

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, April 1, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

2. ZONING APPLICATIONS

2.1 The John Howard Society of Fredericton - Blizzard Street

- Municipal Plan Amendment to redesignate a portion of PID 60202587 from Business & Industrial to Major Institutional; and
- Rezoning a portion of PID 60202587 from General Industrial (GI) to Institutional Zone Two (I-2);

To permit a rehabilitation centre use.

3. SUBDIVISION APPLICATIONS

4. VARIANCE APPLICATIONS

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 1er avril 2026, 19 h 00**
Endroit : **salle du conseil municipal et participation via conférence web**

1. ADOPTION DE PROCÈS-VERBAL

2. DEMANDES DE ZONAGE

2.1 The John Howard Society of Fredericton - Rue Blizzard

- Modification du plan municipal pour requalifier une partie du NID 60202587 d'Entreprises et industries à Grandes institutions; et
- Rezonage d'une partie du NID 60202587 de la zone industrielle générale à zone de services collectifs 2;

Pour permettre un usage de centre de readaptation.

3. DEMANDE DE LOTISSEMENT

4. DEMANDE DE DÉROGATION

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

8. LEVÉE DE LA SÉANCE



To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Municipal Plan Amendment and Rezoning to permit a rehabilitation centre
Property: Blizzard Street (Portion of PID 60202587)

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

APPLICANT: The John Howard Society of Fredericton Inc. (JHSFI)
294 Main Street, Fredericton, NB, E3A 1C9

SITE INFORMATION:

Location: North of the Vanier Highway, east at the end of Blizzard Street in the Vanier Industrial Area

Context: Variety of industrial uses to the north including warehouse, manufacturing and construction operations. Vacant land to the south, west and east.

Ward No: 7

Municipal Plan: Business and Industrial

Zoning: General Industrial Zone (GI)

Existing Land Use: Vacant land

Previous Applications: P.R. 74/22

EXECUTIVE SUMMARY:

This proposal involves a Municipal Plan amendment and rezoning to permit a rehabilitation centre on a portion of property located at the end of Blizzard Street. The proposed rehabilitation centre looks to address chronic homelessness, mental health needs, and problematic substance use in Fredericton. Clients are people currently attached to the Provincial treatment program and who are committed to their own recovery. Staff consider the proposed Major Institutions designation and I-2 zoning appropriate as the location maximizes separation from residential areas to provide a therapeutic recovery environment that is far away from any distractions that would deter from the recovery program; the site represents a small portion of land that does not substantially impact the supply of Business and Industrial land in the area; and the proposal provides a critical health care service that is severely lacking within the community and provides an essential support for vulnerable populations. Accordingly, staff support the application subject to terms and conditions.

APPLICATION:

The John Howard Society of Fredericton has made application to amend the Municipal Plan to redesignate lands from Business and Industrial to Major Institutions and rezone lands from General Industrial (GI) Zone to Institutional Zone Two (I-2) to permit a rehabilitation centre on a portion of property located on Blizzard Street (portion of PID 60202587).

PLANNING COMMENTS:

Background

- In January 2023, Council approved a zone amendment application to allow a correctional facility on a larger portion of the subject property. Following the Council approval, the Province chose to move forward with an alternative site.
- Council, while acting in Committee, at its sessions held on December 8, 2025, and February 9, 2026, considered an administrative report from the Manager of Real Estate, seeking Council authorization and approval for the sale of a parcel of land located at Blizzard Street (portion of PID 60202587) to The John Howard Society of Fredericton Inc. (JHSFI), subject to any land use or planning approvals. The purpose of the transaction being to secure land required by JHSFI for a new rehabilitation centre. Earlier in 2025, JHSFI presented the concept for a new rehabilitation centre to Fredericton's Community Safety Taskforce (CSTF). The concept of a rehabilitation centre and creating capacity for this need was identified among the 47 recommendations in the final report of the CSTF.
- The disposal was then considered at the March 9, 2026, Regular City Council meeting, where the following resolution was passed:
 - BE IT RESOLVED that the Council for the City of Fredericton hereby declares "surplus" and authorizes and approves the disposal of a \pm 6.0 acre parcel of land located at Blizzard Street (portion of SNB PID 60202587) to the John Howard Society of Fredericton, Inc. for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) plus any applicable taxes and adjustments, subject to terms and conditions; and authorizes the Mayor and City Clerk to execute any legal documents necessary to facilitate this transaction.

Public Engagement

- As part of the agreement of purchase and sale, public engagement and communication prior to the application being considered by the Planning Advisory Committee was required. This included holding a public information session. On March 16, 2026, the Applicant (JHSFI) and Horizon Health Network held a meeting for businesses and residents within 1km of the proposed rehabilitation centre. 49 people attended the meeting. John Barrow, Executive Director of JHSFI and Dr. Anthony Njoku, Clinical Department Head, Department of Psychiatry, Horizon Health Network, spoke to those in attendance and presented the project.

- Following the presentation, the floor was opened to questions. Many people were concerned about who the clients would be and whether they would be people coming directly from incarceration. There seemed to be a misconception that this was for people coming out of jail, based on people's perception of the work that the JHSFI does.
- The Applicant outlined that the facility is not a shelter, nor encampment, nor walk-in treatment facility. The clients are people currently attached to the Provincial treatment program and who are committed to their own recovery. The rehabilitation centre would support clients who are experiencing homelessness or housing instability and that many of them are victims who have experienced trauma. The centre would provide them with much needed services and supports and would be staffed 24/7 with clear policies in place. It should be recognized that a rehabilitation centre of this nature represents a critical support for individuals in recovery and is currently a significant gap in health care services available.
- The Applicant outlined they are committed to continuing a dialogue with the community and further discussing any concerns. Following the meeting, several people stayed to talk with JHSFI staff and Dr. Njoku further. Most were happy that there was an information session to learn more about the centre and answer their questions. A number had their concerns alleviated and others were happy that there would be continued communication. One person, who initially had serious concerns, was very supportive following the meeting and even offered to provide skills training to clients of the facility. Some participants also left still opposed to the centre at this location, concerned mostly about community safety.

Proposal

- The Applicant is proposing to create a purpose-built, evidence-informed rehabilitation centre designed to address chronic homelessness, mental health needs, and problematic substance use in Fredericton. Staff would emphasize that the proposed use is not an emergency shelter, nor encampment, nor walk-in treatment facility and the clients are people currently attached to the Provincial treatment program and who are committed to their own recovery. Zoning By-law Z-5 defines rehabilitation centre as:
 - "a use where people with alcohol, drug or similar addictions live under the care and supervision of professional health and counselling care providers".
- The Applicant has outlined the critical need for this type of centre and support services, as New Brunswick reports the highest rate of substance use disorders in the country. A rehabilitation centre of this nature does not currently exist and represents a significant gap in health care services available. With Fredericton experiencing a growing homelessness challenge, emergency shelters often at capacity, and many individuals experiencing homelessness struggling with addiction or mental health illness, communities must look to address the root causes of homelessness. The proposed rehabilitation centre looks to improve the limited access to treatment and recovery services, provide medical and psychological support, create pathways to stable housing, and help individuals rebuild their lives.
- The Applicant has outlined that the proposed location was selected given that the closest residential neighbourhood is approximately 1km away, the location is still within the City where municipal services (water, sanitary, storm) are available, and the location supports

a therapeutic recovery environment far away from any distractions that would deter from the recovery program.

- The site is a 6 acres (2.42ha) portion of City owned land in the Vanier Industrial area that is at the end of Blizzard Street. The site would have a private driveway off of the end of Blizzard Street that would be approximately 115 metres (377ft) long before reaching the building entrance to provide a level of privacy and separation to support the recovery environment. The old rail line forms the north boundary of the site, with the surrounding lands being zoned General Industrial (GI), which accommodates a wide range of general industrial and vehicle-oriented uses.
- The proposed rehabilitation centre would be a two-storey, 24/7 staffed facility designed to deliver both housing and integrated support services in a secure and dignified environment. As seen on Maps VIII and IX, the rehabilitation centre would include:
 - Ground Floor: Stabilization and Treatment Housing
 - 12 single rooms
 - Designed for individuals requiring high levels of support, stabilization, and recovery-oriented care
 - Includes integrated service spaces and staff supports (program delivery, counselling, intake, case management, and monitoring)
 - Second Floor: Supported Housing
 - 15 supported housing units
 - Intended for individuals who have progressed from stabilization or who require ongoing supported housing with reduced intensity of services
 - Tenant focused, independent-living design with onsite supports available as needed
- The two-tier model creates a clear pathway from high-support, high-acuity housing to more independent supported housing that supports long-term recovery, housing stability, and community integration.
- The rehabilitation centre would be staffed 24 hours per day, seven days per week, ensuring safety, continuity of care, and responsive supports. Staffing would include a combination of:
 - Psychiatrists
 - Addictions and Mental Health Workers
 - Intensive Case Manager
 - Nurses
 - Peer Support Worker
 - Social Workers
 - Occupational Therapists
 - Recreation Therapist
 - Security Staff
- A core component of this proposal is ensuring the rehabilitation centre is well-managed, safe, and responsive to community needs. The project would include clear operational policies, safety planning, visitor protocols, security and crisis response measures, community engagement and communications, and housing stabilization.

Municipal Plan

- The site is designated Business Industrial in the Municipal Plan. As the proposed rehabilitation centre better aligns with the Major Institutions designation, a Municipal Plan designation to redesignate the land to Major Institutions is being requested. The Municipal Plan outlines that having a supply of land designated Business and Industrial, intended to accommodate existing and new employment opportunities, is crucial to the economic health and fiscal sustainability of the City. At the same time, the Municipal Plan recognizes that the City will continue to encourage flexibility in terms of land use within the Business and Industrial designation. Land within the Vanier Industrial area that is currently designated Business and Industrial represents approximately 461 acres (186ha). With the proposed rehabilitation centre site being 6 acres (2.42ha), this represents 1.3% of the overall Business and Industrial land in this area. Staff are of the view that this redesignation represents a small portion of land that does not substantially impact the supply of Business and Industrial land in the area.
- In terms of land use compatibility with the surrounding Business and Industrial lands, the proposed rehabilitation centre also dictates maximizing separation from residential areas to provide a therapeutic recovery environment that is far away from any distractions that would deter from the recovery program. Within this Business and Industrial setting, it is far away from residential uses and given the larger size of lots there would be adequate separation from the rehabilitation centre to other business and industrial uses. Typically, major institutional uses (i.e. hospitals, universities, etc.) provide some sort of essential service directly to public and do not have the same security or separation needs. There is a mutual benefit that is gained by having these other types of major institutions in closer proximity to residential areas. A rehabilitation centre however is unique and does not fall into this category. The overriding factor is to achieve adequate land use separation from residential areas and the surrounding Business and Industrial designation ensures this would continue to be the case now and into the future. Based on this, staff view the Major Institutions designation appropriate and compatible in this location for this proposed use.
- The Major Institutions designation includes institutional uses that are of a community or regional scale. Land uses permitted in the Major Institutions may include post-secondary and secondary institutions, major health, and social service facilities. Given that this rehabilitation centre serves a broader community scale, staff consider it an appropriate use in the designation.
- Subsection 2.2.1(43) of the Municipal Plan outlines that development within the Major Institutions designation should:
 - i. *Provide sufficient landscape buffering and separation distance from adjacent residential development;*

As the proposed site is within an industrial setting, there is sufficient separation from residential development, which is 1km away. Landscape buffering would be prioritized at the building permit stage as part of a final landscape plan. This would include providing landscape buffering towards the rear of the property abutting the trail.
 - ii. *Incorporate appropriate pedestrian and transit access and links main building entrances to public sidewalks and transit stops with lighted, landscaped walkways;*

With the proposed use and secluded nature of the site, pedestrian and transit access would not have the same considerations in this context. Staff would note that there is on-demand transit service available on Vanier Industrial Drive.

- iii. *Provide accessible design, amenities, and bicycle parking areas at building entrances;*

The Applicant has indicated that appropriate amenities would be available on site for occupants of the rehabilitation centre.

- iv. *Orient development with main entrances facing the public street where possible;*

The main entrance is oriented to the front of the property facing the private driveway.

- v. *Route traffic to Arterial or Collector Roads;*

Given the proposed scale of the rehabilitation centre, traffic is limited and would be in close proximity to Vanier Industrial Drive, which is a minor arterial road.

- vi. *Locate parking to the interior side or rear of buildings with limited or no parking between the building and the street; and,*

As the building and associated parking are accessed from a private driveway that is approximately 115m (377ft) from the public street (Blizzard Street), parking is not visible to the public street which is the intent of the policy. Staff have no concerns with the parking location given the secluded location of the proposed use. This policy is more directed to major institutional uses that are integrated into or abutting neighbourhoods (i.e. hospital or university).

- vii. *Incorporate shared parking or driveways whenever possible.*

Again, this is more applicable to other major institutional uses. Given the secluded nature of the proposed use that is a stand-alone site, it has its own parking and driveway.

- The Municipal Plan goes further to indicate that Fredericton is home to diverse residents of all ages, income levels, and circumstances. The community strives to provide a full range and mix of housing types, including supportive housing. While primarily an institutional use, the proposed rehabilitation centre by definition, provides a critical service where individuals can live under the care and supervision of professional health and counselling care providers.
- Subsection 3.1.1(5) of the Municipal Plan directs the City to “develop and maintain relationships with other levels of government, community organizations, the private sector, and others to build community capacity in support of housing for vulnerable populations. Staff view the proposed rehabilitation centre as a critical health care service that is severely lacking within the community and provides essential support for vulnerable populations.

Zoning

- To accommodate the proposed rehabilitation centre, the proposal includes rezoning the site from General Industrial (GI) to Institutional Zone Two (I-2). The I-2 zone accommodates health care facilities on large parcels of land and the proposed rehabilitation use is a permitted use within the zone.
- The proposal complies with the standards of the I-2 zone as follows:

Standard	Required	Provided
Lot Area (min)	1.5 ha	2.43 ha
Lot Frontage (min)	30m	20m*
Lot Depth (min)	30m	253.83m
Building Setbacks (min)		
Front (Blizzard St)	6m	~106m
Side (north to trail)	3m	32.01m
Side (south)	3m	37.9m
Rear (east)	3m	~193m
Building Height	24m	~8.5m
Vehicle Parking (min)	1 sp / 100m ² nfa OR 1 sp / 4 beds, whichever is greater, AND 1 sp / 2 employees on MAX shift 27 beds/4 = 6.75 sp + 14 employees/2 = 7 sp Total Required = 14 spaces	24 spaces

* existing lot frontage as part of larger lot. Previously received lot frontage variance.

- The proposal complies with all of the applicable standards in the I-2 zone. The proposed lot being 6 acres provides a sizeable site where the building, parking, landscaping and amenity space can be approximately accommodated. As part of the recommended terms and conditions, staff would work with the Applicant at the building permit stage on a final landscape and parking plan to ensure compliance. Emphasis would also be placed on any outdoor amenity space and providing landscape buffering towards the northern end of the property abutting the trail.

Engineering & Operations

Servicing

- Roadway infrastructure including water and sanitary sewer servicing was extended in 2025 from the existing industrial park (Blizzard Street) that provided a 350 mm watermain and a 250 mm sanitary sewer main for service connections.
- The proposed lot layout creates a long private water and sewer service and driveway length that will be required to be constructed and installed by the developer as part of their site development.

Stormwater Management

- Stormwater management and lot grading plans are required to be completed by a registered professional Engineer to City of Fredericton standards. This includes the installation of a stormwater quality treatment unit.

Traffic

- The proposed development represents a small volume of traffic with total weekday trip generation of 66 trips. The peak hour traffic generation for the site is considered negligible due to nature of the facility being shift work and minimal trips being made by the occupants during traditional travel to work times. The anticipated traffic from this site-based falls well below the existing capacity of the network and anticipates future growth. The intersection of Vanier Industrial and Pepin Road will be monitored as the industrial park grows and the Lincoln Heights neighborhood connects in the future.
- There are no sidewalks that service the area and transit is limited to on-demand service on Vanier Industrial Drive. This is common in industrial developments in the city. Given that the nature of the occupancy does not require active transportation trips in and out, staff do not have any concerns. The existing adjacent trail suits a recreational purpose and is owned by DNR and not maintained by the city. It is expected that the trail would continue to serve that purpose going forward.

RECOMMENDATION:

It is recommended that the application submitted by The John Howard Society of Fredericton to amend the Municipal Plan to redesignate lands from Business and Industrial to Major Institutions and rezone lands from General Industrial (GI) zone to Institutional Zone Two (I-2) to permit a rehabilitation centre on a portion of property located on Blizzard Street (portion of PID 60202587) be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Maps III, IV, VIII, and IX attached to P.R. 9/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps VI and VII attached to P.R. 9/26 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including landscape buffering towards the northern end of the property abutting the trail, be provided prior to the issuance of a building permit to the satisfaction of the Development Officer;
- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations;
- 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 Engineering, are required at completion of the project;
- f) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering & Operations staff upon approval of this application.

Prepared by:



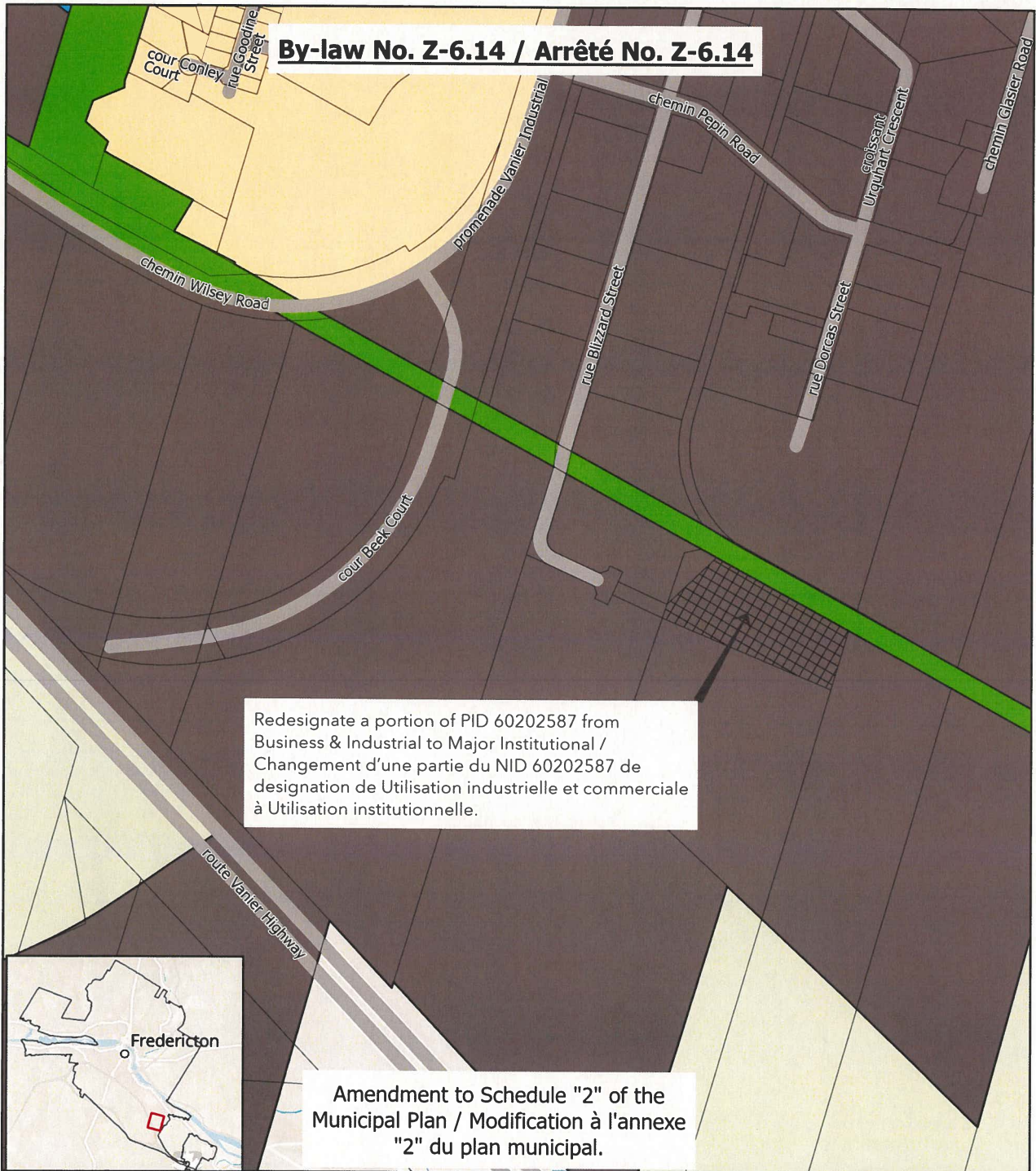
Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



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

By-law No. Z-6.14 / Arrêté No. Z-6.14



Redesignate a portion of PID 60202587 from Business & Industrial to Major Institutional /
Changement d'une partie du NID 60202587 de designation de Utilisation industrielle et commerciale à Utilisation institutionnelle.

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

Scale: 1:7,500

Schedule B / Annexe B
Blizzards Street (PID/NID 60202587)

0 65 130 260
Meters

Land Use Designations / Désignations d'utilisation des sols

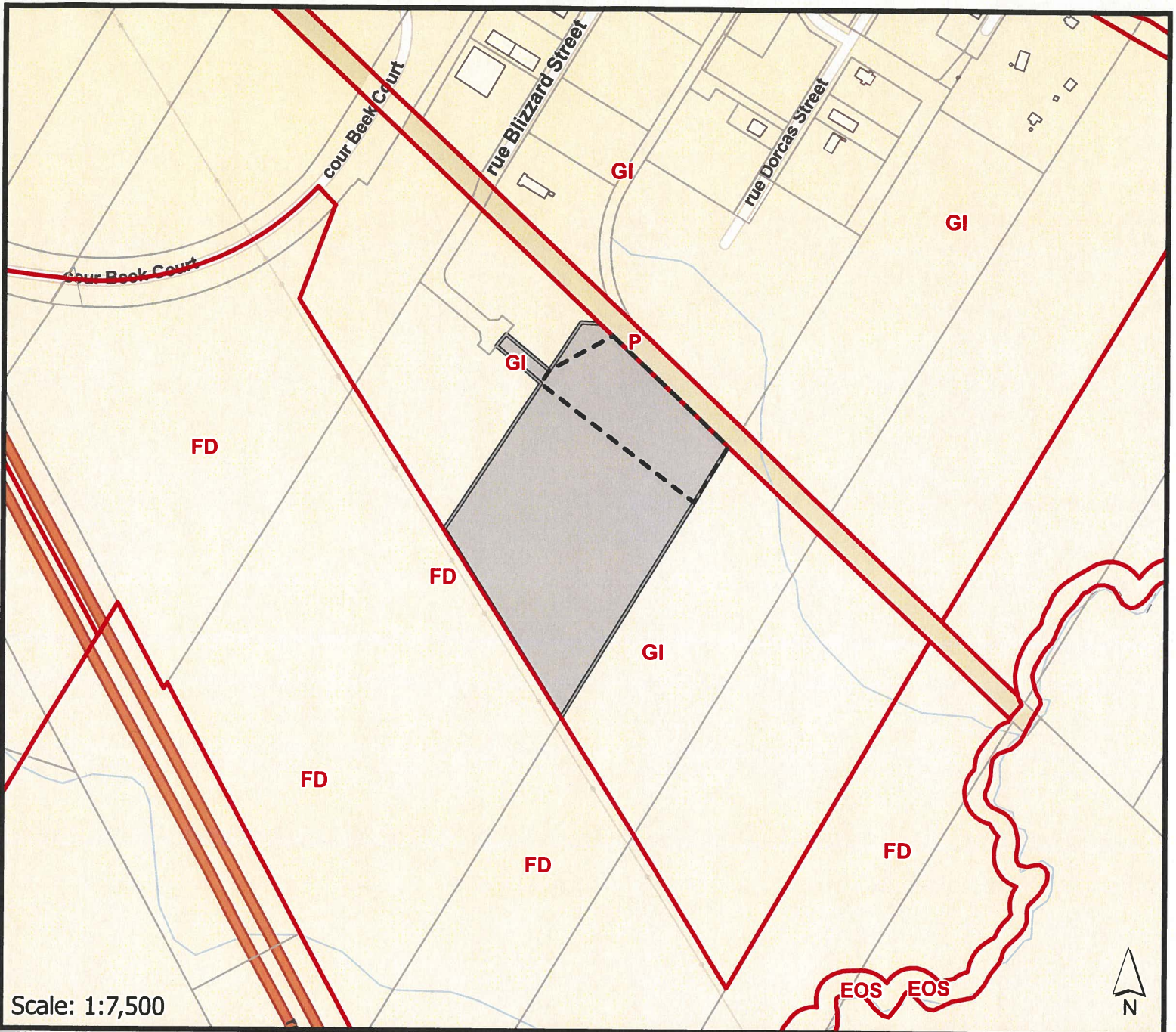
Established Neighbourhoods / Quartiers établis	Commercial Centres and Corridors/ Centres et corridors pour le commerce	Parks and Open Space / Parcs et espaces ouverts
New Neighbourhoods/ Nouveaux quartiers	Business and Industrial/ Utilisation industrielle et commerciale	Rural and Agricultural / Désignation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

Municipal Plan Amendment / Modification du plan municipal

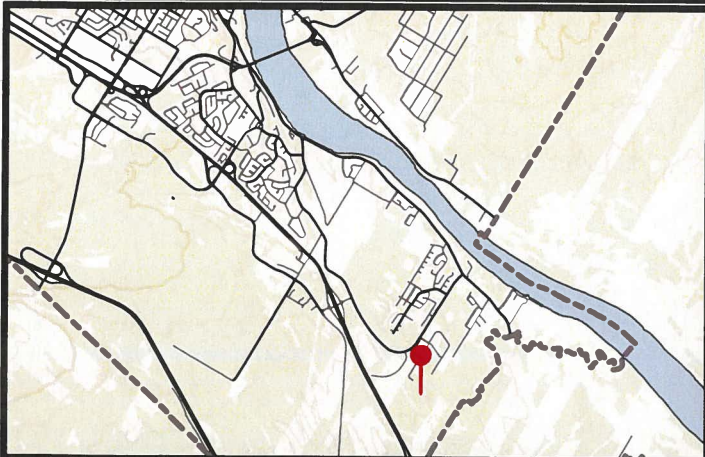




Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-9-2026
Date \ date: avril \ April 1, 2026
Subject \ sujet: rue Blizzards Street
The John Howard Society 12
of Fredericton



Scale: 1:7,500



-  Subject Property / Propriete Visé
-  Subject Area / Point d'intérêt

Municipal Plan Amendment to redesignate a portion of PID 60202587 from Business & Industrial to Major Institutional and Rezoning a portion of PID 60202587 from GI to I-2 to permit a rehabilitation centre.

Modification du plan municipal pour requalifier une partie du NID 60202587 d'Entreprises et industries à Grandes institutions; et Rezonage d'une partie du NID 60202587 de la zone industrielle générale à zone de services collectifs 2.

Fredericton

Community Planning
Planification urbaine

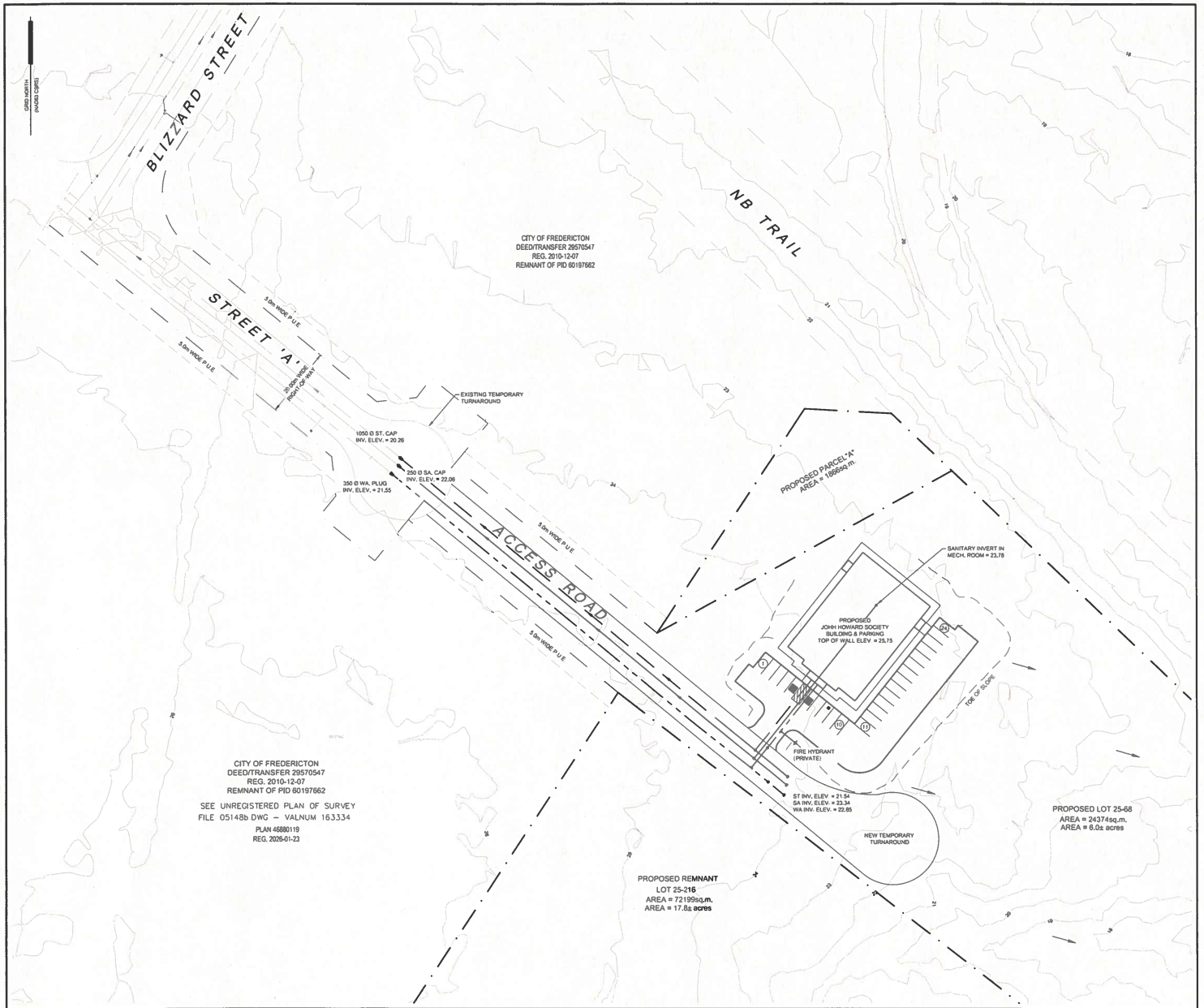
Map \ carte # II

File \ fiche: PR-9-2026

Date \ date: avril \ April 1, 2026

Subject \ sujet: rue Blizzard Street

The John Howard Society
of Fredericton 13

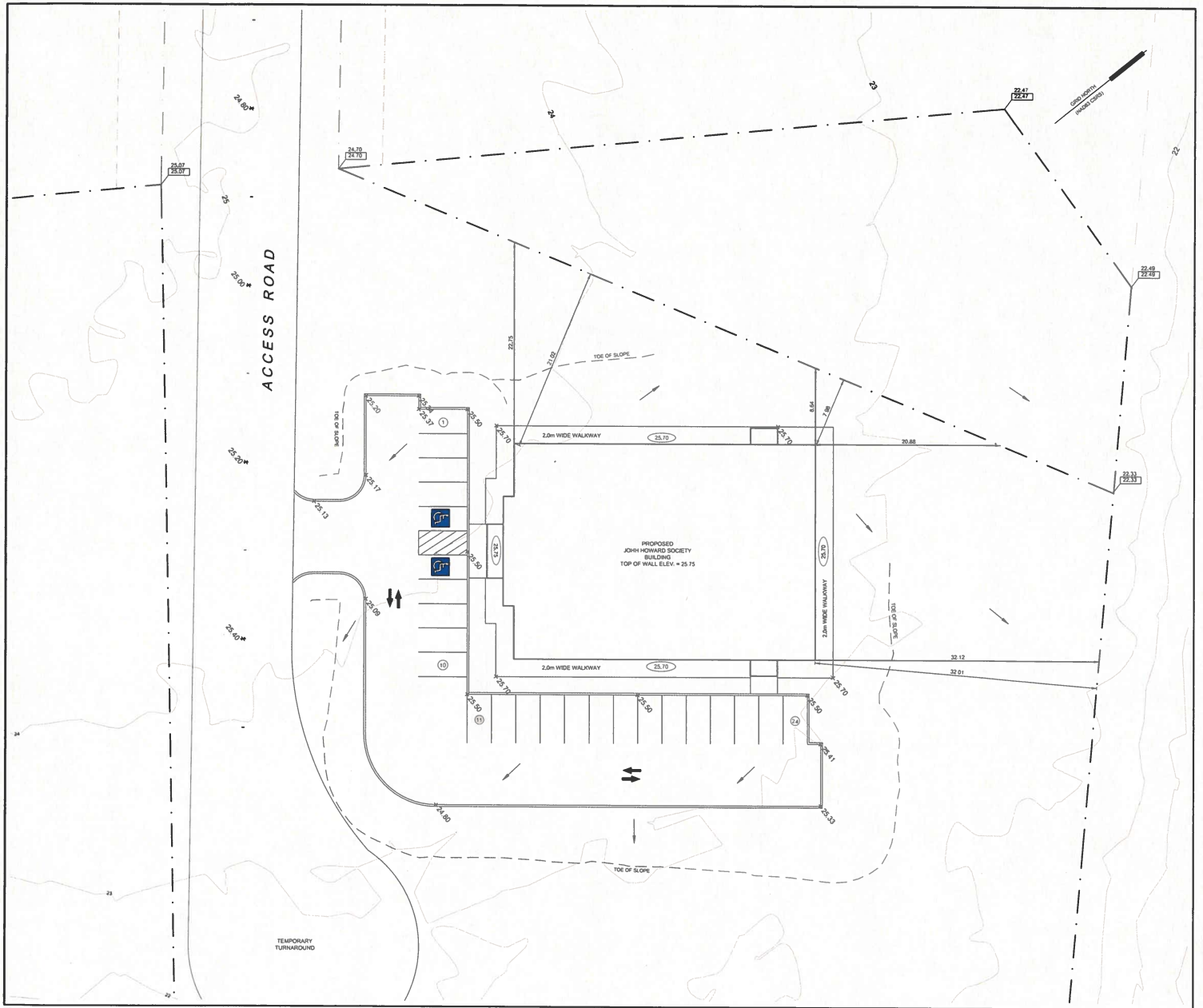


Site Plan / Plan du Site



Community Planning
Planification urbaine

Map \ carte # III
 File \ fiche: PR-9-2026
 Date \ date: avril \ April 1, 2026
 Subject \ sujet: rue Blizzard Street
 The John Howard Society
 of Fredericton 14

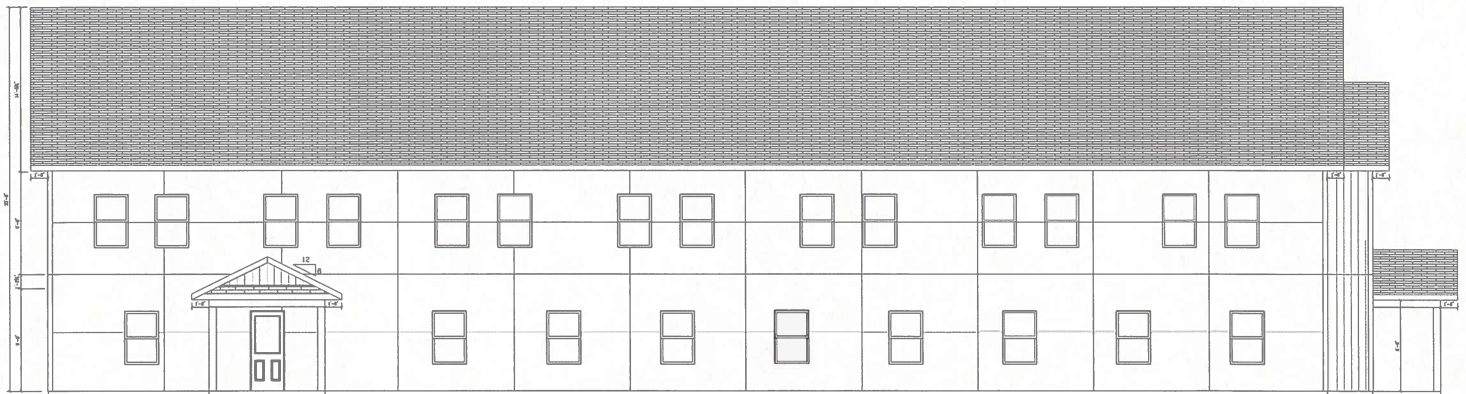


Site Plan - (Zoomed In) / Plan du Site - Site Plan - (Zoomed In)



Front Elevation

South (Front) / Sud (façade)



West Elevation

West (Right) / Ouest (droite)

Elevations / Élévations



Community Planning
Planification urbaine

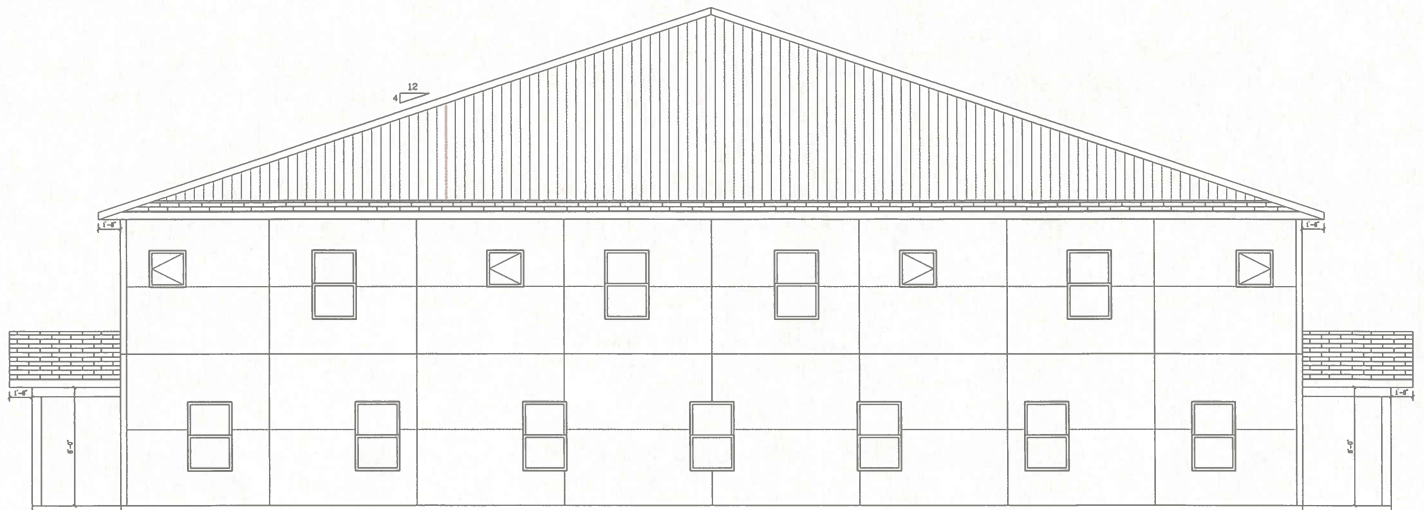
Map \ carte # VI

File \ fiche: PR-9-2026

Date \ date: avril \ April 1, 2026

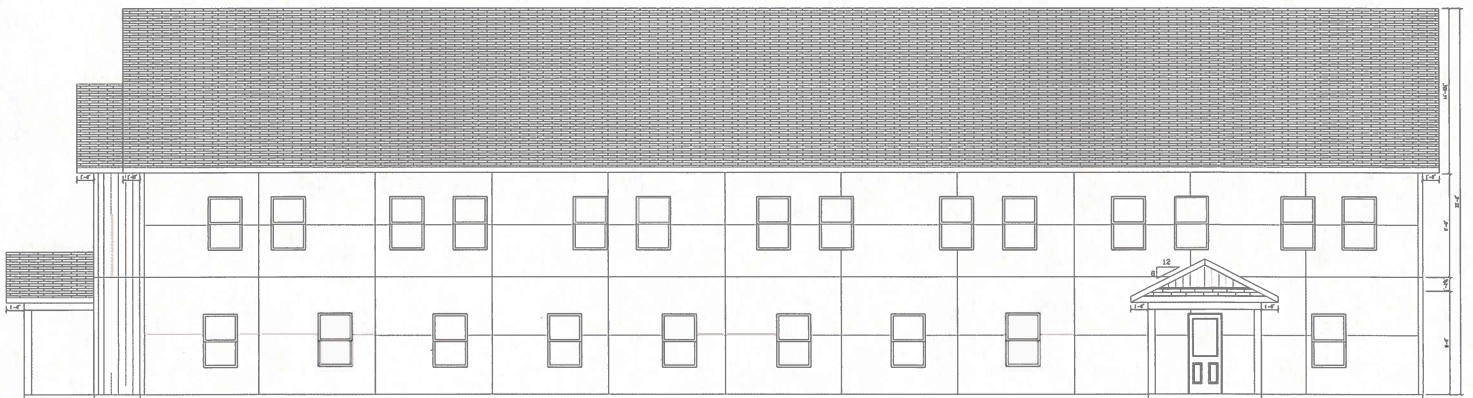
Subject \ sujet: rue Blizzard Street

The John Howard Society
of Fredericton 17



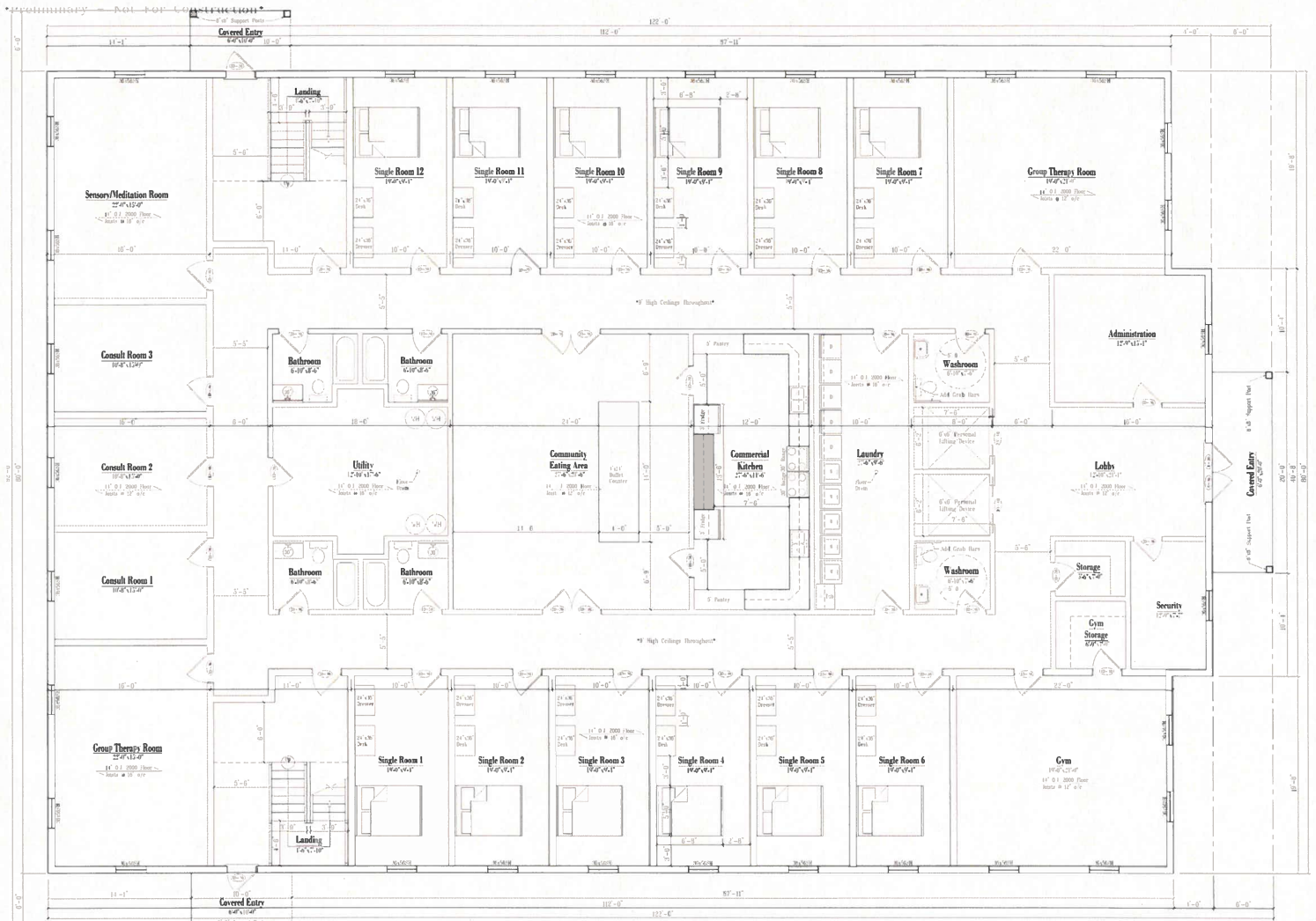
Rear Elevation

North (Rear) / Nord (arrière)



East (Left) / Est (gauche)

Elevations / Élévations



Ground Floor / Rez-de-chaussée

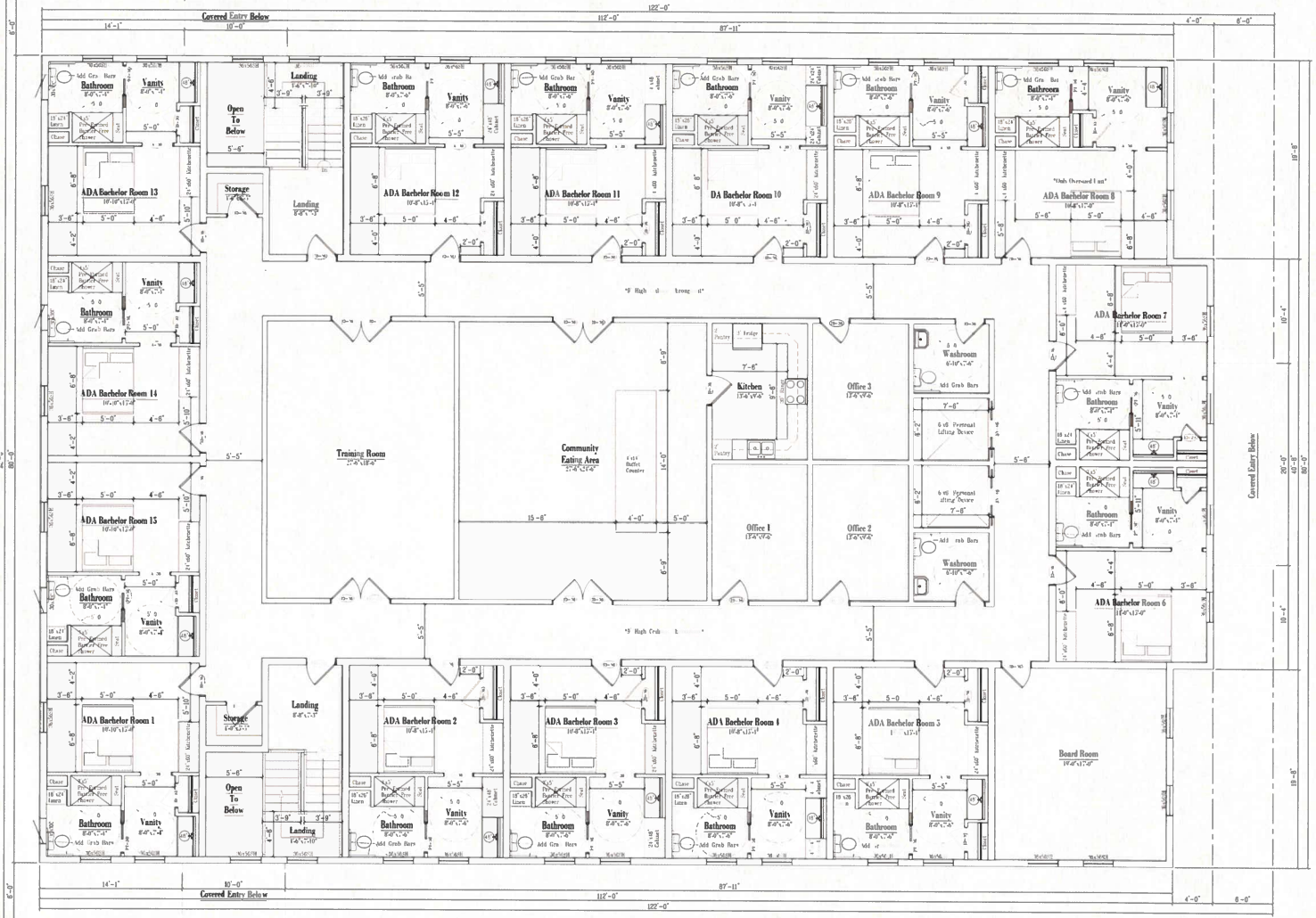
Floor Plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # VIII
 File \ fiche: PR-9-2026
 Date \ date: avril \ April 1, 2026
 Subject \sujet: rue Blizzard Street
 The John Howard Society of Fredericton 19

Technical Not For Construction



Second Floor / Deuxième étage

Floor Plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # IX

File \ fiche: PR-9-2026

Date \ date: avril \ April 1, 2026

Subject \ sujet: rue Blizzard Street

The John Howard Society
of Fredericton 20

John Howard

THE JOHN HOWARD SOCIETY OF FREDERICTON
La SOCIÉTÉ JOHN HOWARD DU FREDERICTON

"Effective, just and humane responses to the causes and consequences of crime"

Report

Community Meeting Re: Community-Based Treatment Centre for Problematic Substance Users

On Monday, March 16, 2026, The John Howard Society of Fredericton and Horizon Health Network held a meeting for businesses and residents within 1 km of the proposed recovery-based housing project. The meeting was held at St. Francis of Assisi Church at 2130 Route 102, Lincoln, New Brunswick at 7 pm.

Forty-nine people attended the meeting, including three John Howard Society of Fredericton staff (John Barrow, Charity MacDonald and Tim Fox), Dr. Anthony Njoku, and a volunteer from the church. There were adults of all ages in attendance, from people in their 20s to seniors.

John Barrow, Executive Director of The John Howard Society of Fredericton, and Dr. Anthony Njoku, Clinical Department Head, Department of Psychiatry, Horizon Health Network, spoke to those in attendance, with the aid of a PowerPoint presentation. They shared information about:

- Statistics of substance use disorders
- Government investment into mental health and addiction treatments
- Drivers of homelessness
- Why treatment matters
- What happens without treatment
- Benefits of this treatment facility to the community and to the economy
- Process for accessing this treatment facility
- Reasons for selecting this location
- Addressing common concerns
- The goal of the treatment facility
- The treatment program and the nine guiding principles
- Layout and staffing of the facility
- Keys to success, and
- Statistics from our 2010 place-based supportive housing build.

Following the presentation, the floor was opened to questions. The dialogue was respectful and authentic.

Many people were concerned about who the clients would be and whether they would be people coming directly from incarceration. There seemed to be a misconception that this was for people coming out of jail, based on people's perception of the work we do at the John Howard Society.

It was explained that the facility is not a shelter nor an encampment, and that it would be staffed 24/7 with supervision of clients and clear policies in place. In addition, it was pointed out that the clients are people who are currently attached to the Provincial treatment program and who are committed to their own recovery.

This is not a walk-in treatment facility. John Barrow explained that the clients are people who are experiencing homelessness and that many of them are victims who have experienced trauma, and this facility would provide them with much-needed services and supports.

John Barrow offered to meet with the community again in a month or so, to sit down with them to further discuss their concerns and to work with them to help build some policy for the operation of the facility, in order to address the needs and concerns of the community. A further meeting will be scheduled for mid to late April. He also offered to meet one-on-one with anyone who wished to meet with him.

Following the meeting, several people stayed to talk with John Howard staff and Dr. Njoku further. Most were very happy that we had offered them the opportunity to learn more about the facility and answer their questions. A number had their concerns alleviated and others were happy that we were going to meet with them again to find common ground to alleviate their concerns. One person, who initially had serious concerns, was very supportive following the meeting and even offered to provide skills training to clients of the facility.

Some participants also left still opposed to the facility at this location, concerned mostly about community safety.

Staff will book a time and location for another meeting with the community. This next meeting will be more of a round-table discussion to work collaboratively with community members to address any remaining concerns.

Respectfully submitted,

Tim Fox
Communications and Event Director
The John Howard Society of Fredericton

John Howard

THE JOHN HOWARD SOCIETY OF FREDERICTON
La SOCIÉTÉ JOHN HOWARD DU FREDERICTON

"Effective, just and humane responses to the causes and consequences of crime"

2026-02-23

City of Fredericton
Attn: **Planning Advisory Committee**
397 Queen Street
Fredericton, NB E3B 1B5

Subject: Letter of Intent to Develop a Rehabilitation Centre

Dear Advisory Committee,

On behalf of **The John Howard Society of Fredericton Inc.**, we are writing to submit this **Letter of Intent** expressing our request to work with the **City of Fredericton** to advance a purpose-built, evidence-informed rehabilitation centre designed to address chronic homelessness, mental health needs, and problematic substance use in Fredericton.

This proposed project will integrate **Housing First principles, best-practice mental health and addictions treatment, and the Matrix Model** (an evidence-based, structured treatment approach that supports recovery through counselling, skills-building, relapse prevention, and ongoing support). The goal of the facility is to provide **safe housing, stabilization supports, and accessible treatment pathways** for individuals experiencing homelessness or housing instability with co-occurring challenges.

1. Project Overview

The proposed development will be a **two-story, 24/7 staffed facility** designed to deliver both housing and integrated support services in a secure and dignified environment. The facility will include:

Ground Floor: Stabilization and Treatment Housing

- **12 Single Room Occupancy (SRO) units**
- Designed for individuals requiring high levels of support, stabilization, and recovery-oriented care
- Includes integrated service spaces and staff supports (program delivery, counselling, intake, case management, and monitoring)

Second Floor: Affordable & Supported Housing

- A maximum of **15 conventional affordable and supported housing units**
- Intended for individuals who have progressed from stabilization or who require ongoing supported housing with reduced intensity of services
- Tenant-focused, independent-living design with onsite supports available as needed

This two-tier model creates a clear pathway from **high-support, high-acuity housing** to **more independent supported housing**, supporting long-term recovery, housing stability, and community integration.

2. Program Model and Best Practices

The project will operate using a combined service model that is rooted in evidence and aligned with the best national and provincial practices:

Housing First Approach

- Prioritizes **immediate access to housing** without preconditions
- Supports tenant choice and dignity
- Provides wraparound supports tailored to individual needs
- Reduces barriers for individuals with complex health and social challenges

Integrated Mental Health & Addictions Services

- Onsite supports informed by trauma-informed care, harm reduction, and recovery-oriented practices
- Coordination with primary care, community mental health, detox/withdrawal management, and external clinical partners
- Individualized care plans, case management, and crisis support

Matrix Model Treatment Approach

- Structured counselling and skill development
- Evidence-based relapse prevention, motivational interviewing, and cognitive behavioral supports
- Family/support engagement when appropriate
- Ongoing monitoring and supportive recovery planning
- Designed to strengthen stability, reduce harmful use, and support long-term outcomes

3. Staffing and Operations

The facility will be **staffed 24 hours per day, seven days per week**, ensuring safety, continuity of care, and responsive supports.

Staffing will include a combination of:

- Support workers (24/7 coverage)
- Case managers / housing support staff
- Addictions and mental health counsellors
- Program leadership and clinical coordination
- Partnerships with clinical professionals as required (nursing, medical, psychiatric services through existing systems)

4. Community Safety and Neighbourhood Integration

A core component of this proposal is ensuring the facility is well-managed, safe, and responsive to community needs. The project will include:

- Clear operational policies and accountability measures
- Onsite supervision and resident expectations
- Safety planning, visitor protocols, and crisis response measures
- Community engagement and communication approach
- Emphasis on preventing homelessness-related street disorder through housing stabilization

We believe this initiative will contribute positively to public safety and community well-being by decreasing emergency service reliance and reducing the visible impacts of chronic homelessness and untreated addiction/mental health crises.

5. Request to the City of Fredericton

We respectfully request the City of Fredericton's support to explore the following:

1. **Planning and development alignment** (site suitability, zoning, and development approvals)
2. Coordination with City staff and departments to ensure the proposal aligns with municipal priorities
3. Identification of potential municipal supports (as available), including land options, development incentives, and/or partnership opportunities
4. A process to formally engage City Council and relevant stakeholders as the proposal advances

This Letter of Intent is submitted to initiate collaboration and support the City's continued efforts in addressing housing needs and community well-being.

6. Next Steps

We would welcome the opportunity to meet with City staff and the Planning and advisory Committee to:

- Present the project concept in more detail
- Discuss site considerations and planning requirements
- Review alignment with existing municipal strategies and housing priorities
- Identify pathways for partnership and community engagement

Closing

We appreciate the City of Fredericton's leadership and commitment to housing solutions and community safety. We believe this project represents a meaningful, evidence-based response to one of Fredericton's most urgent community needs. Attached is the proposed site plan, building Elevations, Renderings and Floor Plans.

Thank you for your consideration. Please feel free to contact **me** at 506-450-2750 or via email at johnbarrow@johnhowardfredericton.ca to arrange a meeting or request additional information.

Sincerely,



John Barrow
Executive Director

From: [Mayor's Office](#)
To: [REDACTED] [Mayor's Office](#); [Pike, Jocelyn](#); [Breen, Ruth](#); [Darrah, Kevin](#); [Ericson, Gregory](#); [Grandy, Bruce](#); [Hicks, Steven](#); [LeBlanc, Cassandra](#); [LeJeune, Jason](#); [Megarity, Eric](#); [Peters, Mark](#); [Sheppard, Margo](#)
Cc: [PLANNING AND DEVELOPMENT](#)
Subject: RE: Opposition to Proposed By-law N. Z-6.14
Date: Wednesday, March 11, 2026 9:20:12 AM

Good morning Mr. Vaughn

Thank you for your email, please accept this response as acknowledgement of receipt.

I have forwarded your email to planning & development for their review.

Regards,

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: Rob Vaughn [REDACTED]
Sent: March 10, 2026 10:44 PM
To: Mayor's Office <mayor@fredericton.ca>; Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <Margo.Sheppard@fredericton.ca>
Subject: Opposition to Proposed By-law N. Z-6.14

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

Dear Members of Fredericton City Council,

I am writing to formally express my concern regarding the proposed redesignation of the property (PID 60202587) at the end of Blizzard Street from Business Industrial to Major Institutional, which would allow for the construction of a John Howard Society

residential facility. While I recognize the important work the John Howard Society does in supporting the reintegration of individuals involved in the criminal justice system, I am concerned about the potential risks this facility could pose to the Lincoln Heights neighbourhood and ask that council vote against the redesignation.

It is important to understand that John Howard Society residential facilities house a wide range of individuals with criminal histories, including those convicted of serious offences. Publicly available information shows that these facilities accept residents with histories of sexual offences, including offences involving children (<https://johnhoward.on.ca/jhs-program/transitional-and-supportive-housing-program/>). While these kinds of individuals may not be the type of people this facility is supposedly going to support, once established, the John Howard Society will be allowed to house anyone they choose, including serious offenders.

Additionally, there is a documented case of a high-risk child sex offender, Randall Hopley in Vancouver, British Columbia, who escaped a community residential facility. He removed his electronic monitoring device and fled, creating significant public safety concerns and requiring police intervention. This event shows that even under supervision, escapes and public safety incidents can occur. Given that the proposed site is within approximately one km of Lincoln Heights, placing a facility housing individuals with such criminal histories in this location poses a clear potential risk to families, children, and the wider community.

My wife and I have three young children on Dora Court, which is less than one km from the proposed site. When our children's friends come over to play, there could be as many as 10 to 12 kids playing outside. Lincoln Heights has been a safe neighbourhood. We enjoy running and biking on the trails that pass right by the proposed site frequently. If this facility is built in the proposed location, it will seriously affect the outdoor activities our family does, as well as our comfort and sense of safety in the neighbourhood.

Lincoln Heights is a rapidly growing neighbourhood that is home to hundreds of young families. There is also a large area, which is roughly 500 m from the proposed site, that is planned to have approximately 100 more homes built. There are several daycares and a large park that will all be within 1.5 km of the proposed site. With all the recent effort to promote physical exercise and health and wellness through trail expansions in the area, this will reverse much of the progress, as many may not feel safe on the trails. Encouraging new businesses and services in the Lincoln Heights area, which has always been challenging, will be even more difficult. This is not the right location for this facility.

I urge Council to carefully consider these safety concerns and to deny the redesignation of this property for Major Institutional use.

Thank you for your attention to this matter.

Sincerely,

Rob Vaughn

- Rob Vaughn

Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive

Fredericton City Council
397 Queen Street
Fredericton, NB

March 10, 2025

I am writing to provide a formal submission regarding the proposed amendment to the Fredericton Municipal Plan identified as **By-law Z-6.14**, which proposes redesignating land on Blizzard Drive within the Vanier Industrial Park from Business and Industrial to Major Institutional.

This letter does not oppose supportive housing or reintegration programs. Housing and recovery services are important components of addressing addiction, homelessness, and successful reintegration following incarceration. The issue before the council is not whether supportive housing should exist, but whether this specific location represents a sound planning decision consistent with long-term municipal policy and evidence-based reintegration practices.

The purpose of this letter is to evaluate the proposal against established planning principles, including:

- preservation of employment lands
- access to services and infrastructure
- transportation accessibility
- evidence-based reintegration policy
- municipal plan consistency

Planning Context of the Site

The proposed development site is located within Vanier Industrial Park, one of Fredericton's established industrial and employment districts.

Industrial parks serve a specific planning function within cities. They provide space for activities that require:

- large building footprints
- industrial servicing infrastructure

- commercial vehicle access
- separation from residential uses

Typical uses in such areas include:

- construction services
- warehousing and logistics
- light manufacturing
- trades and equipment operations

Municipal planning frameworks typically designate these areas to support long-term economic activity and employment generation.

The introduction of institutional residential uses into industrial districts raises important questions regarding land-use compatibility and long-term planning policy consistency.

Employment Land Protection

Across Canada, municipalities increasingly recognize the need to protect employment lands from gradual conversion to non-employment uses.

Planning literature often refers to the loss of industrial land as industrial land erosion. Once employment lands are converted to residential or institutional uses, they are rarely returned to industrial use due to changes in surrounding land values and development patterns.

Many Canadian municipalities have adopted policies designed to prevent this outcome. Examples include:

- ***Ontario Provincial Policy Statement***

The Ontario planning framework requires municipalities to protect employment areas and restrict their conversion to other uses unless a comprehensive review demonstrates that the change is justified.

- ***City of Toronto Official Plan***

Toronto protects designated employment lands and generally prohibits residential or institutional conversions in order to maintain long-term economic capacity.

- ***City of Vancouver Employment Lands Strategy***

Vancouver identifies industrial lands as a limited resource that must be preserved to maintain economic diversity and employment opportunities.

While Fredericton may not have identical policies, the underlying planning principle remains widely recognized: industrial land should be preserved unless there is a compelling planning reason to convert it.

Redesignating land within Vanier Industrial Park introduces the potential for precedent, whereby additional proposals may seek similar conversions in the future.

Service Accessibility and Reintegration Outcomes

Evidence-based research on reintegration and recovery programs consistently highlights the importance of access to services.

Research from Public Safety Canada and Correctional Service Canada identifies several factors associated with successful reintegration:

- stable housing
- access to employment opportunities
- access to healthcare services
- addiction treatment availability
- connection to community support networks

Housing programs that are geographically separated from these services can create barriers for individuals attempting to maintain recovery and stability.

The Blizzard Drive site is located in an industrial environment that appears to be separated from many of the services that individuals participating in recovery programs typically require. These include:

- addiction treatment providers
- healthcare clinics
- employment support agencies
- social service organizations
- community support programs

When services are located several kilometres away, residents may struggle to access them regularly without reliable transportation.

Planning policy, therefore, generally supports locating recovery-oriented housing near service hubs rather than in isolated industrial districts.

Transportation and Transit Accessibility

Transportation accessibility is another critical factor influencing the success of recovery-based housing programs.

Individuals participating in reintegration programs often rely on public transportation to attend:

- treatment appointments
- counselling sessions
- job interviews
- employment shifts
- probation meetings

The Lincoln Heights and Vanier Industrial Park area currently has limited public transit service, particularly following reductions to transit routes that previously served portions of the area.

Without reliable transit access, residents may face significant logistical challenges reaching services located throughout Fredericton.

In planning terminology, this creates a form of transportation isolation, where a location may be geographically within city limits but functionally disconnected from essential services due to a lack of transportation infrastructure.

This factor should be considered carefully when evaluating whether the proposed site supports the long-term objectives of recovery-based housing.

Access to Daily Necessities

In addition to healthcare and social services, individuals must also maintain regular access to basic daily needs, including food and personal care items.

The proposed site is located within a primarily industrial area where retail and residential services are limited. Residents would likely need to travel several kilometres to obtain groceries or other essential goods.

The nearest identified grocery provider in the surrounding area is Victory Meat Market on Lincoln Road (2.6km), which is not located within walking distance of the site.

Planning best practices often recommend that supportive housing programs be located in areas where basic daily services can be accessed within a reasonable travel distance.

When housing locations require significant travel simply to obtain food or medication, the location itself may introduce additional instability for residents.

Municipal Plan Consistency

Municipal plans exist to guide long-term development decisions and establish consistent expectations for land use across the city.

Amendments to these plans should be evaluated carefully to ensure they reflect broader planning objectives rather than responding primarily to individual development proposals.

Canadian courts have confirmed that municipal planning decisions must be grounded in legitimate planning considerations. Relevant Supreme Court of Canada decisions include:

- ***Shell Canada Products Ltd. v. Vancouver (1994)***
Municipal powers must be exercised for proper municipal purposes.
- ***Catalyst Paper Corp. v. North Cowichan (2012)***
Municipal decisions must be reasonable and supported by evidence.

These cases emphasize that planning decisions should demonstrate a clear policy rationale and align with the legislative authority granted to municipalities.

Council may wish to consider whether the proposed redesignation reflects a broader planning strategy or whether it represents a site-specific exception within an industrial district.

Summary of Planning Concerns

Based on the factors outlined above, several planning considerations merit careful review:

- potential loss of employment lands within an industrial district
- limited access to public transportation
- significant distance from essential services

- geographic separation from community support networks
- potential precedent for future industrial land conversion

These issues do not prevent supportive housing initiatives from proceeding within Fredericton. However, they raise important questions regarding whether the Blizzard Drive site represents the most appropriate location when evaluated against planning principles and evidence-based reintegration policy.

Conclusion

Supportive housing programs provide important benefits when implemented within environments that support recovery, independence, and long-term stability.

For such programs to succeed, access to transportation, services, and community infrastructure is essential. Locations that isolate residents from these supports may inadvertently reduce the effectiveness of otherwise well-intentioned programs.

In addition, the proposed redesignation of industrial land introduces broader planning considerations regarding the preservation of employment lands and the long-term integrity of the municipal planning framework.

Council may therefore wish to carefully evaluate whether alternative locations within Fredericton could provide stronger alignment with both planning policy and reintegration objectives.

Thank you for considering this planning analysis.

Respectfully submitted,

Rob Hamel

Questions Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive

Site Selection Questions

1. What criteria were used to select this specific location within an industrial park?
2. How many alternative sites were evaluated before choosing Blizzard Drive?
3. What planning analysis concluded that an industrial area is the best environment for recovery-based housing?

Transit and Accessibility Questions

4. What public transit routes currently serve the Blizzard Drive area?
5. How will residents travel to medical appointments, employment opportunities, and treatment programs without reliable transit access?
6. Has the city conducted any analysis regarding transportation barriers for residents living in this location?

Service Accessibility Questions

7. What healthcare providers are located within walking distance of the site?
8. What addiction treatment services are located nearby?
9. How far must residents travel to obtain groceries, medication, or other daily necessities?

Planning Policy Questions

10. How does converting industrial employment land align with Fredericton's long-term economic development strategy?

11. Has the city evaluated the precedent risk of allowing institutional residential uses within Vanier Industrial Park?
12. What prevents future proposals from requesting similar redesignations within the same industrial district?
13. If this land was originally designated for industrial and employment uses, what planning analysis demonstrates that redesignating it for institutional housing reflects a broader municipal planning objective rather than a site-specific exception?

Program Outcome Questions

14. What research demonstrates that recovery-based housing located in industrial areas produces better reintegration outcomes than locations closer to services?
15. Has the John Howard Society operated similar facilities in industrial districts elsewhere, and what were the outcomes?
16. What transportation support will be provided to ensure residents can access services throughout the city?

Important Services

- 📍 Blizzard Street PID: 60202587
- 📍 Victory Meat Market
- 🏥 Dr. Everett Chalmers Hospital
- 🏪 Pharmasave Bowmans
- 🌿 Co-op Grocery & Pharmacy (Membership)

1km Radius

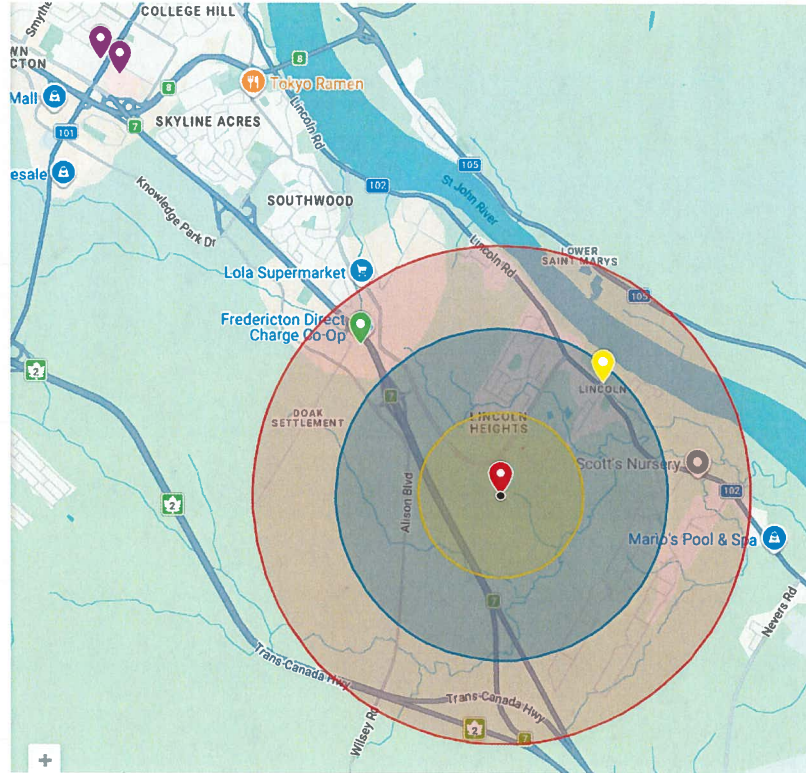
- Center
- 📐 MultiGeometry

2km Radius

- Center
- 📐 MultiGeometry

3km Radius

- Center
- 📐 MultiGeometry



From: [Mayor's Office](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: FW: Concern Regarding Proposed By-law N.Z-6.14 and Increased Wildfire Risk
Date: Monday, March 16, 2026 2:56:08 PM

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: Rob Vaughn [REDACTED]
Sent: March 16, 2026 11:44 AM
To: Mayor's Office <mayor@fredericton.ca>; Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <Margo.Sheppard@fredericton.ca>
Subject: Concern Regarding Proposed By-law N.Z-6.14 and Increased Wildfire Risk

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

Dear Members of Fredericton City Council,

I am writing to formally express my concern regarding the proposed redesignation of the property (PID 60202587) at the end of Blizzard Street from Business Industrial to Major Institutional, which would allow for the construction of a John Howard Society residential facility. This location is adjacent to multiple businesses and several residential neighbourhoods, including Lincoln Heights, Tamarack Estates, and areas near Garden Grove Street. These neighbourhoods collectively contain over 1,000 residential units and are characterized by extensive forest both surrounding and within the communities. The combination of dense forest fuels and limited evacuation routes places these areas within the wildland–urban interface (WUI), where homes and forested vegetation intermingle, creating elevated wildfire risk (Radeloff et al., 2018).

Wildland–urban interface communities are widely recognized as the highest-risk locations for wildfire impacts. The WUI is defined as an area where human

development meets or mixes with wildland vegetation, as is the case for neighbourhoods of Lincoln Heights, Tamarack Estates, and areas near Garden Grove Street. Research demonstrates that homes located within the WUI are particularly vulnerable to wildfire because fires can ignite directly in forested land and spread rapidly into residential areas. Additionally, embers can travel substantial distances (up to 4 km), igniting structures even if they are not immediately adjacent to the forest edge (Maranghides and Link, 2025). The combination of dense vegetation, combustible residential structures, and limited access roads greatly amplifies the danger in WUI communities, as highlighted by studies of wildfire events across North America (Radeloff et al., 2018).

In Atlantic Canada, including New Brunswick, over 90% of wildfires are caused by human activities, rather than natural ignition such as lightning (Insurance Business Canada, 2025). Human ignition sources in forested areas include campfires, heating, cooking appliances, and discarded cigarettes. Research on urban homelessness has consistently documented that individuals experiencing homelessness frequently establish encampments near shelters, like the one proposed at the end of Blizzard Street, including areas outside urban cores (Housing, Infrastructure and Communities Canada, 2025). These encampments often involve open flames for heating or cooking, increasing the risk of accidental fire (CBC, 2026).

A notable local precedent is the recent wildfire behind the Northside Walmart in Fredericton, which originated in a homeless encampment adjacent to the 12 Neighbours Community (Fredericton Fire Department, 2025a, 2025b). Fire crews were required to contain the blaze in forested land directly adjacent to a commercial area. While the incident was successfully contained, it demonstrates that encampments near shelters can directly increase wildfire risk in Fredericton, particularly in locations with adjacent forest.

Historically, the Acadian Forest, which dominates the Fredericton region, experienced very low wildfire frequency, with fire return intervals ranging from several centuries to over a millennium (Nova Scotia Forestry Research, 2022). However, climate change has increased the frequency and severity of wildfires in Atlantic Canada. Warmer temperatures, longer dry periods, and drought conditions make these forests susceptible to ignition and rapid fire spread. Recent years have seen larger and more frequent fires in New Brunswick and Nova Scotia, highlighting that the region is no longer immune to wildfire hazards (Insurance Business Canada, 2025).

The proposed Blizzard Street site is directly adjacent to WUI neighbourhoods that have limited evacuation routes, with some areas effectively relying on only one road for exit (e.g., Lincoln Heights (only three exits), Tamarack Estates (one exit), and areas off Garden Grove Street (essentially one primary exit)). Emergency management guidance emphasizes that communities in fire-prone areas must have multiple evacuation routes to safely evacuate residents during rapidly spreading wildfires (U.S. Fire Administration/FEMA, 2023; Maranghides and Link, 2025). Single-exit or limited-exit neighbourhoods are particularly vulnerable because residents can become trapped if fire spreads toward the only available escape route. Therefore, the neighbourhoods that are in close proximity to the proposed location of the shelter are extremely vulnerable to wildfires.

Even small changes, such as converting vacant or low-use land to higher-

occupancy facilities or service hubs, can amplify ignition potential through increased human presence, infrastructure, and activity in these sensitive zones (Radeloff et al., 2018; Radeloff et al., 2023; Chen et al., 2024). Policies that allow such land-use changes near high-risk forested areas effectively place additional populations and structures in harm's way and undermine existing mitigation strategies, such as defensible space, firebreaks, and evacuation planning (Government of Canada, 2024). Maintaining current land-use restrictions or selecting alternative sites that avoid further forest adjacency is therefore critical to reduce wildfire exposure and protect both the individuals experiencing homelessness and the communities in the surrounding area.

Given that the surrounding neighbourhoods contain over 1,000 homes, a wildfire originating near the proposed shelter could lead to catastrophic property loss and a high risk to human life, particularly if multiple ignition sources occur simultaneously. Unlike the Walmart incident, these neighbourhoods are densely residential, contain forested land within their boundaries, and have minimal road access, amplifying the danger.

Before approval of the Blizzard Street shelter, several considerations must be made:

1. **Wildfire Risk Assessment:** A formal risk assessment should evaluate the likelihood of ignition from shelter-adjacent encampments and potential wildfire spread through surrounding forest fuels and residential areas.
2. **Evacuation Infrastructure Analysis:** Emergency planners should evaluate whether the existing road network can safely evacuate residents from Lincoln Heights, Tamarack Estates, and Garden Grove neighbourhoods under a rapid wildfire scenario.
3. **Alternative Site Consideration:** Shelter locations should ideally be situated in areas with robust evacuation access, minimal forest adjacency to reduce wildfire exposure, and in close proximity to fire stations and emergency services. Selecting such locations is likely the most effective strategy for minimizing risk to both the individuals experiencing homelessness and surrounding communities.

Conclusion

The proposed Blizzard Street shelter is located in a high-risk WUI area, adjacent to residential neighbourhoods with limited exits and surrounded by forested land. Research demonstrates that shelters attract nearby homeless encampments, encampments are associated with accidental fires, and WUI communities with limited evacuation routes are the most vulnerable to wildfire. A recent fire behind the Northside Walmart provides a local precedent for the risks associated with encampments near shelters. Given climate change–driven increases in wildfire severity in Atlantic Canada and the high number of dwellings at risk, the proposed location presents a potentially catastrophic threat to life and property. With this knowledge now in hand, I respectfully request that members of Fredericton City Council carefully evaluate the suitability of the Blizzard Street site and consider areas with lower wildfire risk and better evacuation infrastructure and access to emergency services.

References

CBC. (2026, January 30). Winnipeg's homeless involved in more than 500 fires last year: Fire department. Yahoo News Canada. <https://ca.news.yahoo.com/more-500-fires-involved-winnipegs-040314173.html>.

Chen, N., Wang, J., et al. (2024). Global expansion of wildland–urban interface intensifies human exposure to wildfire risk in the 21st century. *Science Advances*. <https://doi.org/10.1126/sciadv.ado9587>

Fredericton Fire Department. (2025a, March 15). Fredericton fire crews are working at a wildland fire behind the Walmart on the north side of Fredericton. Facebook. <https://www.facebook.com/cityfredfire/posts/fredericton-fire-crews-are-working-at-a-wildland-fire-behind-the-walmart-on-the-/1176407254515743>.

Fredericton Fire Department. (2025b, March 15). Update: crews have located and extinguished all visible fire in encampment area. Facebook. <https://www.facebook.com/cityfredfire/posts/update-at-1229pm-crews-have-located-and-extinguished-all-visible-fire-crews-will/1179739774182491>.

Government of Canada. (2024). Wildfire management and community resilience: Best practices for land-use planning. <https://www.canada.ca/en/services/environment/weather/wildfires.html>

Housing, Infrastructure and Communities Canada. (2025). Everyone Counts 2024: Highlights report – Part 1: Enumeration of homelessness. <https://housing-infrastructure.canada.ca/homelessness-sans-abri/reports-rapports/pit-counts-dp-2024-highlights-p1-eng.html>.

Insurance Business Canada. (2025, February 10). Rising wildfire threat in Atlantic Canada poses growing risk, challenge for insurers. <https://www.insurancebusinessmag.com/ca/news/catastrophe/rising-wildfire-threat-in-atlantic-canada-poses-growing-risk-challenge-for-insurers-553523.aspx>.

Maranghides, A. and Link, E. (2025). WUI Fire Evacuation and Sheltering Considerations: Assessment, Planning, and Execution (ESCAPE). (National Institute of Standards and Technology, Gaithersburg, MD), NIST Technical Note (TN) NIST TN 2262r1. <https://doi.org/10.6028/NIST.TN.2262r1>.

Nova Scotia Forestry Research. (2022). State of the forests: Fire history and risk assessment report. Government of Nova Scotia. <https://novascotia.ca/natr/library/forestry/reports/2022-001-forestry-research-report.pdf>.

Radeloff, V. C., Helmers, D. P., Kramer, H. A., Mockrin, M. H., Alexandre, P. M., Bar-Massada, A., ... & Stewart, S. I. (2018). Rapid growth of the US wildland-urban interface raises wildfire risk. *Proceedings of the National Academy of Sciences*, 115(13), 3314–3319. <https://doi.org/10.1073/pnas.1718850115>.

Radeloff, V. C., Mockrin, M. H., Helmers, D., Carlson, A., Hawbaker, T. J., Martinuzzi, S., Schug, F., Alexandre, P. M., Kramer, H. A., & Pidgeon, A. M. (2023). Rising wildfire risk to houses in the United States, especially in grasslands and shrublands. *Science*, 382(6671), 702–707. <https://doi.org/10.1126/science.ade9223>.

U.S. Fire Administration/FEMA. (2023). Wildfire evacuation planning for wildland-urban interface communities. <https://www.usfa.fema.gov/wui/outreach/wildfire-evacuation.html>.

Sincerely,

Rob Vaughn, RPF, Ph.D. Candidate, Forest Climate Change

From: [Mayor's Office](#)
To: [PLANNING AND DEVELOPMENT](#)
Cc: [DeGrace, Sara](#); [Hart, Steven](#); [Rogers, Kate](#)
Subject: FW: Public Health and Environmental Concerns – Proposed Recovery Housing Development in Vanier Industrial Park
Date: Monday, March 16, 2026 11:59:33 AM
Attachments: [Environmental Submission Blizzard Drive Vanier Industrial Park March 2026.pdf](#)

FYI

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: Christopher Dedam [REDACTED]
Sent: March 16, 2026 11:59 AM
To: CITY CLERK'S OFFICE <cityclerk@fredericton.ca>; Mayor's Office <mayor@fredericton.ca>
Cc: Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <margo.sheppard@fredericton.ca>; Susan.Holt@gnb.ca; David.Coon@gnb.ca; Luke.Randall@gnb.ca; Ryan.Cullins@legnb.ca
Subject: Public Health and Environmental Concerns – Proposed Recovery Housing Development in Vanier Industrial Park

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 Mayor, Members of Fredericton City Council, and Provincial Representatives,

I am writing to respectfully submit the attached letter regarding the proposed recovery-based housing development being considered within the Vanier Industrial Park area of Fredericton.

The work performed by the John Howard Society of Fredericton in supporting individuals facing addiction and homelessness is important and commendable. However, after reviewing the proposed location, I have serious concerns regarding the environmental safety of placing residential housing within an active industrial park.

My concerns are based on several key factors:

- The presence of multiple industrial operations in the immediate vicinity that may store or utilize hazardous chemicals.
- A recent chemical spill involving **hexavalent chromium**, a known carcinogen, which occurred in the same industrial area.
- The proximity of the proposed housing site to active industrial businesses that routinely handle mechanical equipment, petroleum products, solvents, and industrial chemicals.
- The vulnerability of the proposed residents, many of whom may have health conditions that make them more susceptible to environmental exposures.

Industrial parks are intentionally zoned to concentrate activities involving heavy equipment, hazardous materials, and transportation infrastructure. These environments are typically separated from residential uses specifically to protect public health and safety.

Introducing residential housing into an industrial environment raises important questions regarding:

- environmental health risks
- land-use compatibility
- municipal duty of care
- long-term liability considerations

The attached submission outlines these concerns in greater detail and includes references to relevant environmental health research and regulatory frameworks.

My intent is not to oppose recovery housing. Rather, it is to ensure that individuals working hard to rebuild their lives are placed in environments that support recovery, health, and long-term stability.

I respectfully ask that Fredericton City Council carefully review the environmental implications of this location and consider whether alternative sites outside industrial zones may provide a safer and more appropriate setting for residential recovery housing.

Thank you for your time and consideration.

Sincerely,

Christopher Dedam

Legal and Environmental Submission to Fredericton City Council

Proposed Recovery Housing Development – Vanier Industrial Park

Fredericton City Council
397 Queen Street
Fredericton, NB

Date: March 12, 2026

Executive Summary

Environmental and Public Health Concerns

Proposed Recovery Housing Development – Blizzard Drive, Vanier Industrial Park

This submission raises environmental and public health considerations regarding the proposed recovery-based housing development being considered within the Vanier Industrial Park area of Fredericton.

The work performed by the John Howard Society of Fredericton supporting individuals experiencing addiction, homelessness, and other social challenges is important and deserving of strong community support. However, the proposed location of this housing within an active industrial park raises several significant concerns related to environmental safety, land-use compatibility, and public health.

Industrial parks are intentionally designed to accommodate businesses that may involve heavy equipment, hazardous materials, chemical processes, and high volumes of truck traffic. For this reason, municipal planning frameworks typically separate industrial uses from residential areas in order to protect public health and reduce potential environmental exposure risks.

The proposed site on Blizzard Drive is located within the Vanier Industrial Park and in close proximity to several active industrial businesses. These businesses may store or utilize substances commonly associated with industrial operations, including petroleum products, industrial solvents, heavy metals, welding emissions, and chemical cleaning agents.

Recent events have demonstrated that environmental incidents can occur in this area. A chemical spill involving **hexavalent chromium**, a substance classified as carcinogenic to humans, occurred within the same industrial park. Hexavalent chromium exposure has been linked to serious health risks including lung cancer, respiratory disease, and organ damage. While cleanup efforts were undertaken, the incident illustrates the potential environmental risks associated with industrial chemical handling and transportation in this area.

The proposed housing would serve individuals who may already be medically vulnerable due to addiction recovery, health challenges, or socioeconomic instability. Public health research indicates that vulnerable populations may be more sensitive to environmental pollutants and industrial emissions.

In addition, legal precedents demonstrate that environmental contamination affecting residential populations can lead to complex and costly litigation. Canadian cases such as *Smith v. Inco Ltd.* and *Hollick v. Toronto (City)* illustrate how industrial contamination and environmental nuisance claims can affect both municipalities and nearby industries when residential communities are exposed to environmental hazards.

Municipal planning authorities across Canada commonly apply **industrial buffer guidelines** to maintain safe separation between industrial operations and residential uses. These guidelines often recommend separation distances ranging from approximately 300 metres to 1,000 metres depending on the type of industrial activity involved. The proposed development site appears to fall within proximity ranges where many planning authorities would conduct detailed compatibility and environmental risk assessments.

The purpose of this submission is not to oppose recovery housing. Rather, it is to ensure that individuals seeking recovery are provided with safe and healthy environments that support long-term stability and rehabilitation.

Before proceeding with rezoning or development approval, it is recommended that the City consider:

- Conducting a full environmental impact assessment of the proposed site
- Performing air quality and groundwater testing within the industrial park
- Reviewing hazardous material inventories held by nearby industrial facilities
- Evaluating alternative sites outside industrial zones
- Conducting a public health risk assessment for potential residents

Recovery housing is an important community need. However, locating such housing within an active industrial environment may introduce avoidable environmental risks for residents.

From a governance perspective, municipal decision-makers have a duty to ensure that major planning decisions involving vulnerable residents are supported by appropriate risk assessment, environmental due diligence, and transparent evaluation of potential hazards. Even if the proposed housing development ultimately proceeds at the Blizzard Drive location, it is essential that the City demonstrate that a thorough environmental and public health review has been conducted and that appropriate safeguards are in place. This ensures that the decision reflects sound governance practices and protects both future residents and the municipality from avoidable risk.

For these reasons, it is respectfully requested that Fredericton City Council carefully review the environmental implications of the proposed location and consider whether an alternative site may better support the health, safety, and long-term wellbeing of future residents.

Table of Contents

1. Introduction	4
2. Relevant Environmental and Planning Law	4
3. Evidence of Environmental Risk in the Industrial Park.....	5
4. Industrial Operations in the Vanier Industrial Park.....	6
5. Environmental Health Concerns for Vulnerable Residents	8
6. Environmental Justice Considerations.....	9
7. Risk Management and Municipal Liability	9
8. Relevant Case Law and Legal Precedents.....	9
9. Industrial Buffer and Land-Use Compatibility Guidelines	10
10. Recommendations	12
11. Conclusion	12
Questions Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive.....	13
Appendix A – Vanier Industrial Park Map.....	16
Appendix B	17
References	20

1. Introduction

This submission respectfully raises environmental health and land-use planning considerations regarding the proposal by the John Howard Society of Fredericton to establish a recovery-based housing development within the Vanier Industrial Park area of Fredericton, New Brunswick.

The work performed by the John Howard Society in supporting individuals experiencing addiction, homelessness, and social vulnerability is commendable and essential. However, locating long-term residential housing within an active industrial zone raises important considerations related to:

- environmental safety
- land-use compatibility
- potential exposure to hazardous materials
- municipal duty of care toward vulnerable residents

The businesses operating within the Vanier Industrial Park play an important role in Fredericton's economy. These companies provide employment, contribute to the municipal tax base, and support the broader regional economy. Industrial operators in the park are expected to comply with provincial and federal environmental regulations, and there is no suggestion that these businesses are operating irresponsibly.

The concern raised in this submission is therefore not directed toward the businesses themselves. Rather, the concern relates to whether introducing long-term residential housing—particularly housing intended for individuals in recovery and other vulnerable populations—within an active industrial environment may expose residents to avoidable environmental risks. Industrial parks are designed to accommodate activities involving equipment, chemicals, and transportation that may not always be compatible with residential uses.

The purpose of this submission is to ensure that individuals entering recovery are provided with a safe, healthy, and environmentally appropriate place to live.

2. Relevant Environmental and Planning Law

2.1 New Brunswick Clean Environment Act

Under the **Clean Environment Act**, contaminants are broadly defined as any substance introduced into the environment that may cause harm to human health or ecological systems.

This legislation provides the provincial government authority to regulate environmental contamination and prevent activities that may expose populations to hazardous substances.

A decision to place residential occupants in proximity to **known industrial contaminant sources** raises questions regarding compliance with the intent of this legislation, particularly where environmental exposure risks are foreseeable.

2.2 Canadian and Municipal Zoning Principles

Municipal zoning bylaws exist to ensure **compatible land uses** and to protect public health and safety.

Canadian planning frameworks generally separate industrial and residential land uses specifically to prevent residents from being exposed to industrial hazards.

Zoning laws therefore serve to:

- maintain public safety
- avoid incompatible land uses
- prevent residential exposure to industrial hazards

Introducing residential housing within a heavy industrial zone can undermine the purpose of zoning protections and potentially expose municipalities to legal liability.

3. Evidence of Environmental Risk in the Industrial Park

A recent chemical incident highlights the real environmental risks present in the Vanier Industrial Park.

A spill involving **hexavalent chromium** reportedly occurred after a truck transported chemicals through the industrial park and along major highways. Hexavalent chromium is a highly toxic industrial compound commonly used in metal plating operations.

Toxicological profile

Hexavalent chromium is recognized internationally as a **human carcinogen**.

- The International Agency for Research on Cancer classifies chromium(VI) compounds as carcinogenic to humans.
- Studies show inhalation exposure increases the risk of **lung, nasal, and sinus cancers**.
- Exposure can also cause **kidney and liver damage, respiratory disease, and severe skin irritation**.
- Scientific research confirms that hexavalent chromium is a **mutagenic environmental contaminant capable of causing cancer and genetic damage**.

Environmental exposure can occur through:

- contaminated dust or airborne particles
- contaminated groundwater
- accidental spills
- industrial emissions

CAREX Canada has also reported that chromium(VI) in drinking water may increase cancer risk at the population level.

The presence of industrial operations that utilize or transport such substances highlights the **inherent environmental risks associated with locating housing within an industrial park.**

4. Industrial Operations in the Vanier Industrial Park

Based on the map shown in Appendix A of the Vanier Industrial Park area, the following companies operate nearby. While exact chemical inventories vary, typical industry practices suggest the potential presence of the following substances.

1. XL Plating & Machining

Industry: metal plating and machining

Likely chemicals

- Hexavalent chromium
- Nickel plating solutions
- Hydrochloric acid
- Sulfuric acid
- Cyanide plating baths
- Metal finishing solvents

Risks

- carcinogenic heavy metals
- acid spills
- airborne metal particulates
- groundwater contamination

2. Tek Steel

Industry: steel fabrication

Possible chemicals

- cutting oils
- welding gases
- industrial lubricants
- degreasing solvents

Risks

- metal particulates
- volatile organic compounds
- welding fumes (manganese, chromium)

3. Saunders Equipment

Industry: heavy equipment service

Potential chemicals

- diesel fuel
- hydraulic fluids
- antifreeze (ethylene glycol)
- degreasing solvents

Risks

- hydrocarbon contamination
- soil and groundwater pollution
- fuel spills

4. Urban Machinery

Industry: industrial equipment supply

Possible substances

- lubricants
- industrial solvents
- petroleum products

5. Atlantic Roofers

Potential chemicals

- roofing tar
- asphalt solvents
- adhesives
- propane

Risks

- airborne hydrocarbon vapors
- chemical runoff

6. Purplefarm Genetics

Possible chemicals

- agricultural nutrients
- pesticides
- growth chemicals

Risks

- runoff contamination

- pesticide exposure

7. Superclean Services

Possible chemicals

- industrial cleaners
- chlorine compounds
- ammonium disinfectants
- solvents

8. Carmichael Engineering

Possible chemicals

- refrigeration chemicals
- cleaning solvents
- oils and lubricants

While these businesses play an important role in the local economy, their operations demonstrate that the area functions as an **active industrial zone rather than a residential environment**.

5. Environmental Health Concerns for Vulnerable Residents

The proposed development would house individuals who may be experiencing:

- addiction recovery
- chronic health conditions
- homelessness
- mental health challenges

These individuals are often **medically vulnerable populations**.

Public health research consistently demonstrates that vulnerable populations experience greater impacts from environmental pollution exposure.

Potential exposure pathways in an industrial area include:

- airborne particulate matter
- industrial chemical vapors
- soil contamination
- accidental chemical releases
- transportation spills involving hazardous materials

Locating recovery housing in such an environment could undermine the very goal of the program: **providing a stable, healthy environment that supports recovery and rehabilitation**.

6. Environmental Justice Considerations

Environmental justice research has documented patterns where vulnerable populations are disproportionately located near:

- industrial facilities
- hazardous waste sites
- high pollution areas

Recovery housing should ideally be located in environments that promote:

- physical safety
- environmental health
- access to services
- long-term stability

Locating housing for vulnerable populations within an industrial park may unintentionally replicate patterns of **environmental inequity**.

7. Risk Management and Municipal Liability

Municipal governments have a duty to exercise reasonable care in planning decisions.

Where foreseeable environmental hazards exist, approving residential development in proximity to industrial operations could expose the municipality to future legal challenges involving:

- environmental exposure claims
- health impacts on residents
- land-use incompatibility disputes

Proper due diligence would typically include:

- environmental risk assessments
 - chemical inventory reviews of nearby facilities
 - air quality analysis
 - groundwater contamination studies
-

8. Relevant Case Law and Legal Precedents

Canadian and international case law demonstrates that environmental contamination affecting residential communities can lead to significant legal and financial consequences for both industrial operators and public authorities responsible for land-use planning decisions.

A notable Canadian example is *Smith v. Inco Ltd.* (2011 ONCA 628). In this case, residents of Port Colborne, Ontario brought a class action lawsuit against a nickel refinery operator after decades of industrial emissions resulted in nickel contamination of residential soil. The litigation involved

claims related to property value loss and environmental contamination in residential areas located near industrial operations. While the Ontario Court of Appeal ultimately overturned the trial court's damages award, the case illustrates the complex legal disputes that can arise when industrial contaminants migrate into residential communities. The case involved extensive expert testimony regarding environmental exposure pathways, soil contamination, and potential health risks associated with long-term industrial emissions.

Another important precedent is *Hollick v. Toronto (City)* (2001 SCC 68), where residents living near the Keele Valley landfill sought to bring a class action against the City of Toronto due to alleged environmental nuisance caused by landfill gas emissions and odours. Although the Supreme Court ultimately denied certification of the class action, the case confirmed that municipal land-use and infrastructure decisions may give rise to litigation when residents experience environmental harm.

Internationally, the well-known Love Canal Environmental Disaster Litigation further illustrates the consequences of locating residential communities near contaminated or hazardous industrial sites. In that situation, residential housing and schools were constructed above buried chemical waste. Subsequent environmental contamination led to widespread health concerns, relocation of residents, extensive litigation, and the eventual creation of the United States Superfund environmental cleanup program.

These examples demonstrate several important legal principles relevant to municipal planning decisions:

- Environmental contamination affecting residential populations can lead to long-term litigation.
- Municipal planning decisions may become subject to legal scrutiny when foreseeable environmental hazards exist.
- Industrial contamination disputes often involve large groups of affected residents, creating the potential for class-action litigation.
- Environmental risk assessments are frequently central to determining whether decision-makers exercised appropriate diligence.

While each situation is unique, these precedents highlight the importance of **carefully evaluating environmental risks before approving residential development in proximity to industrial operations that handle hazardous materials.**

Additional details regarding these cases are provided in **Appendix B.**

9. Industrial Buffer and Land-Use Compatibility Guidelines

Urban planning frameworks in Canada and internationally commonly rely on **industrial buffer zones** to maintain safe separation between residential communities and industrial facilities that may present environmental or safety risks.

Industrial buffer distances are widely used by municipal planners to reduce the potential for exposure to industrial emissions, chemical releases, noise, and heavy transportation activity.

Planning authorities across Canada recognize that certain types of industrial operations require meaningful separation from residential uses in order to protect public health and safety.

For example, the **Ontario Ministry of the Environment’s Land Use Compatibility Guidelines** recommend separation distances between industrial facilities and sensitive land uses such as residential housing. These guidelines identify minimum recommended separation distances that vary depending on the scale and type of industrial operation. Typical planning standards often recommend:

Industrial Category	Typical Separation Distance
Light industrial uses	300 metres
Medium industrial uses	500 metres
Heavy industrial uses	up to 1,000 metres

Metal finishing and plating operations, particularly those involving chromium compounds or other heavy metals, are often considered higher-risk industrial activities due to the presence of hazardous chemicals and potential airborne emissions.

The proposed recovery housing site is located within approximately **800 metres of active industrial operations** within the Vanier Industrial Park. While each jurisdiction applies planning guidelines differently, this proximity falls within the range where many planning authorities would conduct **careful compatibility assessments** to determine whether residential uses are appropriate.

Industrial buffer guidelines exist to reduce the potential for conflicts between industrial activity and residential uses, including:

- chemical exposure risks
- industrial noise and air emissions
- heavy truck traffic and transportation hazards
- accidental releases of hazardous substances

These guidelines do not prohibit development but serve as an important planning tool to help municipalities evaluate whether certain land uses are compatible with nearby industrial operations.

Given the presence of industrial activities in the Vanier Industrial Park and the recent chemical spill involving hexavalent chromium in the same area, it would be prudent for decision-makers to consider whether the proposed site provides an appropriate environmental buffer for residential occupancy.

10. Recommendations

Given the above concerns, the following actions are recommended before proceeding with any rezoning or development approval:

1. Conduct a **full environmental impact assessment** of the proposed site.
 2. Perform **air quality and groundwater testing** within the industrial park area.
 3. Review **hazardous chemical inventories** held by nearby industrial operators.
 4. Evaluate **alternative sites outside industrial zones** that may provide safer residential environments.
 5. Conduct a **public health risk assessment** for potential residents.
 6. Review **industrial land-use compatibility and buffer guidelines** to determine whether the proposed site provides sufficient separation from nearby industrial operations.
-

11. Conclusion

The mission of the John Howard Society of Fredericton is important and deserving of community support. However, individuals seeking recovery deserve to live in environments that promote **health, dignity, and long-term stability**.

The Vanier Industrial Park is an active industrial zone that includes businesses potentially using hazardous substances. Recent chemical spill events illustrate that environmental incidents can occur and may pose risks to nearby populations.

Additionally, legal precedents involving environmental contamination and residential communities demonstrate the importance of carefully evaluating potential risks when considering land-use decisions that place residents near industrial operations.

For these reasons, it is respectfully requested that **Fredericton City Council carefully reconsider the suitability of this location and conduct a comprehensive environmental and public health review prior to approving residential development within this industrial area**.

Respectfully submitted,

Christopher Dedam

Questions Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive

The following questions are respectfully submitted for consideration by Fredericton City Council and relevant planning and environmental authorities regarding the proposed development at Blizzard Drive within the Vanier Industrial Park.

1. Environmental Safety and Risk Assessment

1. Has an **independent environmental risk assessment** been conducted for the proposed site to evaluate the impact of nearby industrial operations on future residents?
 2. Has the City conducted or required any **air quality analysis** to determine whether emissions from nearby industrial facilities could affect residents of the proposed housing development?
 3. Has any **groundwater contamination study** been conducted in the vicinity of the proposed site to determine whether industrial chemicals may be present in soil or groundwater?
 4. Has the City evaluated the potential **exposure pathways for hazardous substances**, including airborne particulate matter, industrial vapours, and contaminated runoff?
 5. Following the recent **hexavalent chromium spill in the Vanier Industrial Park area**, has the City conducted any environmental monitoring to determine whether residual contamination remains in the surrounding area?
 6. Has the City consulted with **New Brunswick Department of Environment and Local Government** regarding potential environmental risks associated with residential development within this industrial zone?
-

2. Industrial Chemical Use and Hazard Inventory

7. Has the City conducted a review of **hazardous chemical inventories** held by nearby industrial businesses within the Vanier Industrial Park?
 8. Are there any facilities within the industrial park that handle or store substances classified as **hazardous materials under Canadian environmental regulations**?
 9. Have emergency response authorities evaluated the **risk of chemical releases, industrial fires, or transportation spills** affecting the proposed residential site?
 10. What is the **emergency evacuation plan** for residents should a hazardous material incident occur within the industrial park?
-

3. Land-Use Compatibility and Planning Guidelines

11. Has the City evaluated the proposed development against **industrial land-use compatibility guidelines**, including recommended buffer distances between industrial facilities and residential uses?
 12. What is the **distance between the proposed housing development and nearby industrial facilities** that store or utilize hazardous chemicals?
 13. Has the City assessed whether the proposed site falls within typical **industrial buffer zones used in Canadian municipal planning frameworks**?
 14. Has a **land-use compatibility assessment** been performed to determine whether residential housing is appropriate within this industrial environment?
-

4. Public Health Considerations

15. Has a **public health impact assessment** been conducted to evaluate potential environmental exposures affecting future residents?
 16. Has the City consulted with **Public Health authorities** regarding the suitability of locating recovery housing within an industrial park?
 17. Given that many residents of recovery housing may have **existing health vulnerabilities**, what measures are being taken to ensure the environmental safety of this location?
-

5. Transportation and Hazardous Material Movement

18. Do any nearby industrial facilities transport **hazardous materials through the Vanier Industrial Park road network**?
 19. Has the City evaluated the risk associated with **transportation spills involving industrial chemicals** along Blizzard Drive or nearby roads?
 20. Are there any **designated hazardous materials transportation routes** passing near the proposed housing development?
-

6. Environmental Justice Considerations

21. Has the City evaluated whether locating recovery housing within an industrial park could raise **environmental justice concerns**, given that vulnerable populations may be disproportionately exposed to environmental hazards?
 22. What steps are being taken to ensure that individuals in recovery are provided with **safe and healthy living environments that support rehabilitation and long-term stability**?
-

7. Alternative Site Evaluation

23. Were **alternative locations outside industrial zones** evaluated before selecting the Blizzard Drive site?
 24. What criteria were used to determine that an **industrial park location** was suitable for residential recovery housing?
 25. Would relocating the development to a **non-industrial area of Fredericton** provide a safer environment for future residents?
-

8. Legal and Liability Considerations

26. Has the City reviewed relevant **case law concerning environmental contamination affecting residential communities**, including cases referenced in Appendix B?
 27. Has the City evaluated whether approving residential housing within an industrial park could expose the municipality to **future legal liability if environmental contamination affects residents**?
-

Closing Question

28. Given the potential environmental risks and the vulnerable population that would reside at the proposed development, what **additional safeguards or environmental studies** will the City require before approving the Municipal Plan Amendment?

Appendix A – Vanier Industrial Park Map



Appendix B

Case Law and Legal Precedents on Residential Development Near Industrial Contamination

1. *Smith v. Inco Ltd.* (2011 ONCA 628)

Background

Residents of Port Colborne, Ontario sued the nickel company Inco after **decades of nickel emissions contaminated residential soil**.

Key issues

- industrial pollution affecting residential areas
- health concerns related to heavy metal exposure
- property value loss due to contamination

Court findings

The Ontario Court of Appeal confirmed that **long-term industrial contamination of residential areas can create legal liability**, even when industrial activity was historically permitted.

Legal significance

This case established that environmental contamination affecting residential communities can trigger **large-scale civil litigation and compensation claims**.

Reference

<https://www.canlii.org/en/on/onca/doc/2011/2011onca628/2011onca628.html>

2. *Hollick v. Toronto (City)* (2001 SCC 68)

Background

Residents living near the **Keele Valley landfill in Toronto** filed a class action lawsuit alleging environmental nuisance caused by landfill gas and pollution.

Key issues

- odours and emissions affecting nearby residents
- municipal responsibility for environmental impacts
- suitability of residential development near waste facilities

Court ruling

The Supreme Court recognized that environmental nuisances created by municipal infrastructure can form the basis for **class action litigation against municipalities**.

Legal significance

Municipal decisions about land use can expose cities to **significant legal liability if environmental harms affect nearby residents.**

Reference

<https://www.canlii.org/en/ca/scc/doc/2001/2001scc68/2001scc68.html>

3. Anderson v. Amoco Canada Oil & Gas (2004 ABCA)

Background

Landowners sued oil and gas companies after industrial operations contaminated groundwater and surrounding land.

Key issues

- industrial contamination affecting nearby residential properties
- environmental negligence
- duty to prevent environmental harm

Legal significance

This case reinforced that **industrial contamination affecting nearby residential areas can result in significant legal liability.**

Reference

<https://www.canlii.org/en/ab/abca/doc/2004/2004abca179/2004abca179.html>

4. Love Canal Litigation

Background

In the 1970s, homes and schools were built on top of a buried chemical waste dump in Niagara Falls, New York.

Outcome

Residents developed severe health problems including cancer and birth defects.

The litigation led to:

- massive relocation of residents
- billions in cleanup costs
- the creation of the U.S. **Superfund environmental law**

Legal significance

This case is one of the most famous examples of the **catastrophic consequences of placing residential communities near toxic industrial contamination**.

Reference

<https://www.epa.gov/love-canal>

5. Walker v. York Finch General Hospital

This case reinforced the concept of **duty of care** in Canadian tort law.

Key principle

Public institutions and organizations must take **reasonable steps to prevent foreseeable harm to individuals**.

Legal significance

If environmental hazards are **reasonably foreseeable**, decision-makers may have a legal obligation to consider those risks before approving development.

Reference

<https://www.canlii.org>

References

1. OSHA. *Health Effects of Hexavalent Chromium.*
2. National Institute of Environmental Health Sciences. *Health Effects of Hexavalent Chromium.*
3. International Agency for Research on Cancer (IARC). *Chromium(VI) compounds carcinogenic to humans.*
4. EPA Integrated Risk Information System. *Chromium (VI) carcinogenic risk assessment.*
5. CAREX Canada. *Chromium (VI) environmental exposure profile.*
6. Sharma, P. (2022). *Health hazards of hexavalent chromium.* Environmental Toxicology Review.
7. Government of New Brunswick. *Clean Environment Act.*
8. Canadian Zoning and Land-Use Principles. *Purpose of zoning bylaws in protecting public health and ensuring compatible land uses.*

From: [Mayor's Office](#)
To: [REDACTED] [CITY CLERK'S OFFICE](#); [Mayor's Office](#); [Pike, Jocelyn](#); [Breen, Ruth](#); [Darrah, Kevin](#); [Ericson, Gregory](#); [Grandy, Bruce](#); [Hicks, Steven](#); [LeBlanc, Cassandra](#); [LeJeune, Jason](#); [Megarity, Eric](#); [Peters, Mark](#); [Sheppard, Margo](#); [Susan.Holt@gnb.ca](#); [David.Coon@gnb.ca](#); [Luke.Randall@gnb.ca](#); [Ryan.Cullins@legnb.ca](#)
Cc: [PLANNING AND DEVELOPMENT](#)
Subject: RE: proposed rezoning and location for the John Howard Society facility.
Date: Monday, March 16, 2026 4:02:33 PM

Good afternoon

Thank you for your email. Please accept this as acknowledgement of receipt.

I have cc'd in my response planning & development for their review.

Regards,

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: Nataly Viktorova [REDACTED]
Sent: March 11, 2026 3:58 PM
To: CITY CLERK'S OFFICE <cityclerk@fredericton.ca>; Mayor's Office <mayor@fredericton.ca>; Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <Margo.Sheppard@fredericton.ca>; Susan.Holt@gnb.ca; David.Coon@gnb.ca; Luke.Randall@gnb.ca; Ryan.Cullins@legnb.ca
Subject: proposed rezoning and location for the John Howard Society facility.

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 Neighbors,

The John Howard Society does important work supporting adults, youth, and families involved with, or at risk of involvement with, the criminal justice system. Their programs help with reintegration,

homelessness, mental health challenges, and substance use. We all want the best for them.

At the same time, as residents of our neighborhood, it's important to consider the practical impacts of a new residence. With limited public spaces nearby, where would residents spend their time when out for a walk? Would they use our subdivision streets, parks, or trails?

We are looking to gather your thoughts and feelings on this matter so that we can have a constructive discussion about how to balance the needs of the community with the support the Society provides.

Thank you for sharing your input.

Sincerely,
Natalia Viktorova
Viacheslav Viktorov
Vitalina Viktorova

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School
Date: Tuesday, March 17, 2026 11:21:13 PM
Attachments: [Letter to Planning & Development - Core Dance Collective.pdf](#)

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

Good evening,

We hope this message finds you well.

We are sharing an attached letter that outlines our thoughts on the proposed development in the Vanier Industrial Park. We really appreciate you taking the time to read this letter.

Thank you for your service to the community,

Laurel Williams, Erin McCrea & Aaliyah Hayes

March 17, 2026

Planning & Development
397 Queen Street, Fredericton, NB, Canada E3B 1B5

Re: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School

To whom it may concern,

We are writing to express **strong concern** about the proposed development of a John Howard Society building immediately adjacent to our newly purchased property and building that will house a dance school serving more than **550 young children and youth** in our community.

We fully recognize and respect the key role the John Howard Society plays in supporting individuals through rehabilitation, reintegration, and community programming. These services are essential, and we appreciate the positive impact they can have; however, the **placement** of this facility beside a location that will see a high daily volume of young children raises several concerns. This potential development poses significant issues, perceived and real, for child safety, land-use compatibility, and the economic viability of a local business.

Significant Investment Is at Risk

In 2022, as three young entrepreneurs, we opened Core Dance Collective. Since then, the business has grown annually. We employ **13** staff teaching more than **550** young dancers. In 2024, Core was the proud recipient of the Fredericton Chamber of Commerce's New Business Excellence Award.

Last year, we evaluated our growth trajectory and financial risks and decided in August 2025 to expand from two rented spaces to owning our own studio. In October 2025, we purchased a building costing us about **\$700,000**, and began extensive renovations, investing almost **\$100,000** to date to ensure we meet zoning requirements and create a safe, welcoming, and functional space for children. These renovations are already well underway in anticipation of the studio's May 2026 opening. **This building would not have been bought or renovated** had we known that an incompatible neighbour was being considered for the adjacent property. **This potential development has placed our business growth and substantial financial investment at risk.**

Child Safety and Parental Concerns

Employees and parents are expressing **significant anxiety** about the prospect of a high-support adult service facility operating next to a business that hosts hundreds of children daily, including toddlers, school-aged children, and teens. The school runs summer day camps, PD day camps, and daytime, evening and weekend classes year-round.

Regardless of the important role the John Howard Society plays, the **proximity** to a high-traffic children’s facility raises legitimate safety, comfort, and perception issues for families. These concerns will affect school enrolment, reputation, and business confidence. The potential impact on the school’s health and future growth would be serious and immediate.

Incompatible Land Use

A facility serving vulnerable adults, many of whom may be attending mandatory or court-related programming, shares few operational commonalities with a children-focused business that sees hundreds of minors entering and exiting the premises every day. Even the John Howard Society recognizes that their plans for recovery-based housing should not be near schools. In a statement released on February 20th, the John Howard Society says **“As part of responsible planning, the John Howard Society is seeking a location away from schools and traditional residential neighbourhoods.”**

Given our concerns, we respectfully ask that alternative sites be considered that would better meet the needs of the John Howard Society without compromising the safety and viability of our dance school. Core is a wonderful community asset, engaging hundreds of families, employing local staff, and bringing positive activity to the area. Its future should not be jeopardized by a development that appears incompatible in both purpose and proximity. We ask Council to take these concerns seriously and to ensure that decisions made reflect the safety of children, the fairness owed to local business owners, and the broader interests of the community. Ideally, development plans should support **both** vulnerable adults **and** the perceived and real safety and wellbeing of local children.

Thank you for your immediate attention to this matter. We are happy to meet with you to discuss this in more detail. We would appreciate receiving updates related to this proposed development.

Sincerely,

Laurel Williams, Erin McCrea & Aaliyah Hayes

From: [Mayor's Office](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Fw: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School
Date: Wednesday, March 18, 2026 5:03:58 AM
Attachments: [Letter to Mayor Kate Rogers - Core Dance Collective.pdf](#)

Get [Outlook for iOS](#)

From: Core Dance Collective [REDACTED]
Sent: Tuesday, March 17, 2026 11:20 PM
To: Mayor's Office <mayor@fredericton.ca>
Subject: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School

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 Mayor Kate,

We hope this message finds you well.

We are sharing an attached letter that outlines our thoughts on the proposed development in the Vanier Industrial Park. We really appreciate you taking the time to read this letter.

Thank you for your service to the community,

Laurel Williams, Erin McCrea & Aaliyah Hayes

March 17, 2026

Mayor and Members of City Council
397 Queen Street, Fredericton, NB, Canada E3B 1B5

Re: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School

Dear Mayor Kate Rogers,

We are writing to express **strong concern** about the proposed development of a John Howard Society building immediately adjacent to our newly purchased property and building that will house a dance school serving more than **550 young children and youth** in our community.

We fully recognize and respect the key role the John Howard Society plays in supporting individuals through rehabilitation, reintegration, and community programming. These services are essential, and we appreciate the positive impact they can have; however, the **placement** of this facility beside a location that will see a high daily volume of young children raises several concerns. This potential development poses significant issues, perceived and real, for child safety, land-use compatibility, and the economic viability of a local business.

Significant Investment Is at Risk

In 2022, as three young entrepreneurs, we opened Core Dance Collective. Since then, the business has grown annually. We employ **13** staff teaching more than **550** young dancers. In 2024, Core was the proud recipient of the Fredericton Chamber of Commerce's New Business Excellence Award.

Last year, we evaluated our growth trajectory and financial risks and decided in August 2025 to expand from two rented spaces to owning our own studio. In October 2025, we purchased a building costing us about **\$700,000**, and began extensive renovations, investing almost **\$100,000** to date to ensure we meet zoning requirements and create a safe, welcoming, and functional space for children. These renovations are already well underway in anticipation of the studio's May 2026 opening. **This building would not have been bought or renovated** had we known that an incompatible neighbour was being considered for the adjacent property. **This potential development has placed our business growth and substantial financial investment at risk.**

Child Safety and Parental Concerns

Employees and parents are expressing **significant anxiety** about the prospect of a high-support adult service facility operating next to a business that hosts hundreds of children daily, including toddlers, school-aged children, and teens. The school runs summer day camps, PD day camps, and daytime, evening and weekend classes year-round.

Regardless of the important role the John Howard Society plays, the **proximity** to a high-traffic children's facility raises legitimate safety, comfort, and perception issues for families. These concerns will affect school enrolment, reputation, and business confidence. The potential impact on the school's health and future growth would be serious and immediate.

Incompatible Land Use

A facility serving vulnerable adults, many of whom may be attending mandatory or court-related programming, shares few operational commonalities with a children-focused business that sees hundreds of minors entering and exiting the premises every day. Even the John Howard Society recognizes that their plans for recovery-based housing should not be near schools. In a statement released on February 20th, the John Howard Society says **“As part of responsible planning, the John Howard Society is seeking a location away from schools and traditional residential neighbourhoods.”**

Given our concerns, we respectfully ask that alternative sites be considered that would better meet the needs of the John Howard Society without compromising the safety and viability of our dance school. Core is a wonderful community asset, engaging hundreds of families, employing local staff, and bringing positive activity to the area. Its future should not be jeopardized by a development that appears incompatible in both purpose and proximity. We ask Council to take these concerns seriously and to ensure that decisions made reflect the safety of children, the fairness owed to local business owners, and the broader interests of the community. Ideally, development plans should support **both** vulnerable adults **and** the perceived and real safety and wellbeing of local children.

Thank you for your immediate attention to this matter. We are happy to meet with you to discuss this in more detail. We would appreciate receiving updates related to this proposed development.

Sincerely,

Laurel Williams, Erin McCrea & Aaliyah Hayes