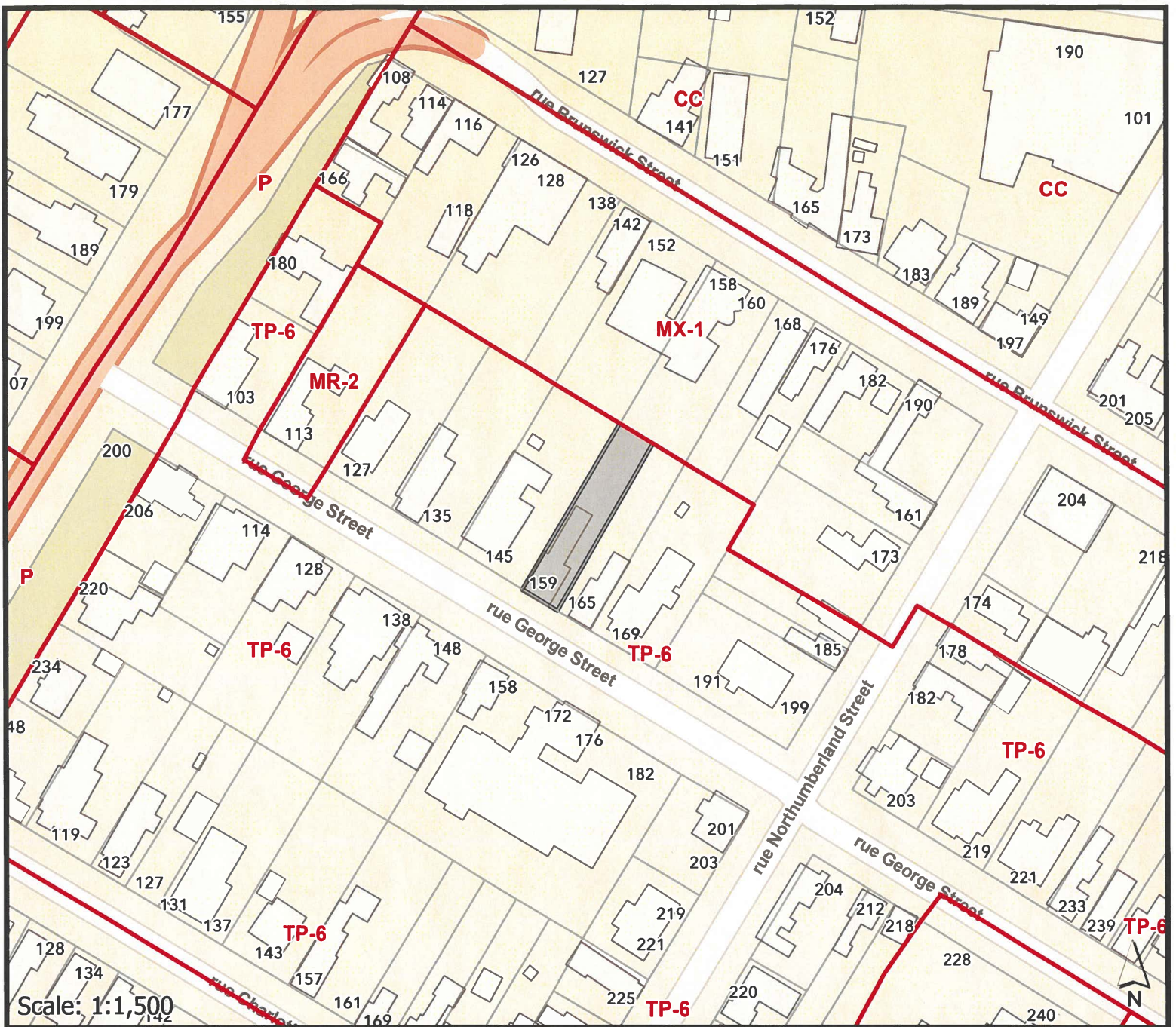
- a) That the site be developed substantially in accordance with Map II attached to P.R. 15/26 to the satisfaction of the Development Officer;
- b) That a building permit be obtained to construct the addition as per the submitted floor plan and elevations shown on Maps III, IV, V, and VI attached to P.R. 15/26;
- c) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) The applicant engage an engineering professional to assess the condition and confirm adequate sizing requirements of the water and sanitary sewer service laterals and advise/report if the laterals are satisfactory or require replacement subject to the approval of the Director of Engineering & Operations; and
- e) Servicing, access, lot grading and drainage plan to be provided prior to building permit approval and to the satisfaction of the Director of Engineering & Operations.

Prepared by:

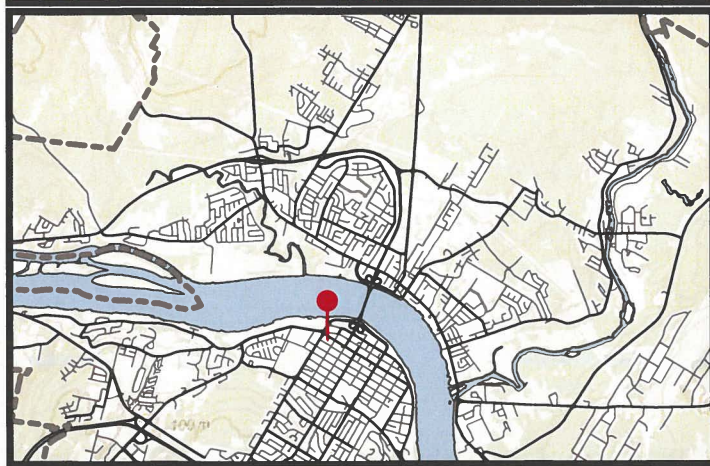

Connor Adsett, Planner
Planning and Development

Approved by:


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



Scale: 1:1,500



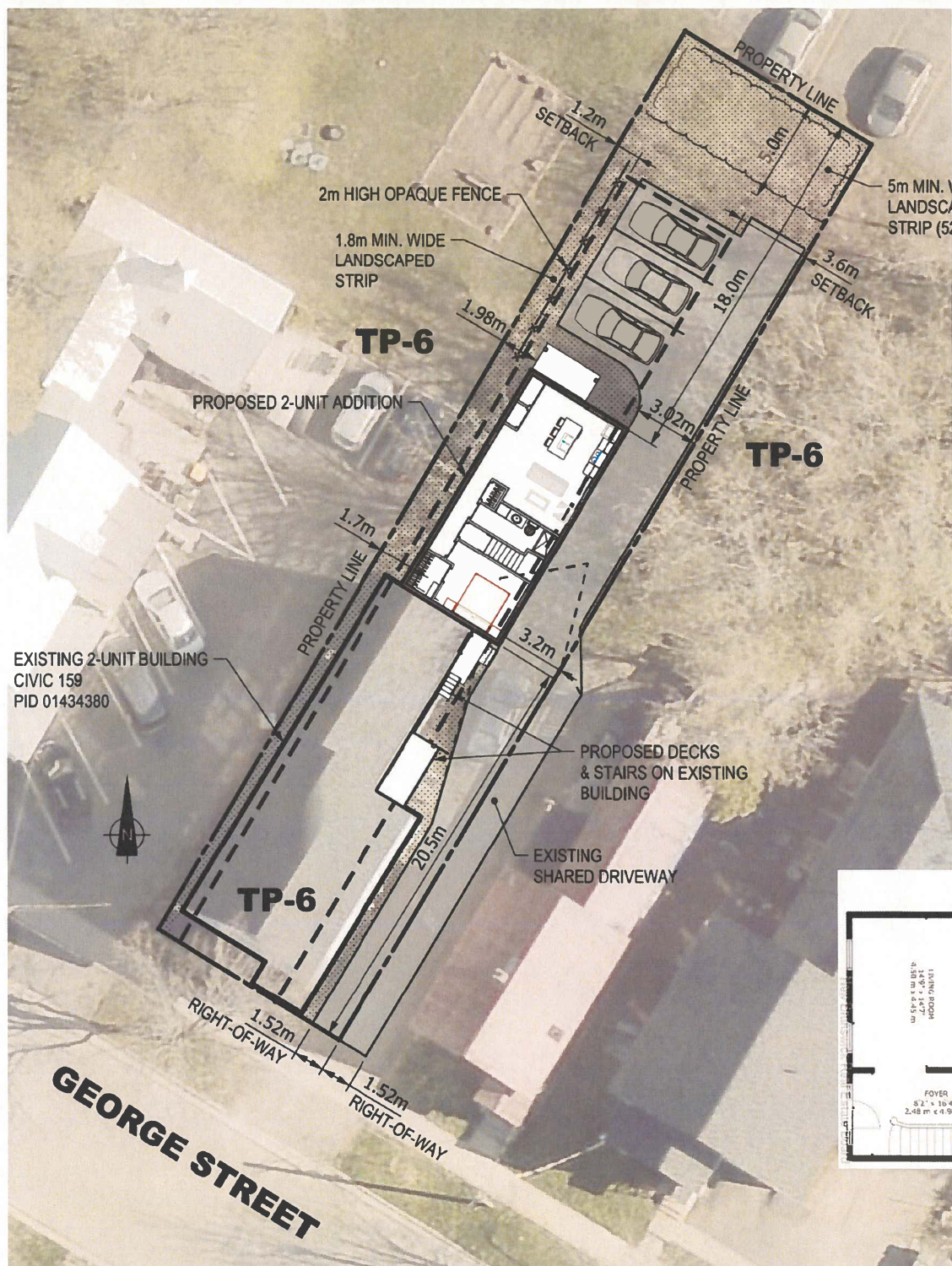
Subject Property / Propriete Visé
 Variances for lot density, lot frontage, lot coverage, side yard setback, and landscaped area, to accommodate an addition of two units onto an existing two-unit dwelling.

Dérogations concernant la densité du lot, la façade du lot, le taux d'occupation du sol, la marge latérale et la superficie paysagée, afin de permettre l'ajout de deux unités à un immeuble existant de deux logements.



Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-15-2026
 Date \ date: mars \ March 18, 2026
 Subject \sujet: 159 rue George Street
 Brad Wilcox



Variations for lot density, lot frontage, lot coverage, side yard setback, and landscaped area, to accommodate an addition of two units onto an existing two-unit dwelling.

Dérogations concernant la densité du lot, la façade du lot, le taux d'occupation du sol, la marge latérale et la superficie paysagée, afin de permettre l'ajout de deux unités à un immeuble existant de deux logements.

Site Plan / Plan du Site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-15-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 159 rue George Street
Brad Wilcox



Conceptual Elevation / Élévation conceptuelle

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-15-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 159 rue George Street
Brad Wilcox

Rear (North) / Arrière (Nord)



George Street (South) / rue George (Sud)

Elevations / Élévations

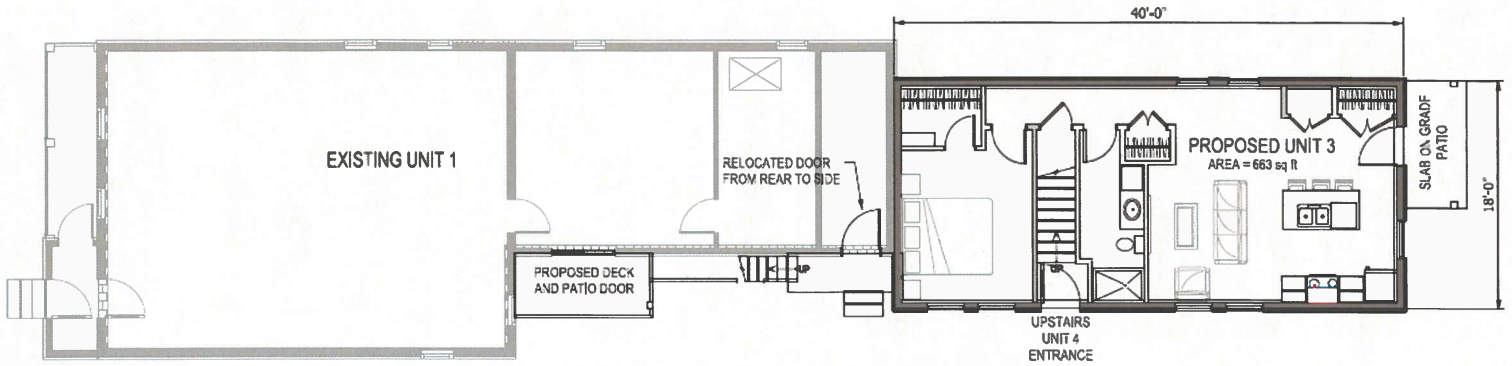


Right (West) / Droite (Ouest)

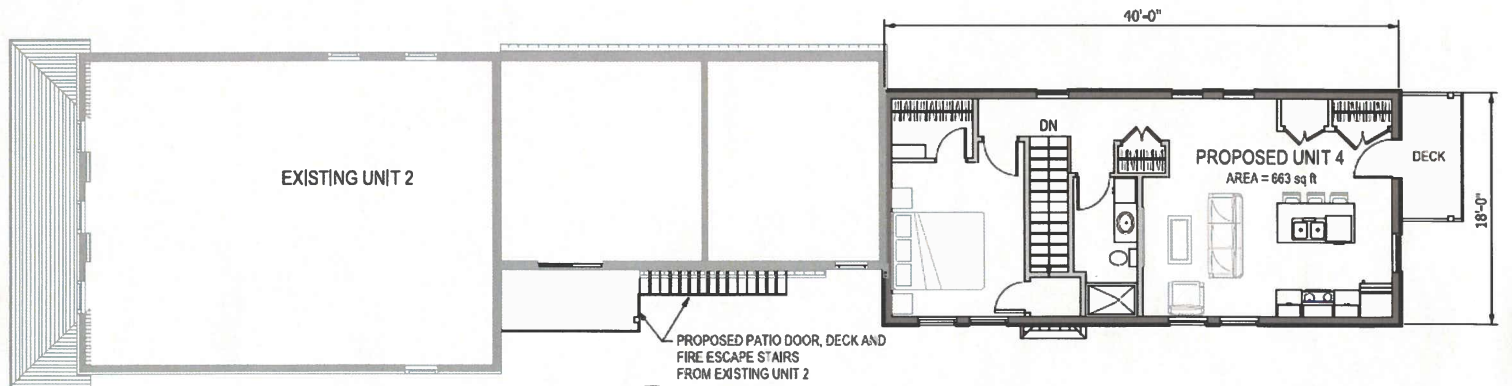


Left (East) / Gauche (Est)

Elevations / Élévations



First Floor / Premier étage



Second Floor / Deuxième étage

Floor Plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # VI
File \ fiche: PR-15-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 159 rue George Street
Brad Wilcox

NUMBER OF NEW DWELLING UNITS

	<u>February 2026</u>	<u>THIS YEAR TO DATE</u>	<u>February 2025</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	0	0	0	0
SEMI-DETACHED / DUPLEX	0	2	1	1
TINY / MINI HOMES	1	2	1	1
SECONDARY DWELLING UNIT	1	3	3	5
APARTMENT UNITS	0	0	0	178
TOWNHOUSE UNITS	0	0	0	0
TOTAL	2	7	5	185

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>February 2026</u>	<u>TO DATE</u>
25	63

PLUMBING PERMITS

<u>February 2026</u>	<u>TO DATE</u>
18	43

SIGN PERMITS

<u>February 2026</u>	<u>TO DATE</u>
4	10

DEVELOPMENT PERMITS

<u>February 2026</u>	<u>TO DATE</u>
1	3

FEEES FOR BUILDING PERMITS ISSUED

<u>February 2026</u>	<u>TO DATE</u>	<u>February 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$40,266.00	\$312,166.00	\$10,862.00	\$453,512.00

FEEES FOR PLUMBING PERMITS ISSUED

<u>February 2026</u>	<u>TO DATE</u>	<u>February 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$4,220.00	\$13,030.00	\$31,250.00	\$35,090.00

FEEES FOR SIGN PERMITS

<u>February 2026</u>	<u>TO DATE</u>	<u>February 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$500.00	\$1,250.00	\$1,225.00	\$2,300.00

FEEES FOR DEVELOPMENT PERMITS

<u>February 2026</u>	<u>TO DATE</u>	<u>February 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$150.00	\$350.00	\$300.00	\$300.00

TOTAL FEEES - BUILDING/PLUMBING/SIGNS

<u>February 2026</u>	<u>TO DATE</u>	<u>February 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$45,136.00	\$326,796.00	\$43,637.00	\$491,202.00

SUBMITTED BY:



APPROVED BY:



BUILDING INSPECTION REPORT FOR February 2026

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	-	-	-	-
Additions	0	-	\$65,000	\$30,000
<u>MINI HOMES</u>				
New	1	\$120,000	\$240,000	\$120,000
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	-	-	\$650,000	-
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	1	\$45,000	\$135,000	\$130,000
New Accessory Apt	-	-	\$25,000	-
New Garden Apt	-	-	-	-
New Garage Apt	-	-	-	-
<u>TOWNHOUSES</u>				
New	-	-	-	-
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	-	-	-	\$50,000,400
Additions	-	-	-	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	-	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	1	\$7,500	\$111,500	\$15,000
Carport/Garage *	-	-	\$100,000	\$14,000
Swimming Pool	-	-	-	-
Deck	-	-	\$16,000	-
<u>RENOV/REPAIRS</u>				
	11	\$473,000	\$1,537,275	\$809,635
<u>TOTAL RESIDENTIAL</u>				
	14	\$645,500	\$2,879,775	\$51,119,035

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	-	-
Additions	-	-	-	\$564,000
Renov/Repairs	9	\$3,187,000	\$33,609,824	\$3,177,850
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	2	\$111,469	\$111,469	\$221,500
<u>GOVERN (Mun.)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	-	\$60,000
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$48,000	\$1,051,000
<u>INSTITUTIONAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	1	\$677,000	\$1,734,000	\$70,000
Others	-	-	-	-
<u>DEMOLITION</u>				
	-	-	-	-
TOTALS	26	\$4,620,969	\$38,383,068	\$56,263,385

\$1,188,880 (February 2025)

DEMOLITIONS

Issued Building Permits Sorted by Structure Type

February 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of	Permit Fee	Value	Description
2026BP0047	01455286	Feb-17-26	762 Beaverbrook St	Renovations Plus 2012 Inc.	Ward 11	Apartment Building	Renovation	\$258.00	\$26,000.00	Construct a renovation to convert an existing veranda to a heated sunroom for a 3-unit apartment building as per plans submitted.
2026BP0087	01478403	Feb-02-26	845 Prospect St	Stantec Consulting Ltd.	Ward 9	Commercial Building	Renovation	\$4,650.00	\$575,000.00	Construct Phase II renovation to third floor of commercial building as per plans submitted.
2026BP0002	01499417	Feb-13-26	480 Riverside Dr	Serena Properties Inc. DBA Ramada Fredericton	Ward 6	Commercial Building	Renovation	\$4,258.00	\$283,000.00	Construct renovation to replace flooring and bathroom fixtures to guest rooms in Ramada Inn as per information submitted
2026BP0006	01469451	Feb-20-26	921 College Hill Rd	Wilson Builders 1978 LTD.	Ward 11	Commercial Building	Renovation	\$4,026.00	\$497,000.00	Construct barrier-free alterations to RPC as per plans submitted.
2026BP0015	75418822	Feb-18-26	1174 Prospect St	GoodLife Fitness	Ward 9	Commercial Building	Renovation	\$1,250.00	\$150,000.00	Construct renovation to expand GoodLife Fitness gym into former Moore's Clothing suite in commercial building as per plan
2026BP0019	01446590	Feb-04-26	432 Queen St	Dooly's Inc.	Ward 11	Commercial Building	Renovation	\$2,850.00	\$350,000.00	Construct fit up renovation for a Dooly's in commercial building as per plans submitted.
2026BP0028	75392282	Feb-24-26	170 Doak Rd	AnyDay Plumbing & Renos Inc.	Ward 7	Commercial Building	Renovation	\$250.00	\$25,000.00	Construct a renovation to create a coffee roasting facility in the Co-op building as per plans submitted
2026BP0035	75512335	Feb-05-26	349 Saint Mary's St	Shift Auto Group	Ward 4	Commercial Building	Renovation	\$106.00	\$7,000.00	Convert existing shower room to kitchen for expansion of lunchroom as per floor plans submitted.
2026BP0039	75401588	Feb-05-26	659 Queen St	Camahan Property Management	Ward 11	Commercial Building	Renovation	\$10,450.00	\$1,300,000.00	Construct commercial kitchen renovation at the Crowne Plaza as per plans submitted.
2026BP0046	75273979	Feb-17-26	175 Whiting Rd	Maritime Sprinkler Ltd.	Ward 7	Commercial Building	Renovation	\$210.00	\$20,000.00	Construct renovation to cold-storage industrial building as per plans submitted.
2026BP0665	75571166	Feb-23-26	812 Saint Mary's St	Hanson Construction Group Ltd.	Ward 4	Industrial	Renovation	\$290.00	\$81,469.00	Install a solar array system for an industrial building as per plans submitted
2026BP0059	75477463	Feb-26-26	676 Riverside Dr	Sunly Energy Corp	Ward 6	Industrial	Renovation	\$706.00	\$30,000.00	Construct renovation to Diagnostic Imaging MRI room 1725, control room 1726 and equipment room 1729 on level 1 in DE
2026BP0870	75413280	Feb-12-26	700 Priestman St	Simpson Building Contractors Ltd	Ward 11	Institutional	Renovation	\$5,466.00	\$677,000.00	Construct renovation to Diagnostic Imaging MRI room 1725, control room 1726 and equipment room 1729 on level 1 in DE
2026BP0051	75568402	Feb-17-26	33 Faameley 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 (Chic # correction - previously issued under 2025BP0524 335 Faameley
2026BP0045	75430157	Feb-06-26	572 Canada St	We Build Contracting	Ward 5	Semi Detached	Renovation	\$530.00	\$60,000.00	Construct renovation to replace interior finishes and install beam in a semi-detached dwelling as per plans submitted.
2026BP0876	75401281	Feb-03-26	331 Jewett St	Roger D Down	Ward 1	Single Detached Dwelling	Renovation	\$386.00	\$42,000.00	Construct a renovation to finish the basement of an SDD as per plans submitted
2026BP0001	01436534	Feb-25-26	234 Parkhurst Dr	Rob Case Homes	Ward 10	Single Detached Dwelling	Renovation	\$610.00	\$70,000.00	Construct renovation to replace finishes and 5 windows (1 bedroom) in basement of SDD as per plan submitted.
2026BP0027	01549443	Feb-17-26	388 Canada St	Alana Smit	Ward 5	Single Detached Dwelling	Renovation	\$330.00	\$35,000.00	Construct renovation to insulate and finish basement of SDD as per plans submitted.
2026BP0034	75236687	Feb-04-26	5 Chartwell Ct	Andrew Lepage	Ward 12	Single Detached Dwelling	Renovation	\$970.00	\$115,000.00	Construct renovation to SDD as per plans submitted.
2026BP0050	01477280	Feb-25-26	93 Ashfield St	Renovations Plus 2012 Inc.	Ward 6	Single Detached Dwelling	Renovation	\$394.00	\$43,000.00	Construct a renovation to finish (insulation existing) the basement of an SDD and install a bathroom as per plans submitted.
2026BP0056	01492123	Feb-18-26	14 Hallett St	Targett's Windows and Doors	Ward 5	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace side entry door and 4 basement windows (1br) in SDD as per information submitted.
2026BP0057	75380741	Feb-18-26	42 Regiment Creek Ave	Targett's Windows and Doors	Ward 1	Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to replace 5' patio door and frame for larger garden door in SDD as per information submitted.
2026BP0062	01426600	Feb-27-26	761 Devon Ave	J. Morehouse Developments & Management Lt	Ward 6	Single Detached Dwelling	Renovation	\$570.00	\$65,000.00	Construct renovation to interior of SDD and replacing rear deck as per plans submitted.
2026BP0064	75556472	Feb-25-26	12 HollyNorth St	Nicholas Duncan	Ward 2	Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to finish basement of SDD as per plan submitted.
2026BP0048	01413574	Feb-13-26	95 Emblenton Ave	R1 Builders	Ward 1	Single Detached Dwelling/Apartment	Renovation	\$410.00	\$45,000.00	Construct a renovation to create a basement apartment (secondary suite) in an SDD as per plans submitted
TOTALS								\$40,266.00	\$4,613,469.00	