Fredericton

AGENDA
PLANNING ADVISORY COMMITTEE

Date: **Wednesday, October 21, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

---

1. APPROVAL OF MINUTES

Regular Meeting – September 16, 2026

2. ZONING APPLICATIONS

2.1 12 Neighbours Community Inc. - 269 Two Nations Crossing

Amend terms and conditions and enter into a new development agreement associated with By-law No Z-5.241. Terms and conditions and development agreement amended to:

- permit a maximum 112 micro-homes;
- permit assisted living for no more than 30 persons;
- add a new site plan to include the assisted living use; and
- add building design drawings for the assisted living use.

2.2 Harvona Contracting Inc. - 140 – 146 Wallace Avenue

- Rezoning from Residential Zone One (R-1) to Residential Zone Five (R-5) to construct a 6-unit townhouse building.

3. SUBDIVISION APPLICATIONS

3.1 Chris Thomas - 447 – 449 Northumberland Street

- The applicant is proposing to subdivide the existing lot at 447-449 Northumberland Street to allow for the construction of single detached dwelling with an accessory apartment on a new lot.
- The new lot will require: a 102.1m^2 minimum lot area variance and a lot depth variance of 14.8m
- The proposed single detached dwelling with an accessory apartment will require: a rear setback variance of 1.71m and .18.7m^2 floor area variance for the accessory apartment
- The remnant lot will require a 493m^2 lot area variance

4. VARIANCE APPLICATIONS

5. OLD BUSINESS

5.1 Trent Hill - New Street Name – Liberation Row, Killarney Road, NB

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for September 2026

8. ADJOURNMENT

Fredericton

ORDRE DU JOUR
COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 21 octobre 2026, 19 h 00**

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

---

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 16 septembre 2026

2. DEMANDES DE ZONAGE

2.1 12 Neighbours Community Inc. - 269, passage Two Nations

Modifier les conditions et conclure une nouvelle entente d'aménagement liées à l'arrêté n° Z-5.241. Les modifications apportées aux conditions et à l'entente d'aménagement visent à :

- autoriser un maximum de 112 micromaisons;
- permettre l'hébergement d'au plus 30 personnes dans des logements avec services d'assistance;
- ajouter un nouveau plan d'implantation tenant compte de ces logements;
- ajouter les plans architecturaux des bâtiments destinés à ces logements.

2.2 Harvona Contracting Inc. - 140 – 146, avenue Wallace

- Rezonage de zone résidentielle 1 (R-1) à zone résidentielle 5 (R-5) afin de construire une habitation en rangée de six logements.

3. DEMANDE DE LOTISSEMENT

3.1 Chris Thomas - 447 – 449, rue Northumberland

- Le demandeur propose de lotir le terrain situé aux 447 et 449, rue Northumberland, afin de construire une habitation unifamiliale isolée comprenant un appartement accessoire sur le nouveau lot.
- Le nouveau lot nécessitera une dérogation de 102,1 m² à l'exigence relative à sa superficie minimale et une dérogation de 14,8 m à l'exigence relative à sa profondeur.
- Le bâtiment projeté nécessitera une dérogation de 1,71 m à l'exigence relative à la marge de retrait arrière et une dérogation de 18,7 m² à l'exigence relative à la superficie de plancher de l'appartement accessoire.
- Le lot résiduel nécessitera une dérogation de 493 m² à l'exigence relative à sa superficie.

4. DEMANDE DE DÉROGATION

5. AFFAIRE COURANTE

5.1 Trent Hill - Nom de rue proposé – Rue Liberation, chemin Killarney, N.-B.

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois de septembre 2026

8. LEVÉE DE LA SÉANCE

MINUTES OF A

PLANNING ADVISORY COMMITTEE

Date:	Wednesday, September 16, 2026, 7:00 p.m.
Location:	Council Chamber and Via Web Conferencing

Members:	Rodney Blanchard - Chair Neill McKay - Vice-Chair Councillor Greg Ericson Councillor Jocelyn Pike Councillor Blair Sullivan Anna Patterson Scott McConaghy Oliver Dueck
Staff:	Fredrick VanRooyen Connor Adsett Mei Jiang Dave Giddings Wade Beers Shasta Stairs Dane Frenette Matthew Killam Felix McCarthy Elizabeth Murray

---

APPROVAL OF MINUTES

Regular Meeting – August 19, 2026

Moved by: Anna Patterson
Seconded by: Councillor Jocelyn Pike

That the minutes of the regular meeting of the Planning Advisory Committee of August 19, 2026, be approved.

CARRIED

ZONING APPLICATIONS

SUBDIVISION APPLICATIONS

VARIANCE APPLICATIONS

InstallMasters Corporation c/o Arash Saeedi - 783-785 Hillcrest Drive

- The applicant is proposing to construct a semi-detached dwelling with divided ownership on a lot at 783-785 Hillcrest
- While 783 would conform with all applicable standards 785 requires a 2.3m lot frontage variance

Public Hearing

- The applicant Arash Saeedi, on behalf of InstallMasters Corporation, was available to respond to questions.

Moved by: Scott McConaghy
Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on September 16, 2026, the application submitted by InstallMasters Corporation on property located at 783 – 785 Hillcrest Drive for a 2.3 metre lot frontage variance to permit a semi-detached dwelling with divided ownership, be approved subject to terms and conditions.

CARRIED

Fox Hill Financial Corp c/o Nick McCullum - 148 Clark Street

- 4.46 metre lot frontage variance;
- 3.72% landscaped area variance;
- 1 metre variance to permit parking within 6 metres of a property line abutting a public street; and,
- 2 metre variance to the screening of a parking lot abutting a residential zone,

To permit an 18-unit three storey apartment building.

Public Hearing

- The applicant Nick McCullum, on behalf of Fox Hill Financial Corp, was available to respond to questions.

Moved by: Councillor Blair Sullivan
Seconded by: Anna Patterson

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on September 16, 2026, the application submitted by Fox Hill Financial Corp for the following:

- **4.46m lot frontage variance;**
- **3.72 % landscaped area variance;**
- **1m variance to permit parking within 6m of a property line abutting a public street; and,**
- **2m variance to the screening of a parking lot abutting a residential zone,**

to permit an 18-unit three storey apartment building on property located at 148 Clark Street, be approved subject to terms and conditions.

CARRIED

OLD BUSINESS

NEW BUSINESS

Trent Hill - New Street Name – Liberation Row, Killarney Road, NB

The Planning Advisory Committee, at its meeting held on September 16, 2026, concerns were raised about the proposed name and requested review by the City's Office of Inclusion before approval.

Moved by: Councillor Jocelyn Pike
Seconded by: Councillor Blair Sullivan

BE IT RESOLVED THAT the Planning Advisory Committee, at its meeting held on September 16, 2026, consideration was made to defer the application to name "Liberation Row" as the new street connecting Freedom Street and Declaration Drive, as part of the Liberty Estates Subdivision, until the Committee's regular meeting on October 21, 2026.

CARRIED

BUILDING PERMITS

To receive building permits for August 2026

Moved by: Anna Patterson
Seconded by: Scott McConaghy

That the building permits for the month of August 2026 be received.

CARRIED

ADJOURNMENT

Moved by: Anna Patterson
Seconded by: Councillor Jocelyn Pike

That the meeting of the PAC be adjourned at 7:19 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

PROCÈS-VERBAL D'UNE RÉUNION DU

COMITÉ CONSULTATIF SUR L'URBANISME

Date : Mercredi 16 septembre 2026, à 19 h
Lieu: Salle du conseil et par vidéoconférence

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Greg Ericson, conseiller municipal
Jocelyn Pike, conseillère municipale
Blair Sullivan, conseiller municipal
Anna Patterson
Scott McConaghy
Oliver Dueck

Members du personnel : Fredrick VanRooyen
Connor Adsett
Mei Jiang
Dave Giddings
Wade Beers
Shasta Stairs
Dane Frenette
Matthew Killam
Felix McCarthy
Elizabeth Murray

APPROVAL OF MINUTES

APPROBATION DU PROCÈS-VERBAL

Réunion ordinaire – 19 août 2026

Proposé par : Anna Patterson

Appuyé par : Jocelyn Pike

Il EST RÉSOLU QUE le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme du 19 août 2026 soit approuvé.

ADOPTÉ

DEMANDES DE ZONAGE

DEMANDES DE LOTISSEMENT

DEMANDES DE DÉROGATION

InstallMasters Corporation, a/s d'Arash Saeedi – 783-785, promenade Hillcrest

- Le demandeur propose de construire une habitation jumelée en propriété divisée sur le lot situé au 783-785, promenade Hillcrest.
- Le 783 serait conforme à toutes les normes applicables, tandis que le 785 nécessite une dérogation de 2,3 m à la façade du lot.

Audience publique

- Le demandeur, Arash Saeedi, représentant InstallMasters Corporation, est présent pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Jocelyn Pike

Il EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 16 septembre 2026, la demande présentée par InstallMasters Corporation concernant la propriété située au 783-785, promenade Hillcrest, visant une dérogation de 2,3 mètres à la façade du lot afin de permettre la construction d'une habitation jumelée en propriété divisée, soit approuvée sous réserve de certaines modalités et conditions.

ADOPTÉ

Fox Hill Financial Corp., a/s de Nick McCullum – 148, rue Clark

- dérogation de 4,46 m à la façade du lot;
- dérogation de 3,72 % à l'aire paysagée;
- dérogation de 1 m afin de permettre le stationnement à moins de 6 m d'une limite de propriété donnant sur une rue publique;
- dérogation de 2 m à l'exigence relative à l'écran visuel d'un terrain de stationnement adjacent à une zone résidentielle;

afin de permettre la construction d'un immeuble d'appartements de trois étages comptant 18 logements.

Audience publique

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

Proposé par : Blair Sullivan

Appuyé par : Anna Patterson

Il EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 16 septembre 2026, la demande présentée par Fox Hill Financial Corp. visant les dérogations suivantes :

- **dérogation de 4,46 m à la façade du lot;**
- **dérogation de 3,72 % à l'aire paysagée;**
- **dérogation de 1 m afin de permettre le stationnement à moins de 6 m d'une limite de propriété donnant sur une rue publique;**
- **dérogation de 2 m à l'exigence relative à l'écran visuel d'un terrain de stationnement adjacent à une zone résidentielle;**

afin de permettre la construction d'un immeuble d'appartements de trois étages comptant 18 logements sur la propriété située au 148, rue Clark, soit approuvée sous réserve de certaines modalités et conditions.

ADOPTÉ

AFFAIRES EN COURS

AFFAIRES NOUVELLES

Trent Hill – Nouveau nom de rue – Allée Liberation, route Killarney (N.-B.)

Lors de la réunion du Comité consultatif sur l'urbanisme tenue le 16 septembre 2026, des préoccupations ont été soulevées au sujet du nom proposé, et le Comité a demandé qu'il soit examiné par le Bureau d'inclusion communautaire de la Ville avant d'être approuvé.

Proposé par : Jocelyn Pike

Appuyé par : Blair Sullivan

Il EST RÉSOLU QUE le Comité consultatif sur l'urbanisme, lors de sa réunion du 16 septembre 2026, reporte à sa réunion ordinaire du 21 octobre 2026 l'examen de la demande visant à donner le nom « allée Liberation » à la nouvelle rue reliant la rue Freedom à la promenade Declaration, dans le cadre du lotissement Liberty Estates.

ADOPTÉ

PERMIS DE CONSTRUIRE

Recevoir les permis de construire du mois d'août 2026

Proposé par : Anna Patterson

Appuyé par : Scott McConaghy

Il EST RÉSOLU QUE les permis de construire du mois d'août 2026 soient reçus.

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Anna Patterson

Appuyé par : Jocelyn Pike

Il EST RÉSOLU QUE la séance du Comité consultatif sur l'urbanisme soit levée à 19 h 19.

ADOPTÉ

Rodney Blanchard, president

Elizabeth Murray, sécrétaire

PLANNING REPORT

Fredericton

PAC – October 21, 2026
File No.: Z-20-26, P.R. No. 67/26

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Amendment to terms and conditions and entering into a new development agreement associated with By-law No. Z-5.241

Property: **269 Two Nations Crossing (PID 01533298)**

OWNER: 12 Neighbours Community Inc. c/o Marcel LeBrun
12 Neighbourly Way (269 Two Nations Crossing)
Fredericton, NB, E3A 0G9

APPLICANT: As above

SITE INFORMATION:

Location: Northside of Two Nations Crossing east of SmartCentres Way

Context: Commercial development to the west and south along Two Nations Crossing, vacant land to the north and east, single detached dwellings and First Nation lands further east

Ward No: 4

Municipal Plan: Commercial Centres and Corridors

Zoning: Comprehensive Development District (CDD) Zone

Existing Land Use: micro-homes and social enterprise centre

Previous Applications: P.R. 67/21

EXECUTIVE SUMMARY:

In 2021, a portion of the subject property was rezoned from Retail Large Format (RLF) to Comprehensive Development District (CDD) Zone to permit a 96-unit micro-home community and social enterprise centre, which includes office space, workshop space, café, retail, and training businesses that provide employment opportunities for residents. For the last five years, the 12 Neighbours community has been rapidly growing and is fully built out. With the current application, 12 Neighbours Community Inc. is proposing two main components: 1) to permit a maximum 112 micro-homes on the property to align with the maximum density based on the current CDD zone standards, and 2) to permit assisted living as a use on the property with a maximum 30 sleeping units. As the approved terms and conditions and development agreement outlined a maximum 96 micro-homes, an amendment is required to permit a maximum 112 micro-homes. Further, as the proposed assisted living use differs from the existing micro-homes and was not a use contemplated under the development agreement, an amendment is also required in that regard.

Staff are of the view that the proposed amendments and modest expansion of the 12 Neighbours Community is reasonable from a land use perspective given the proximity to amenities and services and the provision of affordable and supportive housing, particularly for vulnerable populations within Fredericton. The proposal meets the intent of the Municipal Plan, the Comprehensive Development District (CDD) Zone, and its existing standards. Overall, staff support the application subject to the amended terms and conditions.

APPLICATION:

12 Neighbours Community Inc. has made application at 269 Two Nations Crossing to amend terms and conditions and enter into a new development agreement associated with By-law No. Z-5.241 for the following:

- To permit a maximum 112 micro-homes;
- To permit assisted living with a maximum 30 sleeping units;
- To add a new site plan to include the assisted living use; and,
- To add building design drawings for the assisted living use.

PLANNING COMMENTS:

Background:

- Through the 2021 rezoning approval, 12 Neighbourhood Community Inc. established 96 micro-homes and the social enterprise centre. The existing micro-homes are 10.5ft x 24ft (23m^2) with a covered front porch and include a bathroom, kitchen, living room/bedroom, making them function as independent dwelling units. The social enterprise centre, which is 717m^2, is the focal point and anchor of the community and features office space, workshop space, café, retail, and training businesses that provide employment opportunities for residents. The ground level includes the café and retail space accessible to the public, along with a teaching kitchen, workshop space, and laundry for the residents. The second level features the main administrative office, training and support space.

- The overall site includes two access points from SmartCentres Way, the first leading to a larger parking area (73 vehicle parking spaces) around the social enterprise centre, and the second leading to a smaller parking area (16 vehicle parking spaces) and community garden further north into the community. Beyond the social enterprise centre, there is the main private road (Neighbourly Way) through the community, with one block of 6 homes on each side, resulting in mini communities of "12 Neighbours" each. Staff would note that access to the residential portion of the development includes perimeter fencing and gated access for security. The overall development includes a total of 89 vehicle parking spaces, 20 bicycle parking spaces along with individual bicycle parking at each micro-home. The subject property is also in close proximity to public transit, with the 14N/15S bus stop right in front of the property along Two Nations Crossing and at the end of the Walmart parking lot to the west.

Proposal:

- The Applicant's proposal includes two main components:

  1) To permit a maximum 112 micro-homes on the property

     - While there are currently 96 micro-homes, the density standard established in the CDD zone and associated development agreement is 25 dwelling units per hectare (minimum 425 square metres per dwelling unit). As outlined in the original approval (P.R. 67/21) based on the land area rezoned to CDD (4.5 hectares), the existing density for the 96 micro-homes is approximately 21 units per hectare (479 square metres per dwelling unit). The original approval recognized that there was excess land zoned CDD and provided flexibility in future phases.

     - Staff would note that the existing approval and development agreement refer to 96 micro-homes. With the land area of 4.5 hectares being zoned CDD and the max density of 25 dwelling units per hectare, the total number of micro-homes permitted based on the density standard is 112 units, which would result in the potential for 16 additional micro-homes in the future. Accordingly, the Applicant is proposing to maximize this density based on the standard, amend the existing approval and development agreement, and formalize the potential for future expansion of the micro-homes up to the 112 units.

  2) To permit assisted living with a maximum 30 sleeping units

     - Towards the rear of the existing 12 Neighbours Community, the Applicant is proposing to include an assisted living development with a maximum 30 sleeping units. As seen on Map II and III, the Applicant would be proposing an initial 15 sleeping unit assisted living facility in a courtyard layout. The Applicant has noted in their application that the request is up to 30 sleeping units, allowing for potential future expansion subject to the development standards.

     - Each resident is assigned a private detached 8ft x 12ft (8.9 square metres) sleeping unit equipped with a bed, table/chair, heating, air conditioning, Wi-Fi, a lockable exterior door, storage shelves, and unrestricted 24/7 access (see Maps IV-VI). Residents would share dedicated washrooms, showers, laundry, amenity space, and kitchen facilities located within the courtyard (see Maps VII-XI). Two support staff would be on duty 24 hours per day, 365 days per year. The Applicant anticipates minimal visitor traffic generated from the proposed development. The proposed courtyard would be located within the existing 12 Neighbours community and would use the existing site access and servicing infrastructure.

     - Staff would make note that based on the proposed courtyard configuration, the proposed use best fits within the definition of assisted living given sleeping units and shared/common spaces, rather than the existing micro-homes which function as stand alone dwelling units with their own bathroom and kitchen facilities. This interpretation of the use being considered assisted living is consistent with other similar facilities in the City.

       - Assisted living is defined under the Zoning By-law as *"a residential establishment for persons who may or may not be fully able to care for themselves, yet do not require 24-hour supervisory, personal or nursing*

care. The use includes shared or common spaces(s) for limited heath care, social or recreational services and may include communal kitchen and dining room facilities and offer limited health, social and recreational services".

- As part of the proposed application, the terms and conditions would also be amended to include the updated site plan and building design drawings for the assisted living use, while recognizing the flexibility the Applicant is requesting with the additional micro-homes and assisted living use with a maximum 30 sleeping units.

- The Applicant has noted that the proposed configuration has been developed to allow 12 Neighbours, in partnership with the Province of New Brunswick Department of Social Development, to respond rapidly and effectively to an immediate supportive housing need in Fredericton. The Applicant has indicated that Social Development intends to fund 24/7 supportive housing services for residents of the proposed development, while the capital construction costs would be funded through a donation from the LeBrun Family Foundation.

- The Applicant has also indicated that the need is particularly significant for the coming winter. The Applicant notes that the proposed assisted living use is a form of supportive housing and not considered a shelter. Each resident would have a private, lockable home available to them 24 hours per day, with no curfew, no requirement to vacate during the day, and no nightly line-up or re-admission process. The model also provides greater privacy, reduced risks associated with congregate living, secure storage of personal belongings, accommodation for pets, and on-site supports.

Municipal Plan:

- The subject property is designated Commercial Centres and Corridors within the Municipal Plan. As areas within the Commercial Centres and Corridors designation continue to grow and evolve over time, more attention will be given to transit, active transportation, and the pedestrian realm. The proposal recognizes this evolution and has established a mixed-use development that capitalizes on proximity to commercial amenities and public transit.

- The Commercial Centres and Corridors designation encourages new compatible uses and built forms that contribute positively to the public realm. The proposal has established a pedestrian-oriented community that is anchored by a main commercial building. In staff's opinion the proposed development would be considered compatible with the abutting SmartCentres development and promotes a more complete community.

- The proposal supports the Municipal Plan's objectives for affordable and supportive housing, including:

  - *Section 3.1.1(5): develop and maintain relationships with other levels of government, community organizations, the private sector, and others to building community capacity in support of:*
    - *i. Quality communal housing that positively contributes to the visual character of the neighbourhood, which may include assisted living, cluster housing, and housing for older adults; and,*

- *ii. Housing for vulnerable populations, including emergency shelters, transitional housing and group homes.*

- *Section 3.1.2(1): Develop zoning by-law regulations that would allow for the appropriate and compatible integration of innovative housing forms, such as micro-homes, cohousing, small lot developments and cluster housing.*

- *Section 3.1.2(2): Work with the private sector and not-for-profit organizations to support the provision of adequate supply of affordable housing, recognizing that the provincial government is still responsible for the delivery and financing of affordable housing.*

- *Section 3.1.2(4): Implement zoning and other applicable regulatory measures to encourage affordable housing, including for the creation of smaller units and higher density developments.*

With the proposed amendments to expand the number of micro-homes on the subject property and introduce assisted living, staff are of the view that the amendment meets the intent of the Municipal Plan by:

- Creating innovative housing forms that contribute to the supply of affordable housing;
- Building capacity for assisted living and supportive housing options; and,
- Providing housing for vulnerable populations.

Comprehensive Development District (CDD) Zone:

- The Comprehensive Development District (CDD) Zone accommodates development that due to its unique characteristics, innovation or unusual site characteristics requires specific regulations not available in other zones. The micro-home community and social enterprise centre were unique and better addressed within the CDD zone.

- The CDD Zone outlines that the following uses may be permitted subject to a Development Agreement approved by Council pursuant to Section 59 of the *Community Planning Act*: (i) multi-residential; (ii) commercial; (iii) institutional; and,(iv) mixed use. Staff would note that these provide the high-level uses that can be considered within the CDD zone, but the Development Agreement establishes the specific permitted uses based on the proposal. The existing approval outlines the overall development as mixed-use with the micro-homes as multi-residential, and social enterprise centre as commercial/institutional. With the current proposal, the proposed courtyard facility is considered an assisted living use under the Zoning By-law and was not part of the approved land uses under the Development Agreement, and so an amendment to the agreement is required. Staff would consider the assisted living use to fall under institutional and an appropriate land use within the CDD zone.

- The CDD zone then outlines that all uses shall comply with standards established in terms and conditions set out in accordance with the amending By-law and Section 59 Development Agreement approved by Council. The existing standards include the following:

Existing Standards	**Comprehensive Development District**
Building Height (max)	i) Micro homes: 4.8 metres measured from grade to the highest point of any portion of the roof, and 3 metres measured from the finished floor to the required eave line ii) Social Enterprise Centre: 9 metres
Building Setbacks (min) Front property line Side property line Rear property line	 6 metres 3 metres 6 metres
Density (max, lot area per dwelling unit)	25 dwelling units per hectare (Min 425 sq.m. per dwelling unit)
Dwelling unit floor area (min)	23 square metres
Parking (min)	i) Micro-homes: 0.34 spaces/unit ii) Social Enterprise Centre: 3.5 spaces/100 square metres NFA
Bicycle Parking (min)	i) Micro-homes: 1 space/unit ii) Social Enterprise Centre: 1 space/100 square metres NFA
No. of buildings	Allows more than 1 main building on a lot

With the introduction of the assisted living use, staff would be recommending that the standards for the overall development be amended to reflect the current proposal.

Proposed Standards	**Comprehensive Development District**
Building Height (max)	i) Micro homes: 4.9 metres measured from grade to the highest point of any portion of the roof, and 3 metres measured from the finished floor to the required eave line ii) Social Enterprise Centre: 9 metres **iii) Assisted Living: 4.9 metres measured from grade to the highest point of any portion of the roof, and 3 metres measured from the finished floor to the required eave line**
Building Setbacks (min) Front property line Side property line	 6 metres 3 metres

Rear property line	6 metres
Micro-Home Density **(max)**	**Maximum 112 micro-homes**
Micro-Home unit floor area (min)	23 square metres
Assisted Living Density (max)	**i) Maximum 30 sleeping units** **ii) Maximum 1 person/sleeping unit**
Vehicle Parking (min)	i) Micro-homes: 0.34 spaces/unit ii) Social Enterprise Centre: 3.5 spaces/100 square metres NFA **iii) Assisted Living : 2 spaces/15 sleeping units**
Bicycle Parking (min)	i) Micro-homes: 1 space/unit ii) Social Enterprise Centre: 1 space/100 square metres NFA
No. of buildings	Allows more than 1 main building on a lot
Signage	**i) Subject to the permitted signage in the RLF zone;** **ii) Signage only permitted where related to businesses within the social enterprise centre;** **iii) Maximum sign height for freestanding or directory signs: 6 metres above grade; and,** **iv) Signage to the satisfaction of the Development Officer.**

- The proposed amendments to the standards are bolded in the above table and in summary look to achieve the following:

    - Introduction of building height standards for assisted living, providing the same standard as micro-homes;
    - Clarity on the maximum number of micro-homes;
    - Clarity that the unit floor area minimum is specific to micro-homes;
    - Introduction of assisted living density standard with a maximum 30 sleeping units and maximum 1 person/sleeping unit, to establish the occupancy for each sleeping unit;
    - Introduction of assisted living vehicle parking rate of 2 spaces/15 sleeping units to provide 2 vehicle spaces for the two support staff on site; and,
    - Introduction of signage standards, which were not included in the existing standards, but provide clarity for signage related to the businesses in the social enterprise centre moving forward.

- Staff would note that the future expansion of micro-homes and any future phases of the assisted living beyond the initial 15 sleeping units, to the maximum 30 sleeping units, would be subject to these standards. The building setback standards would apply to all uses on the subject property, while the other standards provide more specificity depending on use. Based on the building elevations provided, the assisted living use is within the maximum, but establishing the standard ensures that a reasonable building height is

maintained moving forward. With respect to parking, establishing the assisted living parking rate of 2 spaces/15 sleeping units ensures that there is sufficient parking for support staff on site. The existing 89 vehicle parking spaces would be able to accommodate the parking requirement at full build out:

  - Vehicle parking required at potential full build out:
    - Social Enterprise Centre: 717m^2 x 3.5 spaces/100m^2 = 26 spaces
    - Micro-Homes : 112 units x 0.34 spaces/unit = 39 spaces
    - Assisted Living : 30 sleeping units x 2 spaces/15 sleeping units = 4 spaces
    - Total Required: 69 spaces, Total Currently Provided: 89 spaces

- As part of this proposed application, the existing Development Agreement between the Applicant and the City would need to be amended to reflect the proposed new standards and new use of assisted living.

Community Safety Lens:

- Municipalities are under pressure to respond to the impacts related to the rise in chronic homelessness, mental health issues and substance use disorders, coupled with gaps in primary healthcare, mental health services, addictions treatment and housing supports. In 2024, the City established a Community Safety Task Force to bring together a variety of relevant stakeholders to provide recommendations to City Council on actions that all orders of government can take to improve community safety. The Community Safety Task Force Report (2025) outlines a number of relevant recommendations to this application that would be primarily led by Social Development and supported by Housing New Brunswick, the City of Fredericton, and other service providers:

  - #39. Facilitate the building of 200 ultra-low-barrier transitional housing units;
  - #40. Create temporary bridge housing to avoid discharging patients into homelessness;
  - #41. Provide funding for the 12 Neighbours Courtyard Concept;
  - #42. Develop an achievable plan to increase supply across all housing types, including supportive options; and,
  - #46. Implement a safety lens on development and zoning applications.

- With recommendation #46 seeking to implement a safety lens on development and zoning applications, staff have consulted with the Integrated Community Services and Operational Support Services within the Fredericton Police Force. From a community safety and policing perspective, they have no significant concerns with the proposed increase in micro-homes or the addition of assisted living accommodations, provided appropriate supports, site management, and community partnerships remain in place. Overall, Integrated Community Services does not identify any community safety concerns that would prevent the proposed amendments from proceeding. Continued use of Crime Prevention Through Environmental Design (CPTED) principles, effective site management, and access to support services will help maintain a safe and healthy living environment.

- Staff would add that since the original 12 Neighbours community concept, the Applicant has made continual site management adjustments to address potential concerns. Notably, the site now includes perimeter fencing along with secure gates at both entrances to the residential portion. These existing access measures would remain in place as part of this proposal.

Analysis:

- As part of the original 2021 approval, Council already considered the existing CDD zone, micro-homes, and social enterprise appropriate for the subject property. From a land use perspective, the primary consideration with this application is whether the proposed intensification of the site, both in terms of the number of micro-homes and introduction of assisted living with a maximum of 30 sleeping units is appropriate.

- First and foremost, staff would emphasize the site's proximity to amenities and services with surrounding grocery, pharmacy, and public transit services. Additionally, the 12 Neighbours community has been able to provide on-site services and supports for residents, a critical component beyond simple housing. With the proposed assisted living use, the Applicant has indicated support staff on site 24/7 for those residents and supportive housing services from Social Development. Staff are of the view that the proposed intensification is appropriate given the amenities, services, and supports available to residents.

- From a land use compatibility perspective, the subject site is in a commercial setting, which provides the proximity to amenities and public transit, and also results in less land use conflicts when compared to similar uses being within a neighbourhood setting.

- This proposal would permit up to an additional 16 micro-homes. Staff feel that relative to the overall scale of the existing community, this represents a minor increase. Staff would also emphasize that the existing approval anticipated future flexibility and more micro-homes based on the density standard established. The amendment simply looks to formalize that original intent.

- With respect to the proposed assisted living use, the courtyard layout provides a more separate and concentrated facility relative to the existing 12 Neighbours community. Staff would highlight the importance of site management and access to support services. Navigating the integration of the assisted living use within the existing 12 Neighbours community will be important for both the Applicant and Social Development. The initial phase of assisted living with 15 sleeping units, as shown on Map II, will provide an opportunity for the Applicant and Social Development to determine necessary site management adjustments to provide a more integrated development.

- On balance, staff would underline the Municipal Plan policies and importance of providing affordable and supportive housing options, particularly for vulnerable populations. The 12 Neighbours Community has demonstrated their ability to provide critical housing options and establish a community that connects residents to both housing and support services.

Engineering & Operations:

Traffic/Access

- Transportation staff have reviewed the proposal and have no concerns regarding the development. Carrying forward the expectation of a small percentage of residents (<20%) having vehicles, the impact on the existing traffic of Two Nations Crossing would be negligible.

Municipal Services

- The Applicant has indicated that they would use the existing private water and sanitary infrastructure already installed in this portion of the property. The Applicant's consultant has reviewed the proposed servicing arrangement and confirmed adequate capacity for the proposal. The Applicant will be responsible for the cost of design and construction of infrastructure being extended in accordance with municipal specifications.

Stormwater Management

- There is an existing stormwater management plan (SWMP) for the existing development. This includes a storm attenuation pond adjacent to Two Nations Crossing. With this proposal, the Applicant's consultant will be required to review the existing SWMP and address any capacity concerns.

- Staff would note that there are several existing engineering related terms and conditions that would remain in place and relevant to this proposal, including:

    - requirements for servicing, lot grading, stormwater management plans;
    - record drawings following construction;
    - access being limited to the built portion of Smart Centres Way only; and,
    - all municipal services and lanes in the development being private, with operation and maintenance being the responsibility of the Applicant.

- Should this application be approved, Engineering & Operations will meet the Applicant and/or their consultant to review access, lot grading, sanitary servicing, water servicing, and stormwater management to ensure that there are no issues as design progresses.

RECOMMENDATION:

It is recommended that the application submitted by 12 Neighbours Community Inc. at 269 Two Nations Crossing to amend previously approved terms and conditions of By-law No. Z-5.241, which reads as follows:

a) The site be developed generally in accordance with Maps II and III attached to P.R. 67/21 to the satisfaction of the Development Officer;

b) The Applicant agrees to enter into a Section 59 Development Agreement with the City, prepared in consultation with the City of Fredericton's Director of Planning & Development, to address density, dwelling unit size, parking, building height, landscaping, setbacks and amenity space;

c) Final building design for the micro-homes be generally in accordance with Maps III and IV attached to P.R. 67/21 to the satisfaction of the Development Officer;

d) Final building design for the social enterprise centre be generally in accordance with Maps V and VI attached to P.R. 67/21;

e) A final landscape and parking plan be provided showing tree and shrub planting details, common outdoor amenity areas, parking lot paving/curbing and bicycle parking to the satisfaction of the Development Officer prior to the issuance of a building permit;

f) Servicing, lot grading plan and storm water management plan are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application. Record drawings will be required following construction;

g) Access is limited to the built portion of Smart Centres Way only; and,

h) All municipal services and lanes in the development will be private, with operation and maintenance being the responsibility of the Applicant.

be repealed and replaced with the following terms and conditions:

a) The site be developed generally in accordance with Map II attached to P.R. 67/26, with the future provision for up to 112 micro-homes and assisted living with a maximum 30 sleeping units, to the satisfaction of the Development Officer;

b) Permitted uses within portion of property zoned Comprehensive Development District (CDD) include assisted living, micro-homes, and a social enterprise centre comprised of office space, workshop space, café, retail, and training businesses;

c) The Applicant agrees to enter into a new Section 59 Development Agreement with the City, prepared in consultation with the City of Fredericton's Director of Planning, Development & By-law Enforcement, to address the permitted uses of assisted living, micro-homes, and social enterprise centre comprised of office space, workshop space, café, retail and training businesses, along with associated development standards related to building height, building setbacks, micro-home density, micro-home floor area, assisted living density, vehicle parking, bicycle parking, number of buildings, and signage;

d) Final building design for the micro-homes be generally in accordance with Maps III and IV attached to P.R. 67/21 to the satisfaction of the Development Officer;

e) Final building design and layout for the assisted living use be generally in accordance with Maps III, IV, V, VI, VII, VIII, IX, X, and XI attached to P.R. 67/26 to the satisfaction of the Development Officer;

f) A final landscape and parking plan be provided showing tree and shrub planting details, common outdoor amenity areas, parking lot paving/curbing and bicycle parking to the satisfaction of the Development Officer;

g) Servicing, lot grading plan and stormwater management plans are to be provided to the satisfaction of the Director of Engineering & Operations;

h) All design, construction and inspections to be in accordance with the City's General Specifications for Municipal Services;

i) Record drawings stamped by a Professional Engineer be provided for the existing development and following construction of any new development;

j) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;

k) Primary access is limited to the built portion of SmartCentres Way only to the satisfaction of the Director of Engineering & Operations; and,

l) All municipal services and lanes in the development will be private, with operation and maintenance being the responsibility of the Applicant,

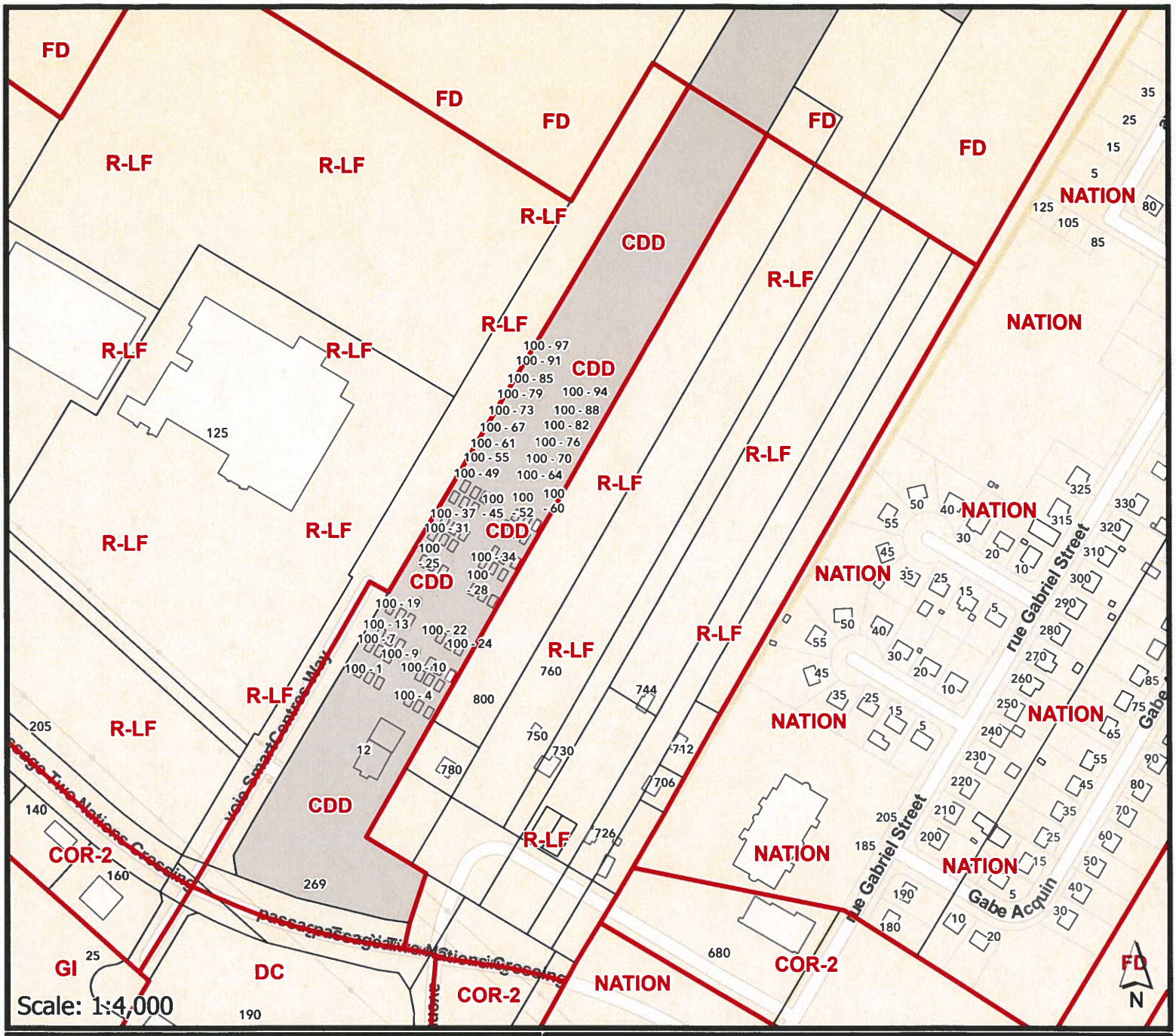
To permit a maximum 112 micro-homes; to permit assisted living with a maximum 30 sleeping units; to add a new site plan to include the assisted living use; and to add building design drawings for the assisted living use.

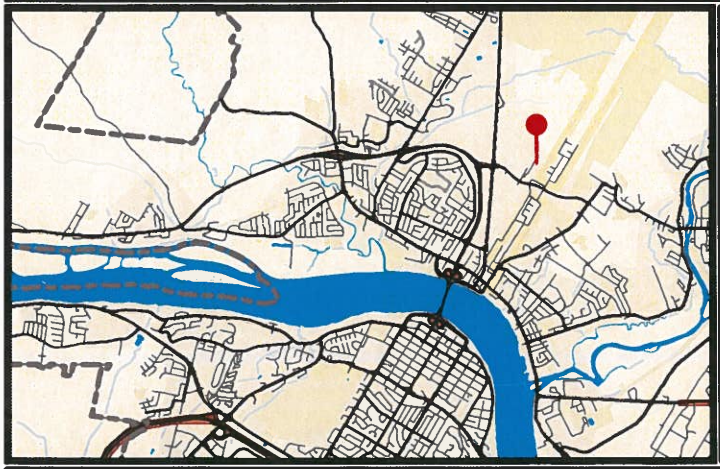
Prepared by:

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

Approved by:

Marcello Battilana, RPP, MCIP
Assistant Director, Planning, Development & By-law Enforcement





Subject Area / Zone visée

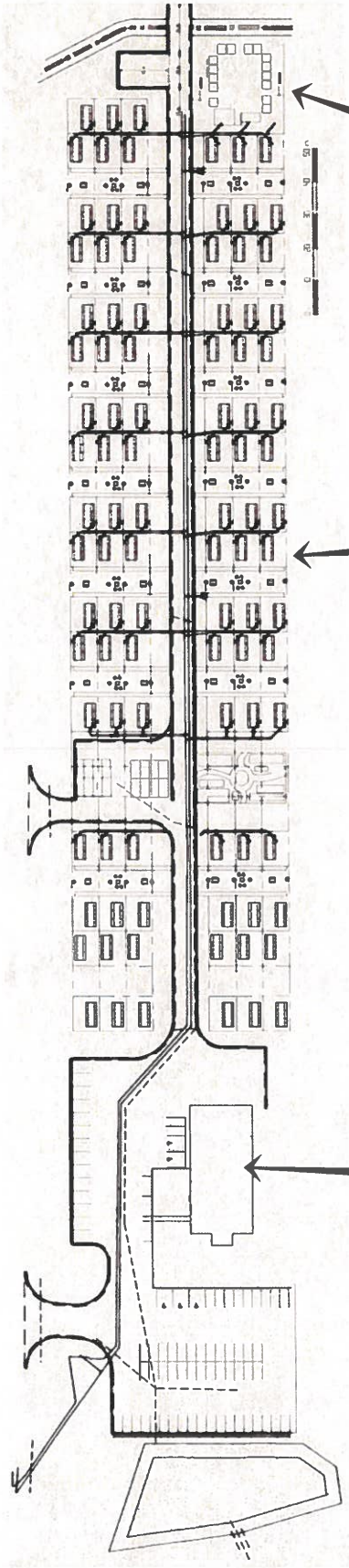
Amend terms and conditions and enter into a new development agreement associated with By-law No Z-5.241. Terms and conditions and development agreement amended to: permit a maximum 112 micro-homes; permit assisted living for no more than 30 persons; add a new site plan to include the assisted living use; and add building design drawings for the assisted living use.

Modifier les conditions et conclure une nouvelle entente d'aménagement liées à l'arrêté no Z-5.241. Les modifications apportées aux conditions et à l'entente d'aménagement visent à autoriser un maximum de 112 micromaisons; permettre l'hébergement d'au plus 30 personnes dans des logements avec services d'assistance; ajouter un nouveau plan d'implantation tenant compte de ces logements; ajouter les plans architecturaux des bâtiments destinés à ces logements.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-67-2026
Date \ date: octobre / Ocotober 21, 2026
Subject \sujet: 269 passage Two Nations Crossing
12 Neighbours Community Inc.
(c/o Marcel LeBrun)

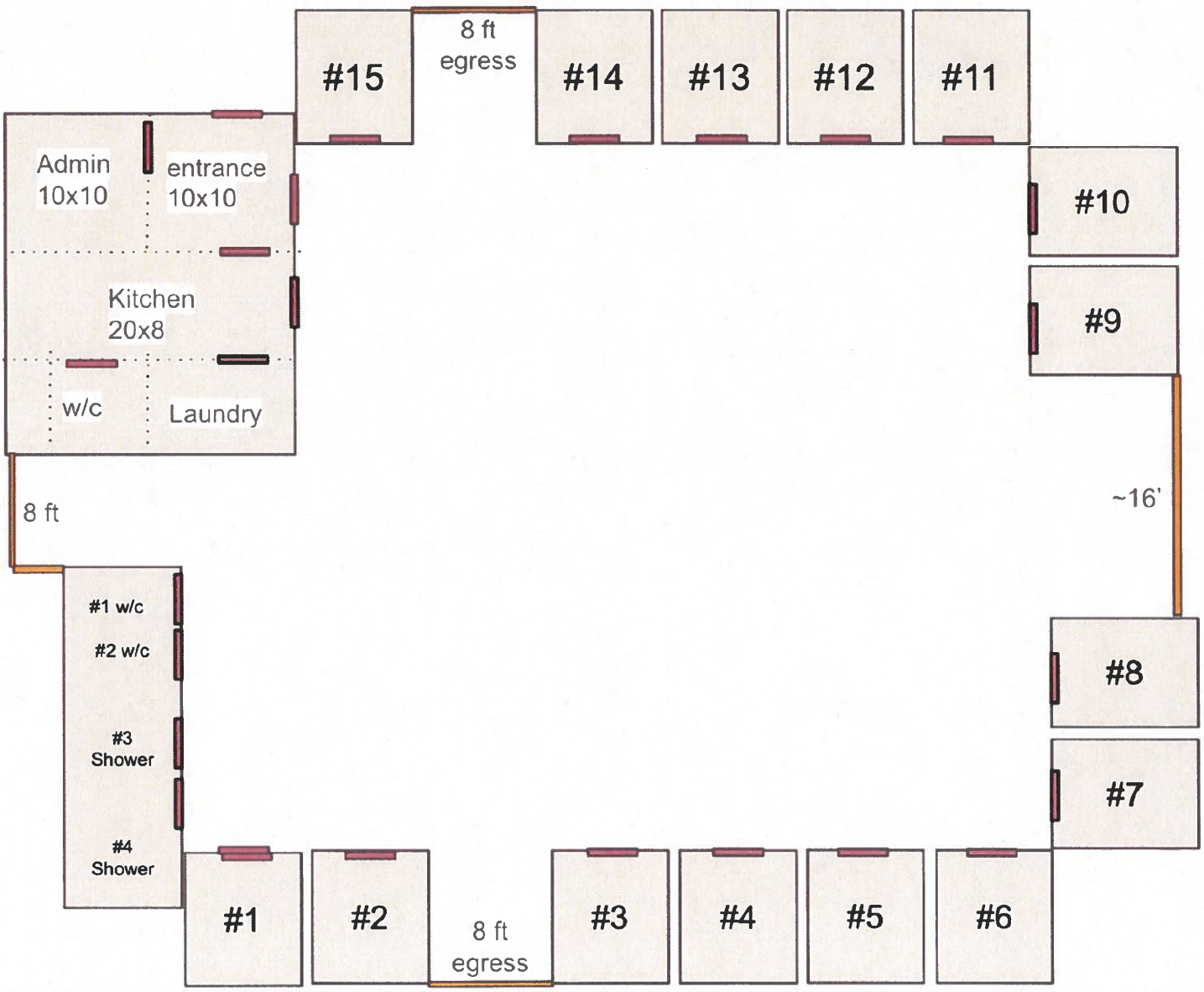


Proposed Location of assisted living units / Emplacement proposé des unités de vie assistée.

Existing Micro Home Units / Micro-unités d'habitation existantes

Social Enterprise Centre / Centre d'économie sociale

Site Plan / Plan du site

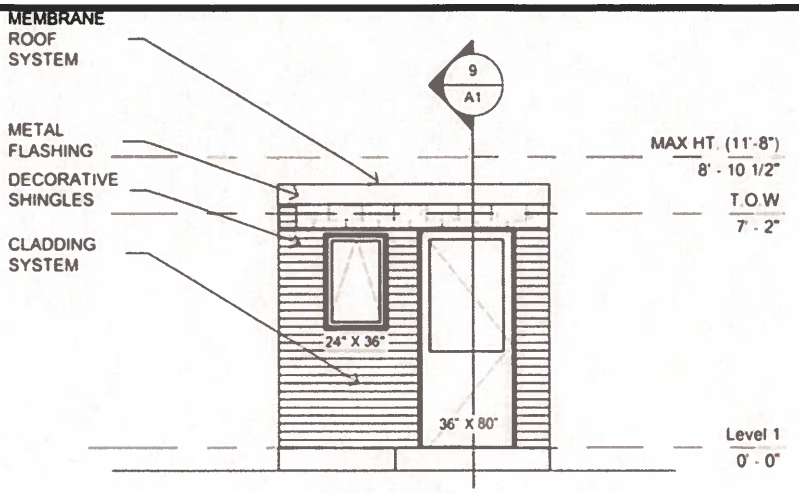


Assisted Living Units Site Layout / Plan d'aménagement du site des unités de vie assistée

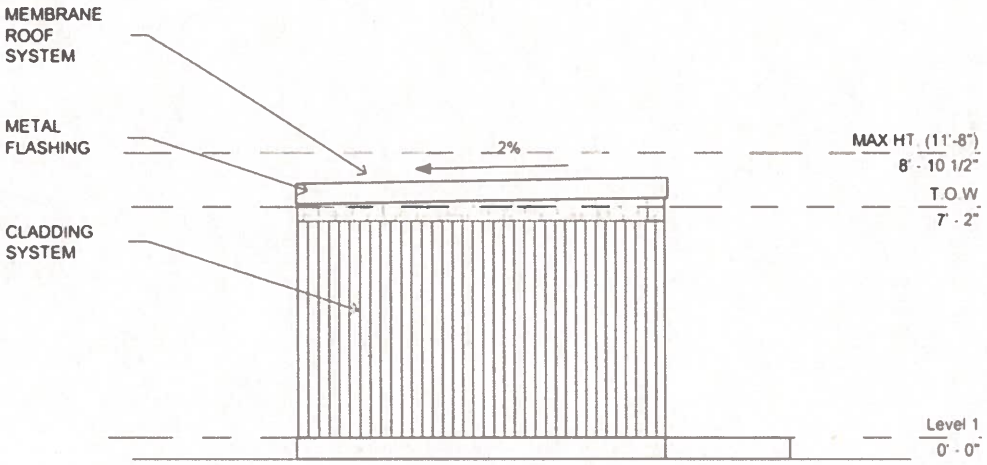
Fredericton

Community Planning
Planification urbaine

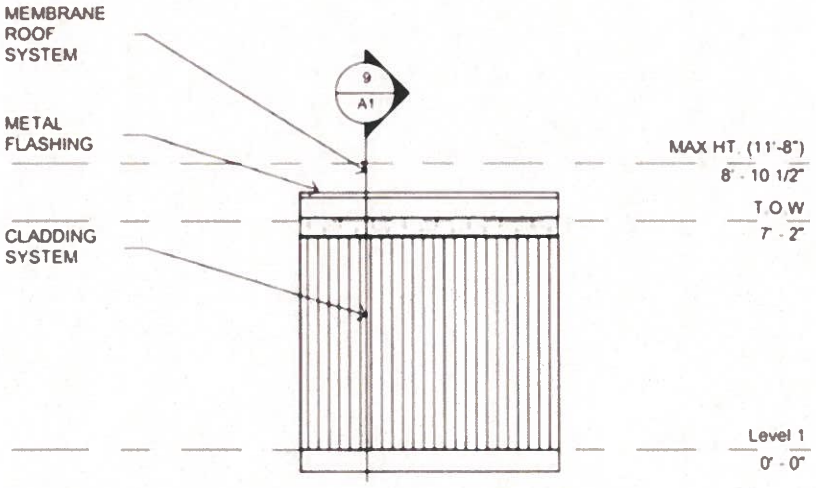
Map \ carte # III
File \ fiche: PR-67-2026
Date \ date: octobre / Ocotober 21, 2026
Subject \sujet: 269 passage Two Nations Crossing
12 Neighbours Community Inc.
(c/o Marcel LeBrun)



Front / Avant

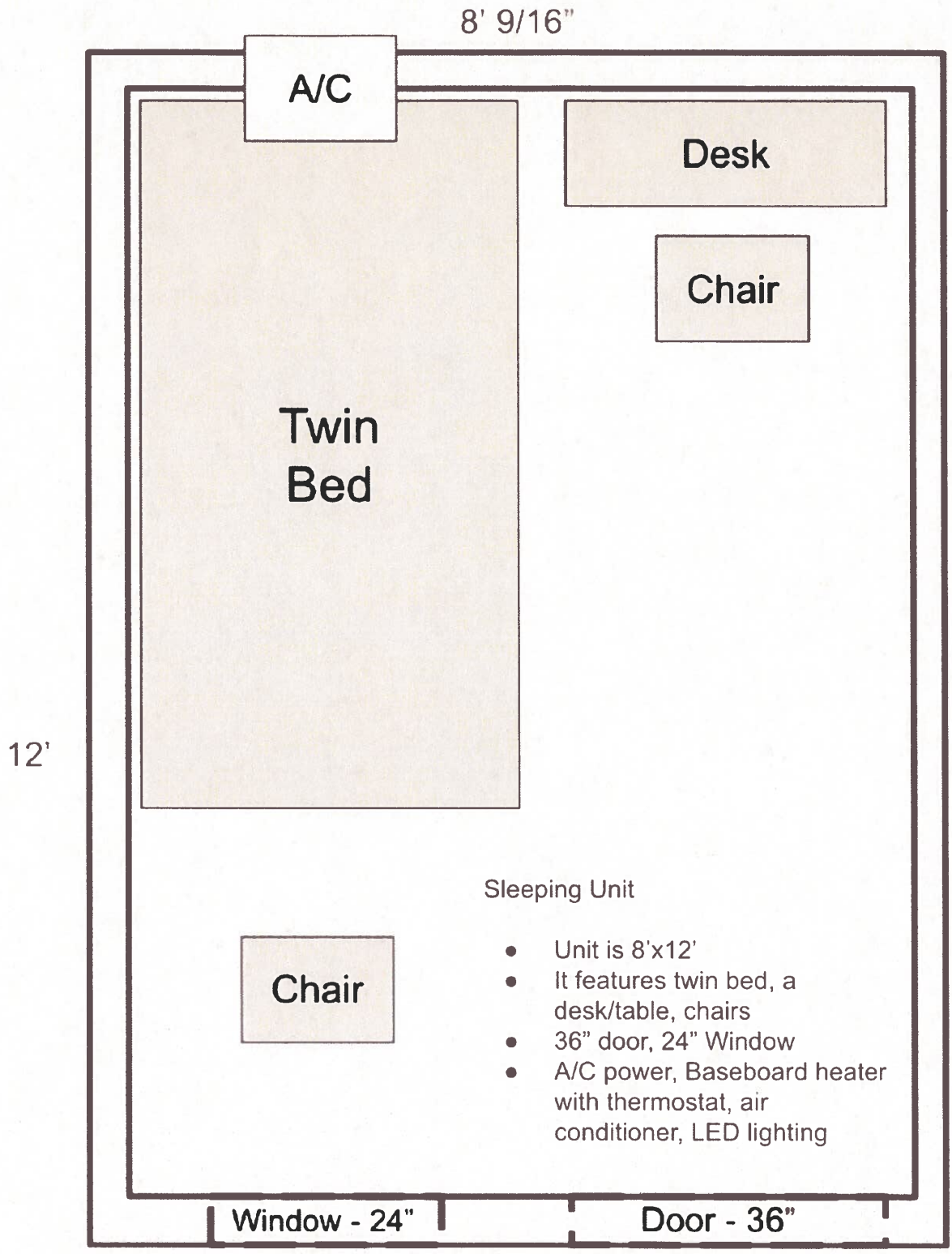


Side / Façade latérale



Rear / Façade arrière

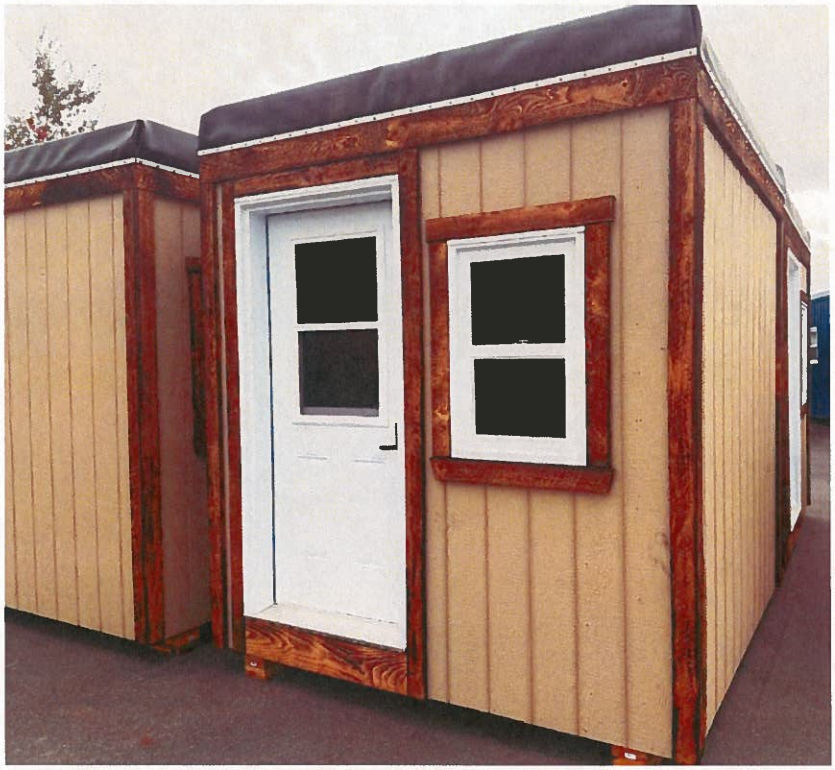
Assisted Living Unit Elevation / Élévation de l'unité de vie assistée



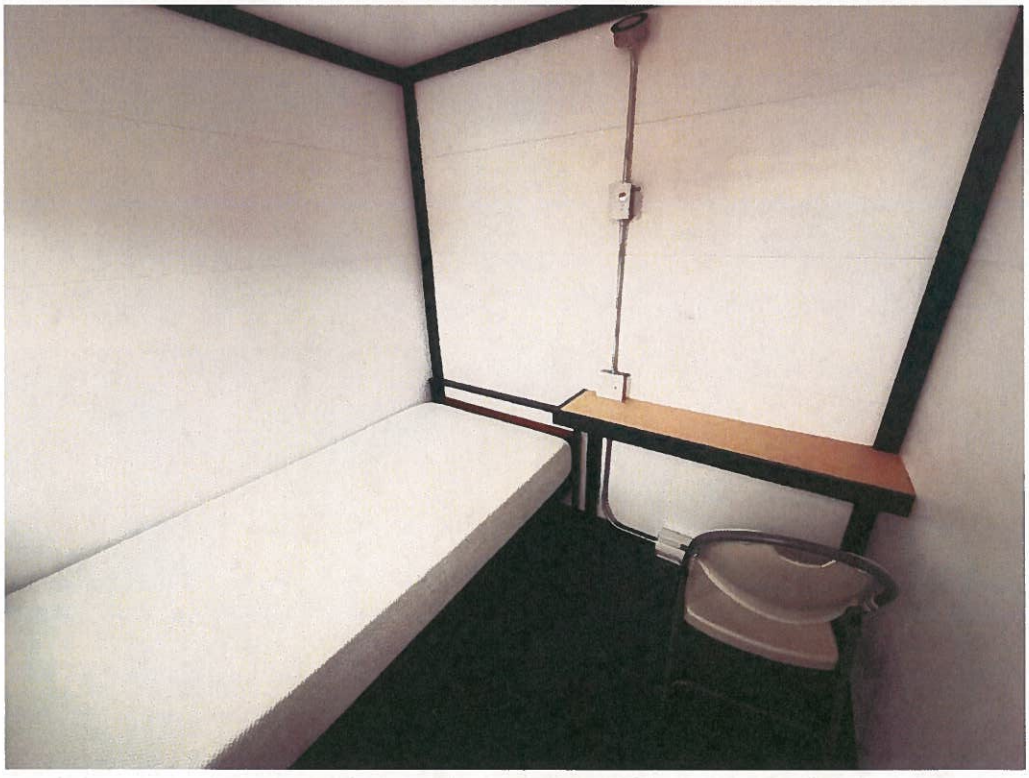
Assisted Living Unit Floorplan / Plan d'étage de l'unité de vie assistée

Fredericton
Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-67-2026
Date \ date: octobre / Ocotober 21, 2026
Subject \sujet: 269 passage Two Nations Crossing
12 Neighbours Community Inc.
(c/o Marcel LeBrun)

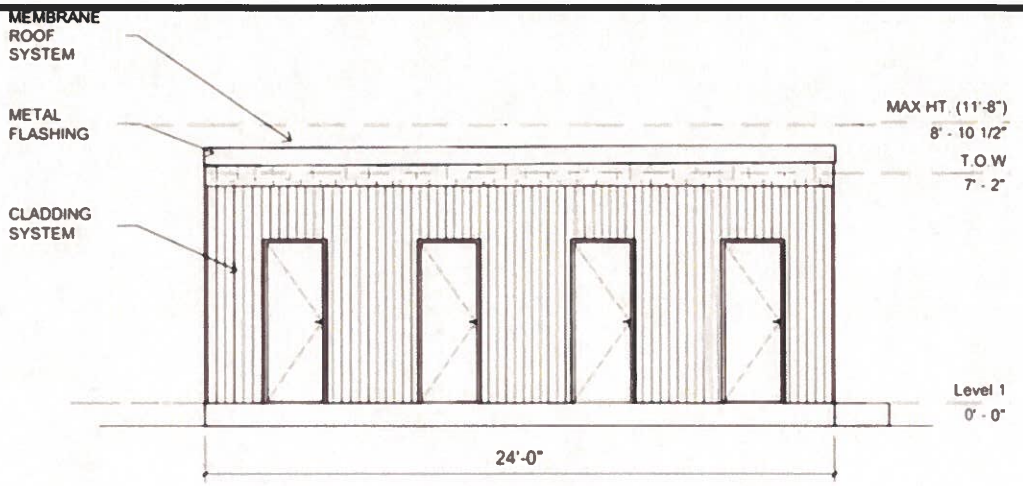


Exterior / Extérieur

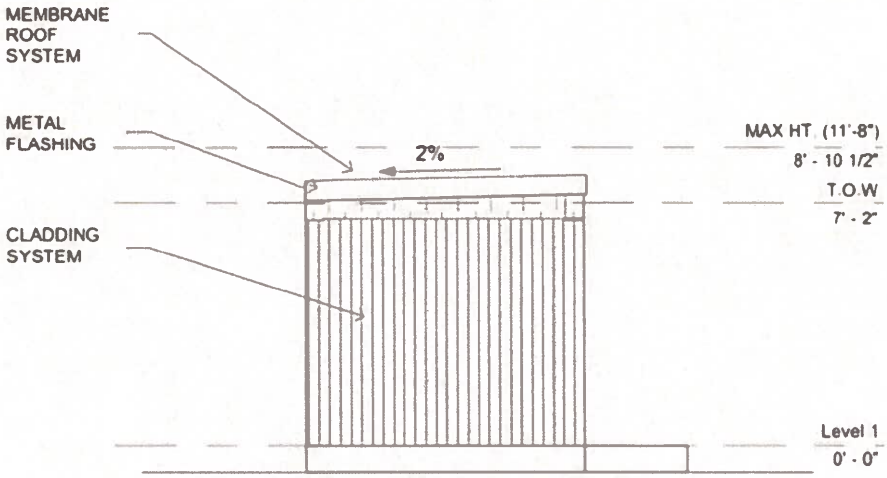


Interior / Intérieur

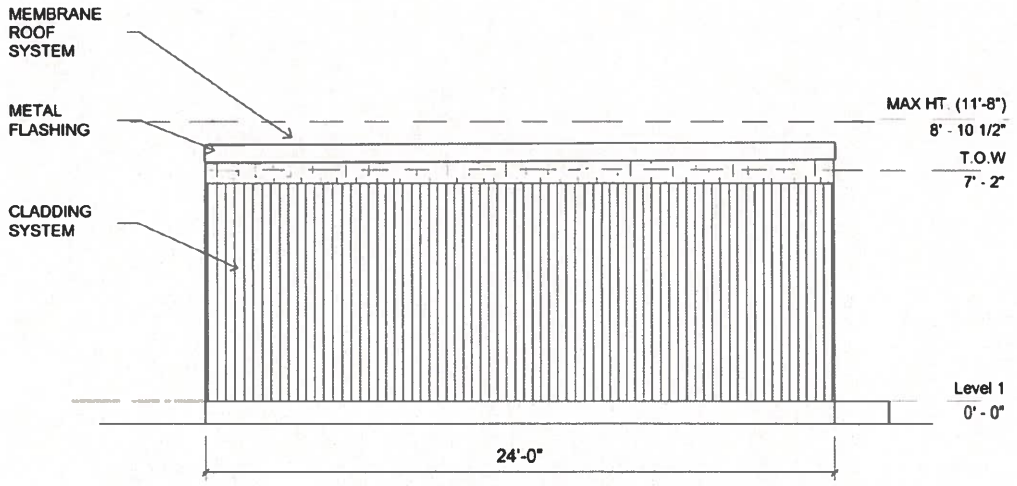
Assisted Living Unit Photos / Photos de l'unité de vie assistée



Front / Avant

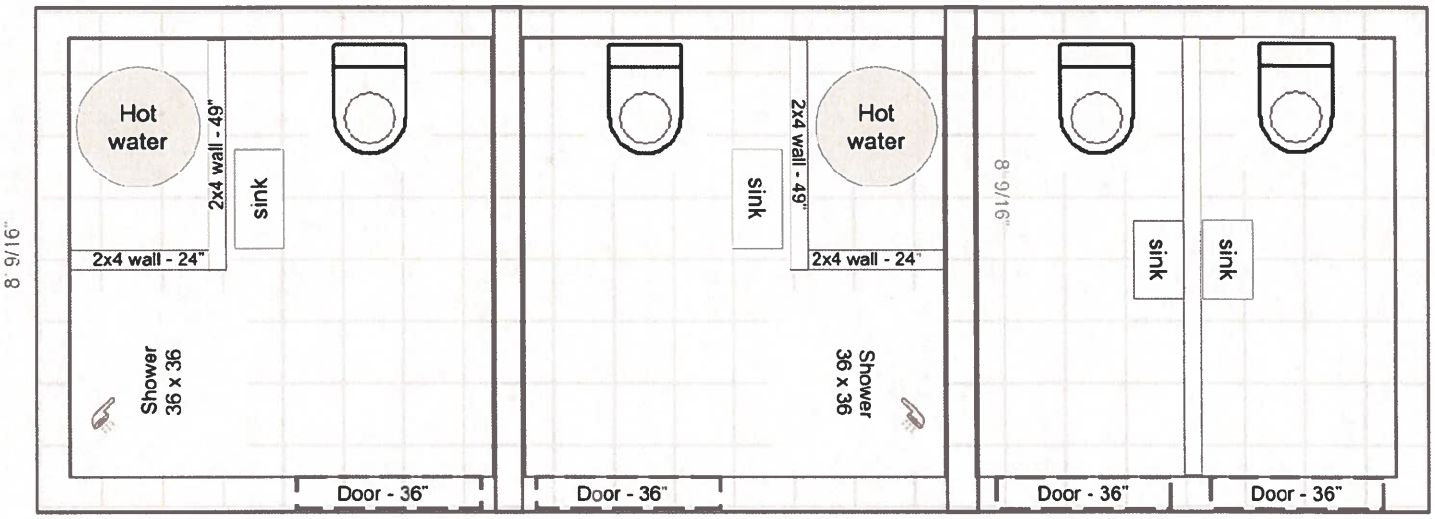


Side / Façade latérale



Rear / Façade arrière

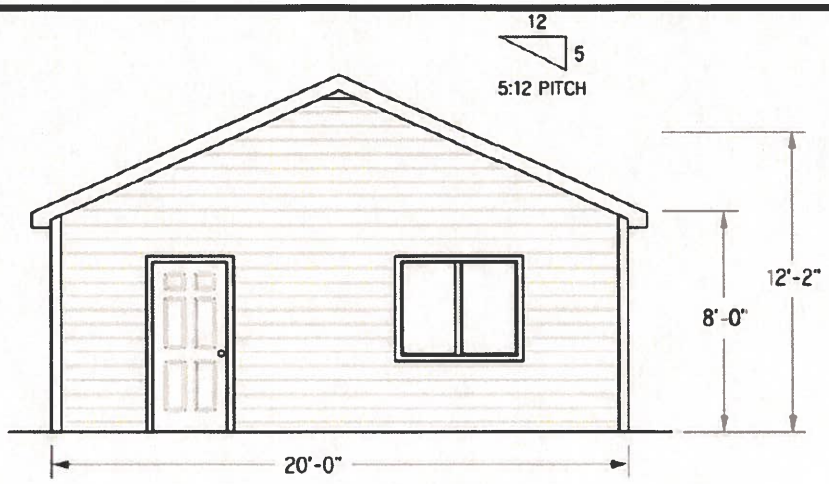
Communal Shower / Bathroom Elevations / Élévations des douches et salles de bains communes



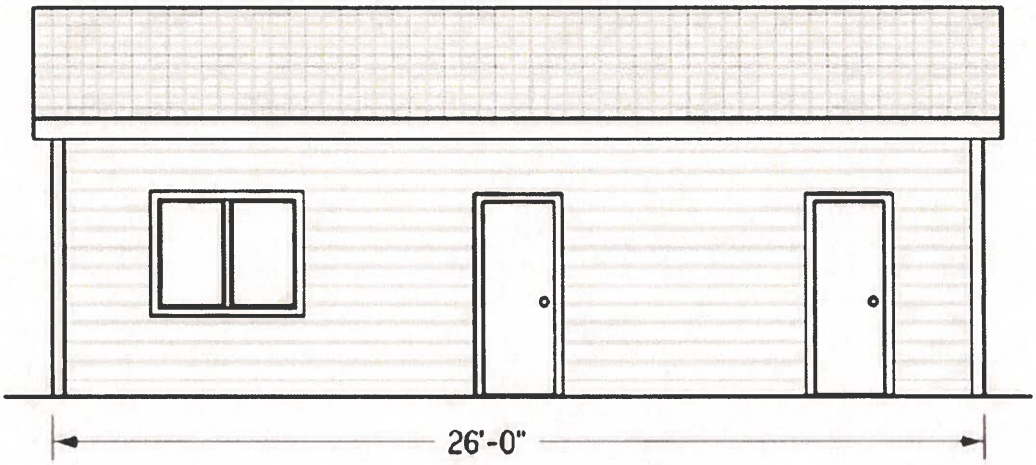
Communal Shower / Bathroom Floorplan / Plan d'étage des douches et salles de bains communes

Fredericton
Community Planning
Planification urbaine

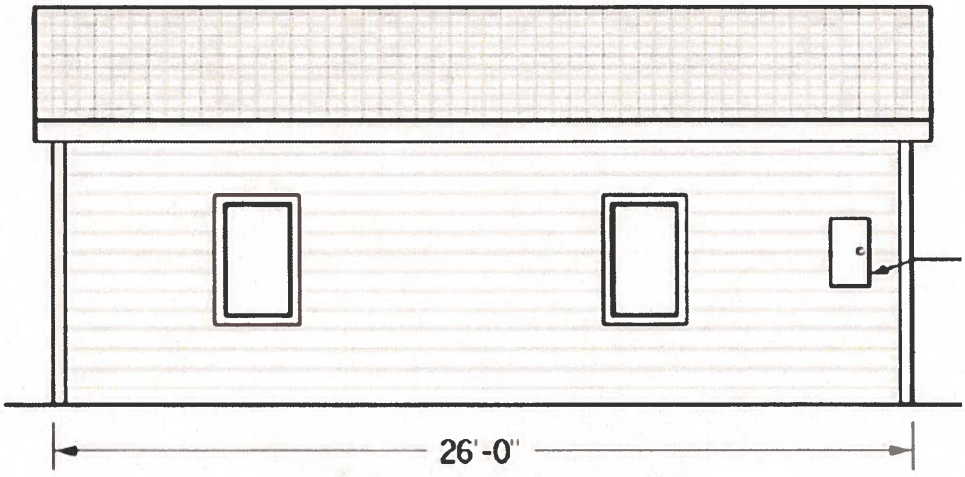
Map \ carte # VIII
File \ fiche: PR-67-2026
Date \ date: octobre / Ocotober 21, 2026
Subject \sujet: 269 passage Two Nations Crossing
12 Neighbours Community Inc.
(c/o Marcel LeBrun)



Front / Avant



Left / Façade latérale gauche



Right / Façade latérale droite

Common Building Elevations / Élévations du bâtiment commun



Common Building Floor Plan / Plan d'étage du bâtiment commun

Fredericton

Community Planning
Planification urbaine

Map \ carte # X
File \ fiche: PR-67-2026
Date \ date: octobre / Ocotober 21, 2026
Subject \sujet: 269 passage Two Nations Crossing
12 Neighbours Community Inc.
(c/o Marcel LeBrun)









Photos From Existing Examples / Photos d'exemples existants

Fredericton

PLANNING REPORT

PAC – October 21st, 2026
Z-21-2026 / P.R. No.70/26

To: Planning Advisory Committee

From: Mei Jiang, Planner

Proposal: Rezoning from Residential Zone One (R-1) to Residential Zone Five (R-5) to permit a 6-unit townhouse building.

Property: 140-146 Wallace Avenue (PID 75524561 & 75524579)

OWNER: Harvona Contracting Inc. (c/o Chanso Munn)
16 Old Bloomfield Rd
Bloomfield Ridge NB, E6A 1S2

APPLICANT: As above

SITE INFORMATION:

Location:	East side of Wallace Street north of Main Street and Wallace Avenue intersection
Context:	Surrounding low-rise residential neighbourhood to the north, east and west, the Northside Trail to the south along with multi-residential and commercial uses towards Main Street
Ward No:	4
Municipal Plan:	Established Neighbourhoods
Zoning:	R-1
Existing Land Use:	Vacant
Previous Applications:	PR: 23/17

EXECUTIVE SUMMARY:

The Applicant is proposing to build a six-unit townhouse building on 140 – 146 Wallace Ave. To accommodate the proposal, a rezoning from Residential Zone One (R-1) to Residential Zone Five (R-5) is required. The proposal is consistent with the Municipal Plan criteria for allowing incremental change through new development in Established Neighbourhoods. In this case, the key consideration in assessing the proposed rezoning is the site context. The subject property is located just north of Main Street and adjacent to the Northside Trail. While the surrounding area is predominantly zoned R-1, there is multi-residential uses along Capital Manor directly to the east. The site is at the periphery of the neighbourhood which transitions from low rise residential to commercial uses and higher densities closer to Main Street. The 8% public land dedication is not required as part of this application, as it was previously taken in 2017 when the lot was first subdivided (PR: 23/17). The proposal meets all the R-5 zoning requirements and no additional

variances would be required. Based on this, the proposal represents a compatible infill development and an appropriate zone for this location. Staff support the application subject to terms and conditions.

APPLICATION:

Harvona Contracting Inc. (c/o Chanso Munn) has made application at 140-146 Wallace Avenue to rezone land from Residential Zone One (R-1) to Residential Zone Five (R-5) to permit a six-unit townhouse building.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to consolidate the two existing vacant lots to construct a six-unit townhouse building. With the subject property currently zoned Residential Zone One (R-1), a rezoning to Residential Zone Five (R-5) is required. To provide context on the surrounding land uses, the neighbourhood is predominantly zoned R-1, comprised of single detached dwellings. However, this area also contains multi residential uses on Capital Manor as shown on Map I. The subject property also provides a transition from the commercial uses and higher density towards Main Street to the Nashwaaksis residential neighbourhood, while also providing more density opportunities close to the Northside Trail.

- The Applicant is proposing to construct a six-unit townhouse building which will be one storey in height and contains 6 two-bedroom units. There will be three shared driveways, which will have direct access onto Wallace Avenue. Staff would note that a subdivision took place in 2017, and the 8% public land dedication was paid at that time, therefore it is not required as part of this application.

- The one-storey building design with gabled roof looks to provide a compatible low-rise residential building form and character to help integrate the new development into the surrounding neighbourhood. The proposal complies with the design of new building requirements of the MR-1 zone including overall design, architectural features, exterior building finish materials, etc.

Municipal Plan:

- The proposal is consistent with the housing policies in the *Municipal Plan*, specifically Section 3.1.1(1) looks to "promote housing diversity by requiring a mix of housing types, sizes, and densities that will accommodate changes in community needs over time. The City shall promote opportunities for increased housing densities and intensification for residential development."

- The proposal is also consistent with the Established Neighbourhood policies of the Municipal Plan, which permits a full range of residential dwelling types. Residential intensification within the Established Neighbourhoods encourages intensification through complementary and compatible development on vacant lots and minor infill development. The Established Neighbourhood designation outlines the following relevant policies:

- *2.2.1(15) The City shall support the stability of Established Neighbourhoods by:*

  vii. Requiring that new or infill development be compatible with adjacent properties.

- *2.2.1(18) To maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale and character of the Established Neighbourhoods, by ensuring that:*

  a. *Any new lots are consistent with the lot pattern in the neighbourhood;*
  b. *Building design is compatible with the surrounding area and contributes positively to the neighbourhood;*
  c. *Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,*
  d. *Healthy, mature trees are protected whenever feasible.*

- *2.2.1(19) Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.*

- From the Municipal Plan perspective, the proposal represents a low-rise residential infill development and is consistent with the intent of the Plan, as townhouses and single detached dwellings are recognized as low-rise development typologies. The development is appropriately scaled and compatible with the surrounding neighbourhood, given that the units are only one storey with attached garages. Therefore, reinforcing the existing streetscape and contributing positively to neighbourhood character.

Overall, the proposed development meets the intent of the Established Neighbourhood designation and the above policies by providing:

- A scaled infill development that is consistent with the lot pattern in the neighbourhood;
- The proposed development will help promote housing diversity by requiring a different type of housing mix that will accommodate changes in community needs over time;
- The proposed development will have adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided;
- Protection of the two trees located within the frontage of the proposed lot. The Applicant has indicated that no tree removal is proposed, and appropriate measures will be implemented to protect and preserve the trees.

Zoning By-law:

The proposal complies with the standards of the R-5 zone as follows:

Standard	Standard	Proposed	Variance
Density (Lot Area/ Dwelling Unit)	180 m^2/unit 1,649 m^2 / 100m^2 = 9 units max	6 units	n/a
Lot Frontage per dwelling unit (min)	6 m 6 m 6 m 6 m 6 m 6 m	7.1 m 7.2 m 7.2 m 7.3 m 8.9 m 15.6 m	n/a n/a n/a n/a n/a n/a
Lot Coverage (max)	55% (906 m^2)	36% (599 m^2)	n/a
Building Setbacks			
Front Yard (Wallace Ave)	6 m	6.03 m	n/a
Side Yard (north)	1.8 m	1.84 m	n/a
Side Yard (south)	1.8 m	6.11 m	n/a
Rear Yard (east)	6 m	10.7 m	n/a
Building Height (max)	10 m	6.3 m	n/a
Landscaped Area (min)	45 m^2 * unit 45 m^2 * 6 units = 270 m^2	788 m^2	n/a

- The proposed development complies with all the R-5 zone standards, and no variances would be required based on the plans submitted.

Engineering & Operations

- Engineering & Operations have no concerns regarding the proposed development or the anticipated increase in traffic volumes on Wallace Ave, as the street can accommodate additional traffic. The cost of any applicable driveway curb cuts, curb reinstatements and sidewalk replacement will be the Applicant's responsibility. The work for curb cut and any sidewalk work is to be done by the City of Fredericton.

- Municipal water and sanitary sewer services are available along the frontage of Wallace Ave. The developer will be responsible for all costs associated with the design and construction of infrastructure in accordance with municipal specifications. In addition,

and approved Stormwater Management Plan (SWMP) will be required be required in conjunction with approval of construction drawings for the development. The purpose of the SWMP is to ensure that surface water is managed attenuated, preventing any adverse impacts on the City's public storm system, adjacent properties, or wetlands/ watercourses.

- No portion of the foundation and construction work during this development shall be located within the municipal service easements.

- Any trees within the City's right-of-way, along Wallace Avenue and within the Northside Trail are to remain. If it is necessary to remove or relocate trees, the work must be coordinated with City of Fredericton Parks and Trees Division.

RECOMMENDATION:

It is recommended the application submitted by Harvona Contracting Inc. (c/o Chanso Munn) at 140-146 Wallace Avenue to rezone land from Residential Zone One (R-1) to Residential Zone Five (R-5) to permit a six-unit townhouse building, be approved subject to the following terms and conditions.

a) The site be developed generally in accordance with Map II attached to P.R. 70/26 to the satisfaction of the Development Officer;

b) Final building design be substantially in accordance with Map III attached to P.R. 70/26 to the satisfaction of the Development Officer;

c) Access, servicing, lot grading, and stormwater management plans are to be provided to the satisfaction of the Director of Engineering prior to the issuance of a building permit;

d) All easements are to be located to the satisfaction of the Director of Engineering and Operations and ensure no portion of the development shall be located within the municipal service easements (MSE);

e) The Applicant's consulting engineer is to verify the downstream capacity of the existing sanitary system;

f) The Applicant is responsible for the cost of any applicable driveway curb cuts, curb reinstatements and sidewalk replacement. Curb and sidewalk work is to be done by the City of Fredericton;

g) All design, construction, and inspections to be in accordance with the City's General Specifications for Municipal Services;

h) Record drawings stamped by a Professional Engineer are required at completion of the project; and,

i) No trees within the right-of-way are to be removed or relocated without prior review and approval by the City of Fredericton Parks and Trees Division.

Prepared by:

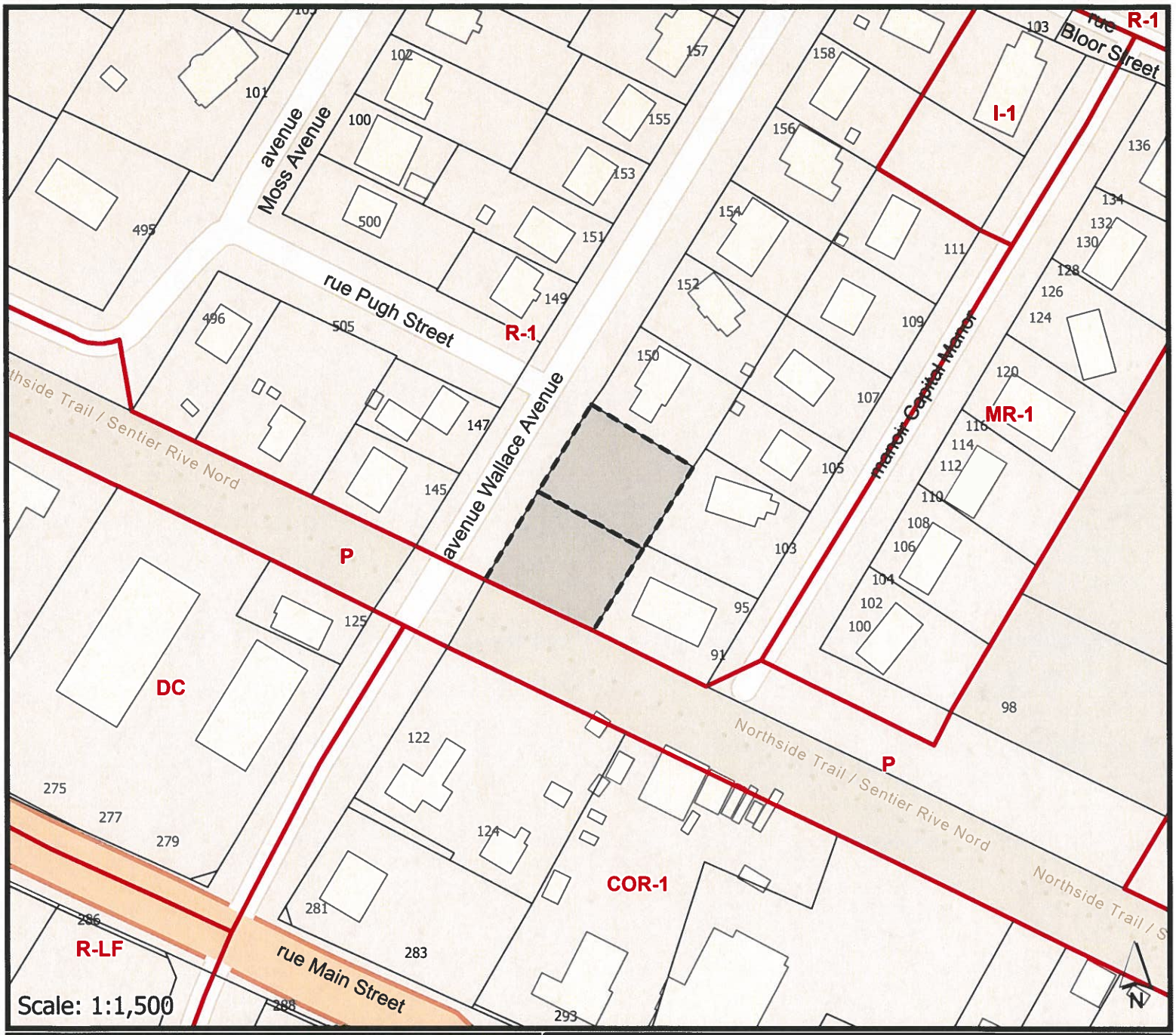


Mei Jiang
Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Planning, Development
& By-law Enforcement





Subject Properties / Propriétés visées

Rezoning from Residential Zone One (R-1) to Residential Zone Five (R-5) to construct 6-unit townhouse.

Rezonage de zone résidentielle 1 (R-1) à zone résidentielle 5 (R-5) afin de construire une habitation en rangée de six logements.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-70-2026
Date \ date: octobre / October 21, 2026
Subject \sujet: 140 avenue Wallace Avenue
Harvona Contracting Inc.
(c/o Chanso Munn)



Rezoning from Residential Zone One (R-1) to Residential Zone Five (R-5) to construct 6-unit townhouse.

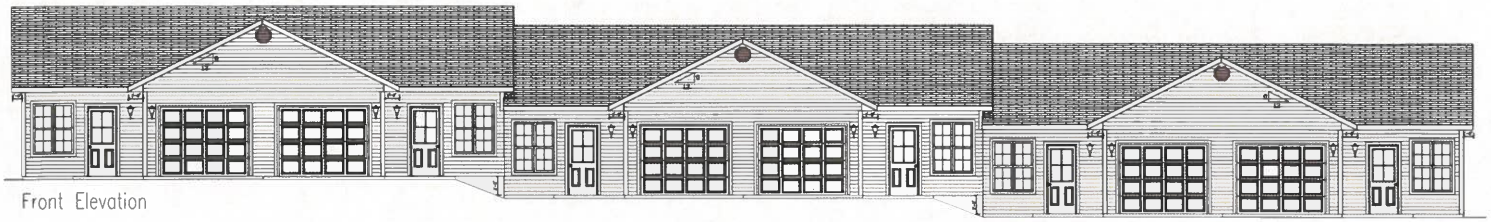
Rezonage de zone résidentielle 1 (R-1) à zone résidentielle 5 (R-5) afin de construire une habitation en rangée de six logements.

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-70-2026
Date \ date: octobre / October 21, 2026
Subject \sujet: 140 avenue Wallace Avenue
Harvona Contracting Inc.
(c/o Chanso Munn)

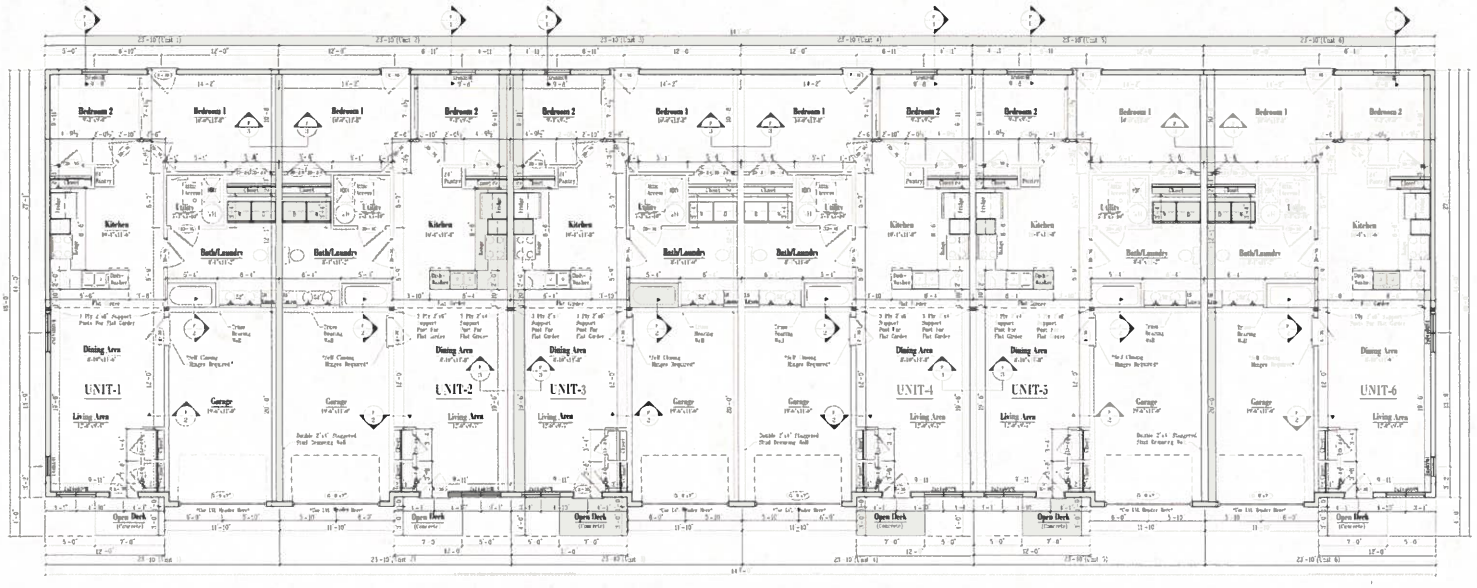


West (Wallace Street / Ouest (rue Wallace)

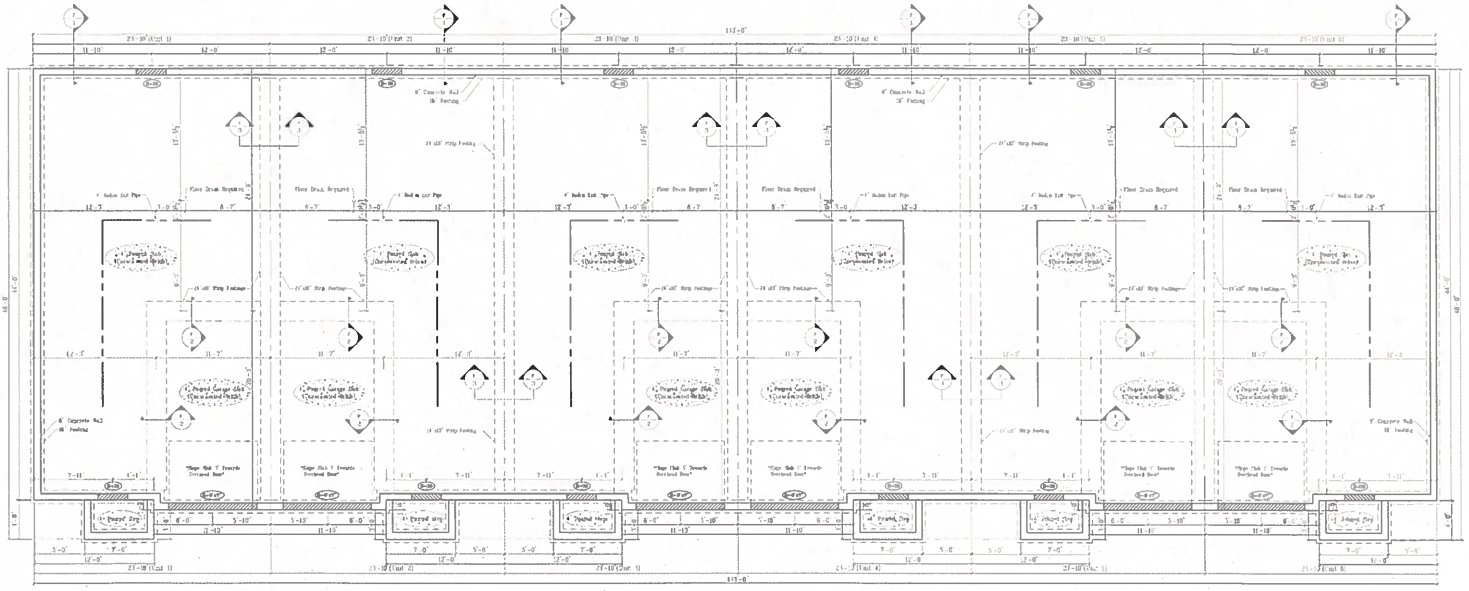


South / Sud

Elevations / Elevations



First Floor / Rez-de-chaussée



Basement / Sous-sol

Floor Plans / Plans d'étage

Fredericton
Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-70-2026
Date \ date: octobre / October 21, 2026
Subject \sujet: 140 avenue Wallace Avenue
Harvona Contracting Inc.
(c/o Chanso Munn)

PLANNING REPORT

PAC – 21 October 2026
File No.: S-15-2026, V-25-2026, P.R. No. 69/26

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: Subdivide an existing lot to allow for the construction of a single detached dwelling with an accessory apartment. Variances are required for both the new and remnant lot as well as the proposed building.

Property: **447- 449 Northumberland Street (PID 01440650)**

OWNERS: Christopher Thomas,
481 Cherry Avenue,
Fredericton, NB
E3A 5L6

APPLICANT: Same as above

SITE INFORMATION:

Location:	Corner lot at the intersection Northumberland Street and Victoria Street
Context:	Mix of low to medium density residential neighbourhood
Ward No:	10
Municipal Plan:	South Core
Zoning:	TP-2
Existing Land Use:	Semi-detached Dwelling
Previous Applications:	None

EXECUTIVE SUMMARY:

The subject property contains an existing semi-detached dwelling. The applicant is proposing to subdivide the lot in order to construct a new single detached dwelling with an accessory apartment. The proposed lot requires a 102.1m^2 lot area variance and a 14.8m lot depth variance. The remnant lot will require a 492.1m^2 lot area variance and a 7.2m lot depth variance. Further, the proposed building will require a 1.8m rear yard setback variance and a 10.7m^2 floor area variance for the accessory apartment.

Given that a similar lot pattern exists on corner lots throughout the South Core, staff feel that the requested variances are reasonable. The proposed building design is of high quality and supports the overall character of the neighbourhood. The proposal meets the intent of the Zoning By-law,

Municipal Plan and South Core Secondary Municipal Plan as detailed in the report. Therefore, staff support this application subject to terms and conditions.

APPLICATION:

Christopher Thomas has made an application at 447-449 Northumberland Street for the following:

- Tentative plan of subdivision to create a new Residential Town Plat Zone Two (TP-2) lot;
- 102.1m^2 lot area variance and 14.8m lot depth variance for the proposed lot;
- 492.1m^2 lot area variance and 7.2m lot depth variance for the remnant lot;
- 1.71m rear yard setback variance for the proposed building; and,
- 10.7m^2 floor area variance for the proposed accessory apartment,

to permit a new lot containing a single detached dwelling and an accessory apartment.

PLANNING COMMENTS:

Proposal:

- The subject property is zoned Residential Town Plat Zone Two (TP-2) and is located in a residential neighbourhood surrounded by low to medium density converted dwellings, single detached dwellings, and multi-residential development (Map I). Larger commercial and mixed-use developments lie nearby to the south and west while the north and east is primarily low to medium density residential development, as well as the Crosstown Trail.

- The subject property was constructed in the 1940s and has undergone minor renovations since then. It was purchased by the applicant in 2025. The Applicant is now proposing to subdivide the rear of the lot in order to create a new Residential Town Plat Zone Two (TP-2) lot (Map III). The newly created lot will require a 102.1m^2 minimum lot area variance and a 14.8m lot depth variance. The remnant lot will require a 492.1m^2 lot area variance and a 7.2m lot depth variance.

- A new single detached dwelling with an accessory apartment is proposed to be constructed on the proposed lot. The proposed single detached dwelling will have a floor area of 115m^2 while the accessory apartment will have a floor area of 79m^2(Map VIII). The single detached dwelling is proposed to have three bedrooms, while the accessory apartment is proposed to have two. The proposed building will require a 1.8m rear setback variance (Map II) and a 10.7m^2 floor area variance for the accessory apartment.

- The site will provide the required landscaping along the rear and side of the existing and proposed buildings. The applicant is proposing to maintain the existing pine tree on site and has also adjusted the driveway to avoid potential impacts on city trees. The new building will provide private amenity space for both units and two parking spaces are also included. The applicant has consulted with adjacent property owners and received letters of support, which are attached to this report.

Municipal Plan:

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

- The South Core designation outlines the following relevant policies: The proposal is consistent with the following South Core policies:

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

- The proposed building is located close to the street and contributes to a strong pedestrian realm. The proposed front entrance and porch provide a direct connection to Victoria Street while the street facing windows provide a visual connection between the dwelling and the public realm. While parking is not located at the rear or underground it is positioned to the side rather than in front of the building emphasizing its secondary nature.

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

- The following sections demonstrate how the proposed lot and building conform with the policy intentions of the South Core Secondary Municipal Plan as well as the South Core Urban Design Guidelines.

South Core Secondary Municipal Plan:

- The site is designated "Neighbourhood" in the South Core Secondary Municipal Plan and is located within "Character Area 3". Section 2.2 of the Secondary Plan outlines land use policies that apply to the Neighbourhood designation. This includes the following relevant policies:

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

- The proposed building maintains the scale of adjacent buildings by breaking up the massing through the two roof peaks as well as the step back of the accessory apartment. Furthermore, the building is proposed to be 2.5 storeys at its highest peak, which is consistent with existing development along Victoria Street.

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

- The proposal preserves a contiguous area of rear landscaping on both the proposed and remnant lots, as per the policies.

  6. Support additional dwelling units as follows:

  b) Garden and accessory apartments located in the rear yard are encouraged provided they minimize the impact on the sponge area, as indicated in the Urban Design Guidelines; and,

  c) Exterior façade design shall be complementary in overall appearance to the main residential dwelling.

- The proposed accessory apartment provides the required sponge area for both lots. The exterior façade material is also of high quality and blends the accessory apartment into the single detached dwelling. From the street the building may even appear to only have a single unit on site.

South Core Urban Design Guidelines:

- In addition to the relevant South Core Secondary Municipal Plan Policies, the South Core Urban Design Guidelines provides "the necessary framework to ensure new infill development in the South Core will be of high-quality and will thoughtfully integrate into the community". In this case Staff evaluated the proposal against "Section 1: Neighbourhood" which provides policies for the development of buildings within the neighbourhood area. Staff found that the proposal is consistent with the following relevant guidelines:

  1.3 Height and Massing

  Building height and massing impacts the character and quality of the street experience and relationships to neighbouring uses. In the Neighbourhoods, it is important that new development is compatible with and enhances the existing character.

  a) New buildings should consider and respect the scale and massing of adjacent residential buildings, providing setbacks as appropriate to prevent adverse impacts on neighbours.

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

  c) Maximum building height in the Neighbourhood Areas is 4 storeys, with most areas limited to 3 storeys.

- The proposal meets the intent of the height and massing guidelines. The proposed front façade incorporates a regular pattern of equally sized vertically oriented windows arranged across two storeys, similar to other traditional residential buildings in the neighbourhood. Further, the building breaks up the massing through two prominent front-facing gables, which is again similar to other nearby buildings. The proposal also provides a recessed entry, which prevents the feeling of a large single rectangular block. Finally, the proposed building is 2.5 storeys well within the height of neighbouring buildings.

  1.5 Secondary Dwelling Units

  Secondary dwelling units are attached or detached additional residential units subordinate to the main residential dwelling unit on a lot. These could take the form of an accessory apartment, basement apartment, garage apartment, or garden apartment.

  c) Ensure units complement the architecture and materials of the primary residential building.
  d) Provide separate, well-lit entrances that are clearly visible and accessible from the street wherever possible.

- The secondary dwelling unit is proposed to be constructed of the same material as the primary unit, tying the two units together. Furthermore, one door faces to Victoria Street while the other faces the side yard creating the appearance of a single dwelling unit while still maintaining separate entrances accessible from the street.

1.6 Building Elements

Façade Articulation

The articulation of a building's façade contributes to human scale, a sense of animation, and helps break up larger building surfaces. This reduces the apparent scale of the building. Articulation refers to the placement and relationship of materials, windows, doors, and other architectural elements.

a) Articulate the main façade (elevation) of new buildings or additions to consider the patterns and rhythms of vertical and horizontal elements found in neighbouring buildings.

b) Use vertical and horizontal recesses or projections, step backs or changes of plane, and variations of texture, colour, materials and detailing to establish a clearly defined façade composition.

- The proposal is consistent with the above policies on façade articulation. The proposed façade uses a consistent rhythm of windows and front facing gables which reflect the architectural rhythm of buildings throughout the South Core and on Victoria Street specifically. The building also uses recesses, like the porch, as well as projections like the front gable to avoid a flat appearance and create a clearly defined façade composition.

1.6 Building Elements

Materials
The selection of building materials plays an important role in creating a design that is compatible with the Neighbourhood character of the South Core.

e) Recommended materials for new construction include brick, stone, wood, concrete, and glass.

h) For the front façade, use one to two primary materials, and up to two accent materials.

- The proposal meets the intent of the guidelines for materials. As seen in Maps VI and VII, the front of the building is proposed to be constructed from wood siding (or a composite equivalent), which is aligned with recommended materials. Additionally, as seen in Map IV, the proposal uses natural wood to accent the main entry as recommended in both the material and entrances policies.

Entrances and Porches

Entrances and porches are often the most visible and frequently used parts of a building façade. They are key reference points when approaching a building.

I) The main entrance should face the street. The front door should be prominent, clearly visible, and easily accessed from the street.

m) Highlight front entrances through design features such as porches, verandas, arches, generous overhangs, or upper-storey elements like cantilevers or recesses.

n) Porches and verandas should be usable spaces, with a minimum depth of 1.5 metres. They must not extend into the public right-of-way.

o) The design and placement of front entry features should reflect the character of the surroundings and maintain general consistency.

- The proposal meets the intention of the guidelines for entrances and porches. The proposed entrance faces Victoria Street and occupies a central location on the façade, which is further accented through the wood material (Map IV). Staff would also highlight the porch, which is a design feature not only recommended in policy, but also found on a significant number of the existing Victoria Street buildings.

1.7 Parking, Driveways, and Garages

Parking is functionally necessary in Neighbourhood Areas, but it should not come at the expense of landscaping or the existing green areas on private lots. It should also not dominate or define the character of the area.

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

h) Separate driveways from the side lot lines by a landscaped strip that is a minimum of 0.5 metres wide, where possible.

j) Provide walkways and/or landscaping between driveways and building walls.

- The proposal meets the intention of the parking and driveway guidelines. The proposal provides parking in the side yard, preserving the frontage design. Furthermore, as seen on Map II parking is buffered by over 0.5 m of landscaping on both sides.

1.8 Landscaped Area

The maintenance and enhancement of the network of rear-yard trees and vegetation on private lots is one of the primary objectives for the Neighbourhoods. These areas, collectively referred to as the Sponge Area, are characterized by large mature trees, a variety of shrub plantings, grass areas, and in some places, smaller structures such as sheds, garages, and secondary dwelling units. These spaces help define the character of the residential neighbourhood while also providing benefits such as stormwater management and permeability, shade and cooling, and natural corridors or habitat for birds and wildlife.

a) New buildings, additions, and secondary dwelling units should preserve and protect existing healthy and mature trees, by preserving existing soft landscaped areas within the dripline of existing trees, including throughout construction.

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

- The proposal meets the intentions of the landscaped area guidelines by providing the required sponge area at the rear of the building as seen on Map II. Further, the applicant

is seeking to preserve existing trees on site and has adjusted the driveway to prevent impact on existing city trees as seen on Map III.

- On balance, staff feel that there is a strong alignment between the proposed development and the South Core Urban Design Guidelines. The proposal represents a quality infill development that positively contributes to the character of the neighbourhood.

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

- Modest intensification within the South Core that is appropriately scaled with high-quality materials, a design that is compactable with existing neighborhood character, and appropriate landscaping;
- A development where adequate servicing, road infrastructure, and other municipal services are readily and efficiently provided.

Zoning Bylaw

The proposed new and remnant lot relates to the minimum lot standards in the TP-2 Zone as follows:

Standard	Required	Proposed	Variance
Proposed Lot (26-1)			
Lot Frontage	15 m	22.8m	N/A
Lot Area	450m^2	347.9m^2	**103.1m^2***
Lot Depth	30m	15.2m	**14.8m***
Remnant Lot			
Lot Frontage	28m	15.2m	Existing
Lot Area	840m2	347.9m2	**493.1m2***
Lot Depth	30m	22.8m	**7.2m***

**Variance required*

Lot Area Variances

- Newly created lots in the TP-2 zone for single detached dwellings must conform to the minimum lot standards in the R-1 zone. The intention behind the 450m^2 minimum lot area is to provide sufficient space for the development of a single detached dwelling. In this case, staff are not concerned with the variance as the applicant has demonstrated that a building which conforms with the intent of the standards can be constructed on site.

- Newly created lots in the TP-2 zone for semi-detached dwellings must conform to the minimum lot standards in the R-3 zone. The intention behind the 840m2 minimum lot area is to provide sufficient space for the development of a semi-detached dwelling. In this case, staff are not concerned with the variance for the remnant lot as the existing structure can meet all other zoning standards in the TP-2 Zone. Therefore, if the building was replaced, staff are confident a new conforming structure could be built.

Lot Depth Variances

- For both the new and remnant lot a lot depth of 30m is required. In the case of the new lot a 14.8m depth variance is required. The intention behind the depth requirement is to ensure there is sufficient space for the development of a building on site, rear yard amenity space, and separation from neighbouring properties. Staff are satisfied that a development can be constructed on site despite the variance. Furthermore, concerns related to the proximity of the new building to the proposed rear lot line have, in staff's view, been sufficiently addressed through fencing and frosted upper storey windows as highlighted in the building setback variance section of this report.

- The remnant lot requires a lot depth variance of 7.2m. The intention behind the depth requirement is again to ensure there is sufficient space for the development of a building on site, rear yard amenity space, and separation from neighbouring properties. Given the existing building can maintain the required rear yard setback as well as the required soft landscaped area with this new depth staff feel the proposed variance is reasonable. The applicant is also proposing to construct a fence on site to provide sufficient buffering between the existing and proposed buidling.

- While the minimum required soft landscaping at the rear can be met, staff do recognize there will be a substantial loss from the current situation. Therefore, to minimize impact, staff have proposed two terms and conditions. First, staff are recommending a term and condition which requires the applicant to formalize and contain the driveway for the remnant parcel. The current gravel driveway has expanded over the years and disrupted the available greenspace. A driveway which is more formalized will preserve more of the greenspace on site. Second, staff are recommending a term and condition that the remnant parcel contain a minimum of 10% soft landscaping at the rear of the property to the satisfaction of the development officer. This condition will allow staff to work with the applicant to ensure the soft landscaping provided is meaningful and functional to compensate for the proposed loss.

- Overall, the variances required for the new and remnant lots are the result of the division of a long, narrow lot typical of the South Core. While policies in the Municipal Plan and South Core Plan encourage a regular lot pattern typical to the neighbourhood staff would highlight that many corner lots in the South Core follow a similar divided pattern. Specifically, lots such as 204 Victoria Street, 486 Westmorland Street, and 302 Saunders Street similarly split the typical South Core rectangular pattern on a corner lot. Historically, long corner lots have presented good opportunities for infill development as the large backyard can typically fit a new building with adequate street frontage. Therefore, while dividing a South Core lot would not be common mid-block it is more common on corner lots, and staff feel that the proposed variances are reasonable and maintain a consistent pattern in the South Core.

- In addition, while the size of some of the requested variances are large, staff would emphasize that the significance of a variance is based on its impact and not any particular number. As per the Community Planning Act, a variance is considered reasonable if it is desirable for the development of a parcel of land, building or structure and is in keeping with the general intent of the by-law and any plans affecting the development. In this case, given that existing, proposed and future buildings can be accommodated on the lots staff support the requested variances.

The proposed new single detached dwelling and accessory apartment relates to the standards in the TP-2 Zone as follows:

Standard	Required	Proposed	Variance
Lot Coverage (Max)	35%	28%	N/A
Building Height (Max)	9m	7.23m	N/A
Setbacks			
Front Property Line	1.2m	1.22m	N/A
Driveway Side Property Line	3.6m	7.63m	N/A
Other Side Property Line	1.2m	2.1m	N/A
Rear Property Line	7.5m	5.79m	**1.71m***
Soft landscaped at rear	10%	37%	N/A
Parking	1sp	2sp	N/A
Accessory Apartment Floor Area (Max)	69.1m^2	79.8m^2	**10.7m^2***

**Variance required*

Rear Property Line Setback Variance

- The TP-2 Zone requires that buildings be setback 7.5m from the rear property line. The purpose of this regulation is to ensure sufficient soft landscaping space and preserve privacy for neighbours. In this case, the applicant can provide more than the required soft landscaping despite the variance. In terms of privacy, the applicant has worked with the affected neighbour (445 Northumberland) to minimize loss of privacy to their satisfaction (see attached letter of non-opposition). Mitigating strategies include fencing and frosted glass windows on the second floor. Staff feel that these sufficiently compensate for the 1.71m variance and therefore support the request.

Accessory Apartment Floor Area Variance

- As per section of the Zoning Bylaw "Accessory apartments shall not exceed 60% of the gross floor area of the main residential dwelling or 75m^2, whichever is less". The principal dwelling is 115.3m^2, 60% of which is 69.1m^2. Therefore, the maximum floor area for the accessory apartment would 69.1m^2, whereas 79.8m^2 is proposed. While larger than the minimum, staff recognize that the usability of the space required a slightly larger floor area. Staff have worked with the applicant to decrease the unit size from its original proposal and feel that this has reached a reasonable variance as the accessory apartment remains secondary to the main single detached dwelling.

Tentative Plan of Subdivision - Public Land Dedication

- The 8% public land dedication is required for the proposed lot. Staff are recommending that the dedication be taken as cash-in-lieu, as there is not sufficient space to create a park on the new lot and the area residents are already served by nearby Wilmot Park.
-

Engineering & Operations

Traffic/Access

- Transportation staff have reviewed the proposal and have no concerns with the proposal.

Municipal Services

- There is municipal water and sanitary sewer servicing that run along the property, which is currently being serviced from Victoria Street. The developer will be responsible for all costs related to design and construction of any required infrastructure in accordance with municipal specifications.

- This address is in Wellfield Protected Zone B. Therefore, the developer's consultant will need to conduct a geotechnical investigation given the potential proximity of the proposed foundation to the Fredericton drinking water aquifer protective clay layer, present at about 3m to 7m below surface. Penetrating the protective clay layer creates possible pathways for near surface contaminants into our water supply aquifer. No drilling should occur any deeper than 50cm to 100cm into the top of the protective clay-silt layer if found prior to hitting the proposed depth.

Stormwater Management

- A site servicing plan will be required from the applicant's Engineering Consultant to provide a lot grading plan and drainage plan to ensure that there are no impacts to adjacent properties

RECOMMENDATION:

1.It is recommended that the application submitted by Christopher Thomas at 447-449 Northumberland Street for the following:

- 102.1m^2 lot area variance and 14.8m lot depth variance for the proposed lot;
- 492.1m^2 lot area variance and 7.2m lot depth variance for the remnant lot;
- 1.71m rear yard setback variance for the proposed building; and,
- 10.7m^2 floor area variance for the proposed accessory apartment,

to permit a proposed TP-2 lot with a single detached dwelling and an accessory apartment, be approved subject to the following terms and conditions:

a) That the site be developed substantially in accordance with Map II attached to P.R. 69/26 to the satisfaction of the Development Officer;

b) Final building design be generally in accordance with Maps IV, V, VI and VII, attached to P.R. 69/26, to the satisfaction of the Development Officer;

c) That a building permit be obtained to construct the proposed single detached dwelling and accessory apartment as per the submitted floor plan and elevations shown on Maps IV, V, VI, VII, VIII attached to P.R. 69/26;

d) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;

e) The single detached dwelling and accessory apartment be constructed of high-quality finish materials found on existing buildings in the area to the satisfaction of the Development Officer;

f) Servicing, access, lot grading and drainage plan to be provided prior to building permit approval and to the satisfaction of the Director of Engineering & Operations

g) Applicant to provide their proposed foundation design prior to issuance of a building permit and coordinate with consultants to align the depth that they need to drill to for the geotechnical investigation for foundation;

h) Applicant to provide a copy of the borehole logs, surveyed to geodetic elevations, along with RPC water and soil lab results for potential contaminants;

i) Applicant is responsible for the cost of any applicable driveway curb cuts, curb reinstatements and sidewalk replacement. Curb and sidewalk work is to be done by the City of Fredericton;

j) All design, construction, and inspections to be in accordance with the City's General Specifications for Municipal Services;

k) Record drawings stamped by a Professional Engineer are required at completion of the project; and

l) No trees within the right-of-way are to be removed or relocated without prior review and approval by the City of Fredericton Parks and Trees Division.

2. It is recommended that the application submitted by Christopher Thomas for a tentative plan of subdivision to create one new Residential Town Plat Zone Two (TP-2) lot from property located at 447-449 Northumberland Street be forwarded to Council with a recommendation that the public land dedication be taken as cash.

Additional Information:

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

a) The final plan of subdivision be submitted substantially in accordance with Map III attached to P.R. 69/26 to the satisfaction of the Development Officer;

b) The remnant lot driveway and parking to be formalized as per section 5 of the Zoning Bylaw to the satisfaction of the Development Officer;

c) On the remnant lot a contiguous soft landscaped area comprising at least 10% of the lot area shall be provided abutting the rear property line or portion thereof to the satisfaction of the Development Officer; and,

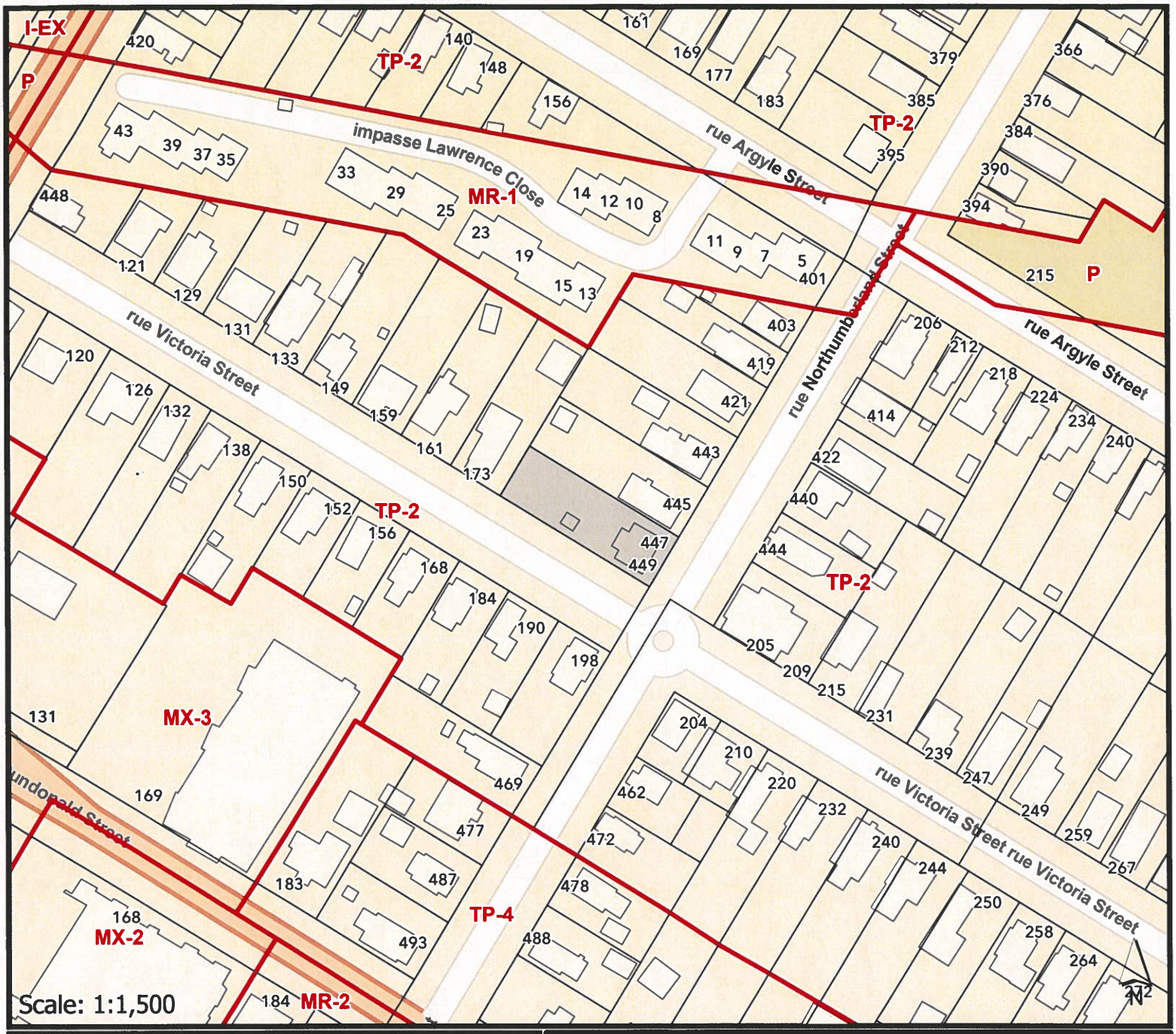
d) Existing healthy and mature trees on the proposed lot shall be preserved, including throughout construction, to the satisfaction of the Development Officer;

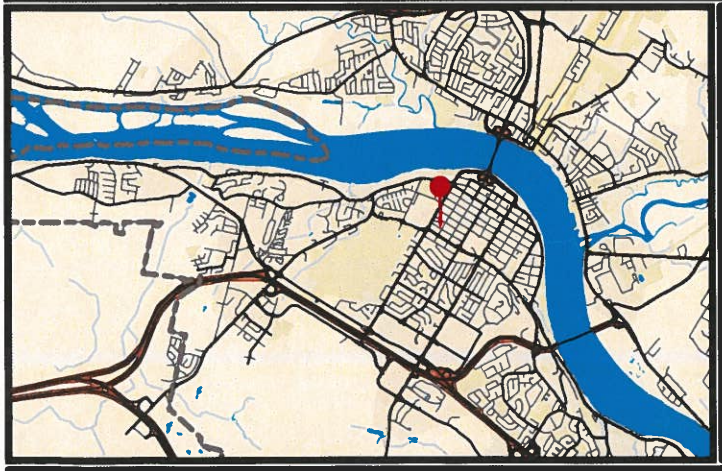
Prepared by:

Connor Adsett, Planner
Planning and Development

Approved by:

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





Subject Area / Zone visée

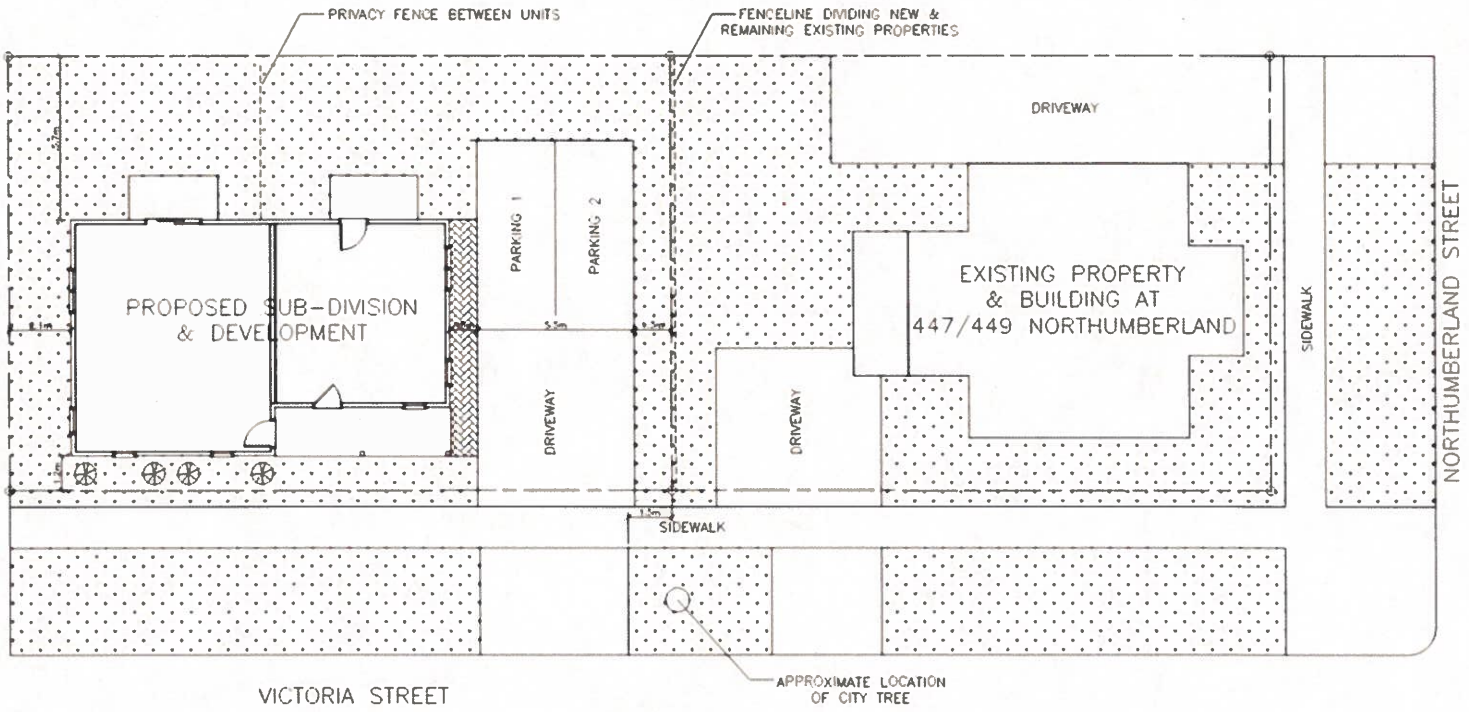
Subdivision of an existing lot to allow for the construction of a single detached dwelling with an accessory apartment. Variances are required for both the new and remnant lot.

Lotissement d'un lot existant afin de permettre la construction d'une habitation unifamiliale isolée comprenant un logement accessoire. Des dérogations sont requises pour le nouveau lot ainsi que pour le lot résiduel.

Fredericton

Community Planning
Planification urbaine

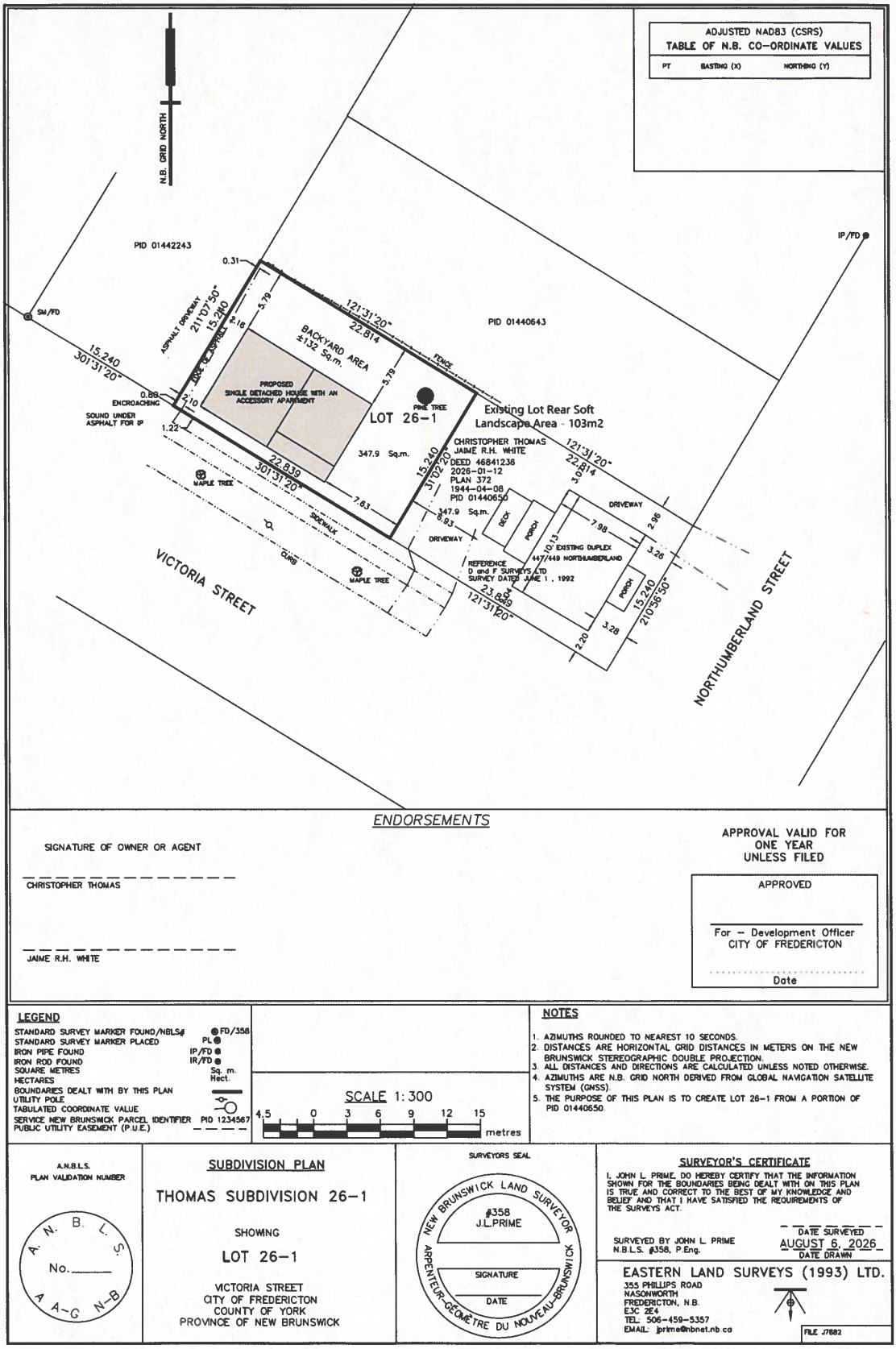
Map \ carte # I
File \ fiche: PR-69-2026
Date \ date: octobre / October 21, 2026
Subject \sujet: 447 rue Northumberland Street
Chris Thomas



Subdivision of an existing lot to allow for the construction of a single detached dwelling with an accessory apartment. Variances are required for both the new and remnant lot.

Lotissement d'un lot existant afin de permettre la construction d'une habitation unifamiliale isolée comprenant un logement accessoire. Des dérogations sont requises pour le nouveau lot ainsi que pour le lot résiduel.

Site Plan / Plan du site



ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

CHRISTOPHER THOMAS

JAIME R.H. WHITE

APPROVAL VALID FOR ONE YEAR UNLESS FILED

APPROVED

For – Development Officer
CITY OF FREDERICTON

Date

LEGEND

STANDARD SURVEY MARKER FOUND/NBLS#	●FD/358
STANDARD SURVEY MARKER PLACED	PL●
IRON PIPE FOUND	IP/FD●
IRON ROD FOUND	IR/FD●
SQUARE METRES	Sq. m.
HECTARES	Hect.
BOUNDARIES DEALT WITH BY THIS PLAN	
UTILITY POLE	
TABULATED COORDINATE VALUE	
SERVICE NEW BRUNSWICK PARCEL IDENTIFIER	PID 1234567
PUBLIC UTILITY EASEMENT (P.U.E.)	

SCALE 1:300

4.5 0 3 6 9 12 15 metres

NOTES

1. AZIMUTHS ROUNDED TO NEAREST 10 SECONDS.
2. DISTANCES ARE HORIZONTAL GRID DISTANCES IN METERS ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION.
3. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
4. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
5. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 26-1 FROM A PORTION OF PID 01440650.

A.N.B.L.S. PLAN VALIDATION NUMBER

A. N. B. L. S. No.____ A-G N-B

SUBDIVISION PLAN

THOMAS SUBDIVISION 26-1

SHOWING

LOT 26-1

VICTORIA STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

SURVEYORS SEAL

NEW BRUNSWICK LAND SURVEYOR
#358
J.L.PRIME
SIGNATURE
DATE
ARPENTEUR-GÉOMÈTRE DU NOUVEAU-BRUNSWICK

SURVEYOR'S CERTIFICATE

I, JOHN L. PRIME, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE SATISFIED THE REQUIREMENTS OF THE SURVEYS ACT.

SURVEYED BY JOHN L. PRIME
N.B.L.S. #358, P.Eng.

DATE SURVEYED
AUGUST 6, 2026
DATE DRAWN

EASTERN LAND SURVEYS (1993) LTD.
355 PHILLIPS ROAD
NASONWORTH
FREDERICTON, N.B.
E3C 2E4
TEL. 506-459-5357
EMAIL: jprime@nbnet.nb.ca

FILE J7882

Tentative Plan of Subdivision / Plan provisoire de lotissement

Fredericton
Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-69-2026
Date \ date: octobre / October 21, 2026
Subject \sujet: 447 rue Northumberland Street
Chris Thomas

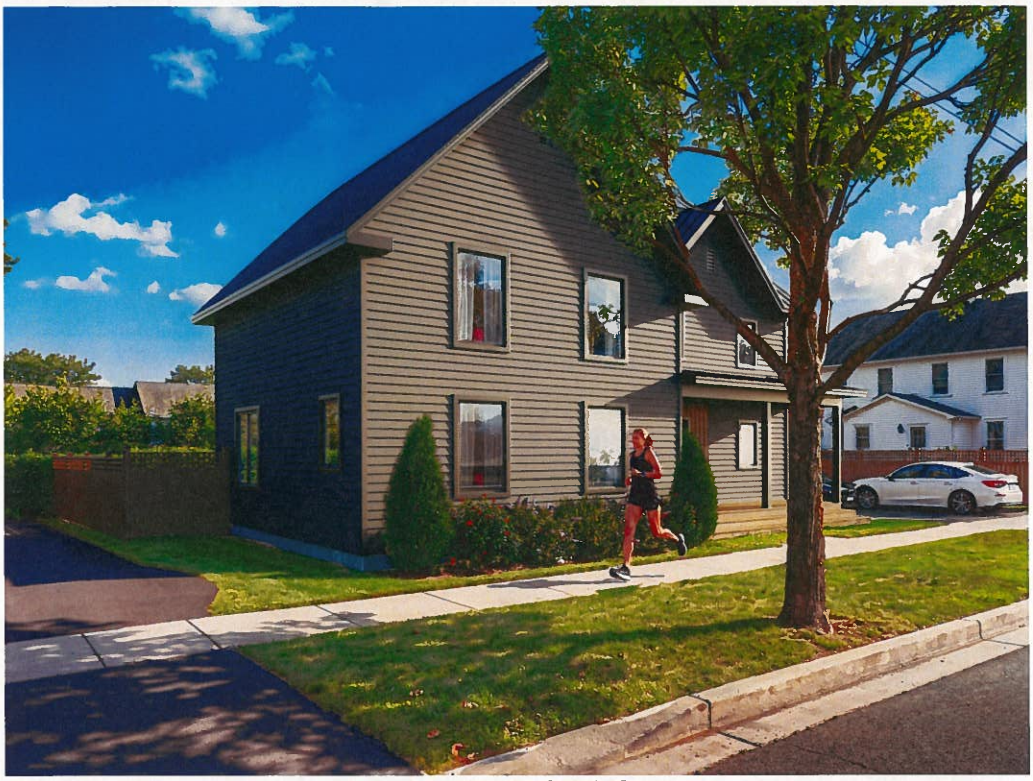


South (Victoria Street) / Sud (rue Victoria)



Southeast / Sud-Est

Renderings / Rendus



Southwest / Sud-Oust



North / Nord

Renderings / Rendus



Street Elevation / Élévation (rue)



Rear Elevation / Élévation (arrière)

Elevations / Élévation

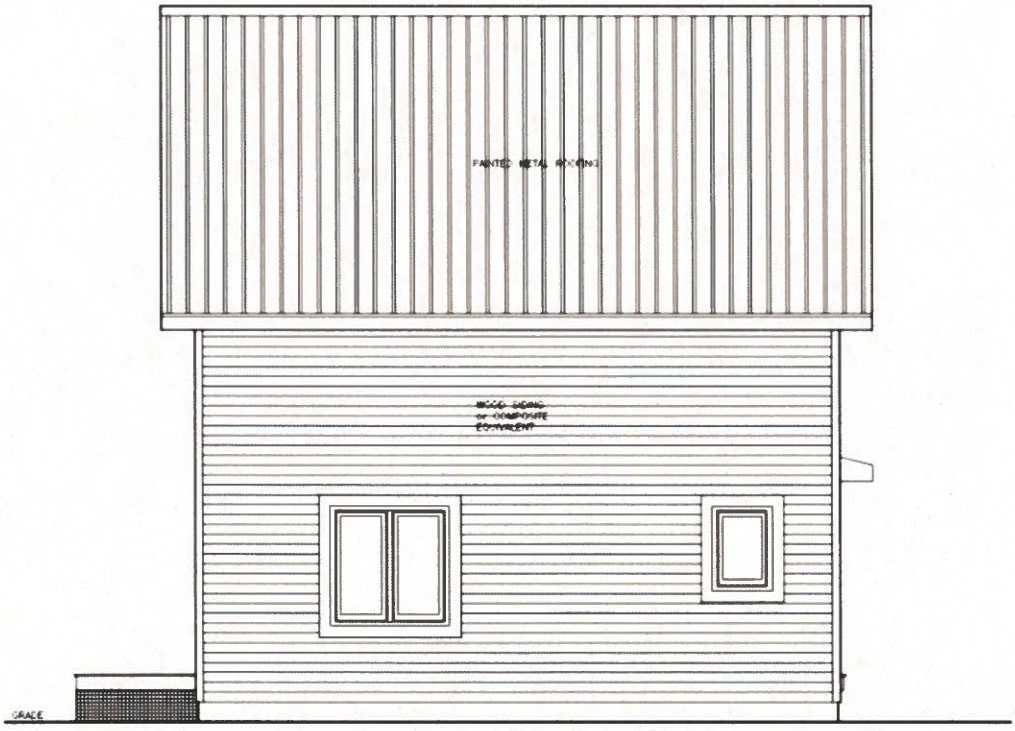
Fredericton

Community Planning
Planification urbaine

Map \ carte # VI
File \ fiche: PR-69-2026
Date \ date: octobre / October 21, 2026
Subject \sujet: 447 rue Northumberland Street
Chris Thomas

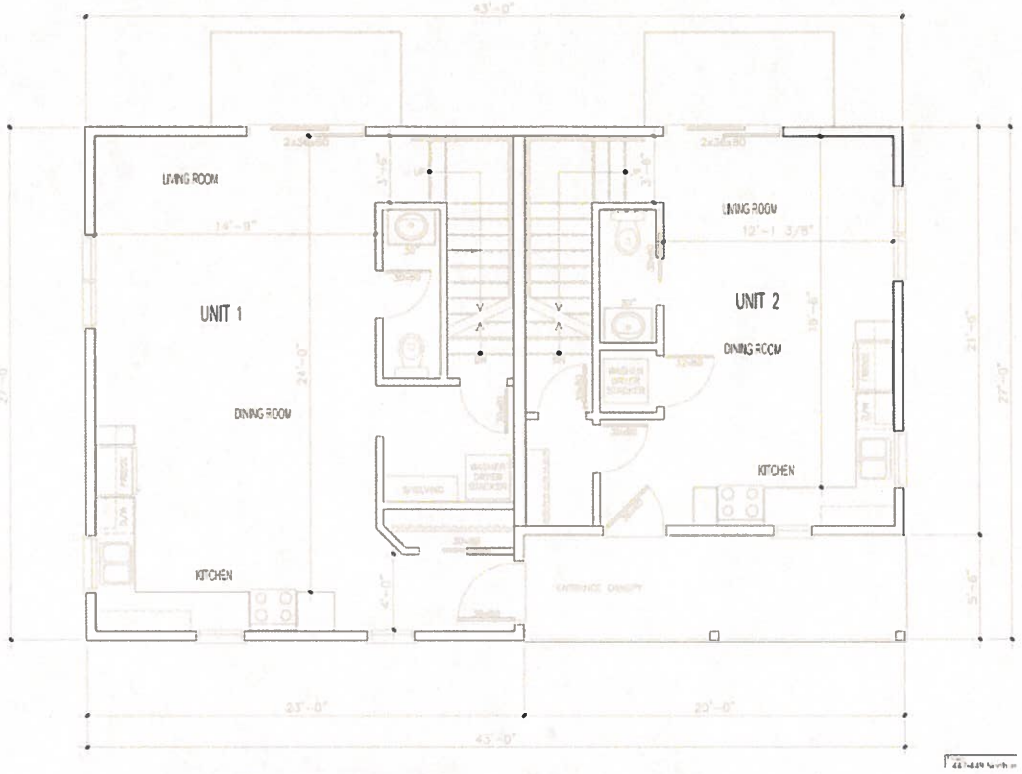


Right Elevation / Élévation (droite)

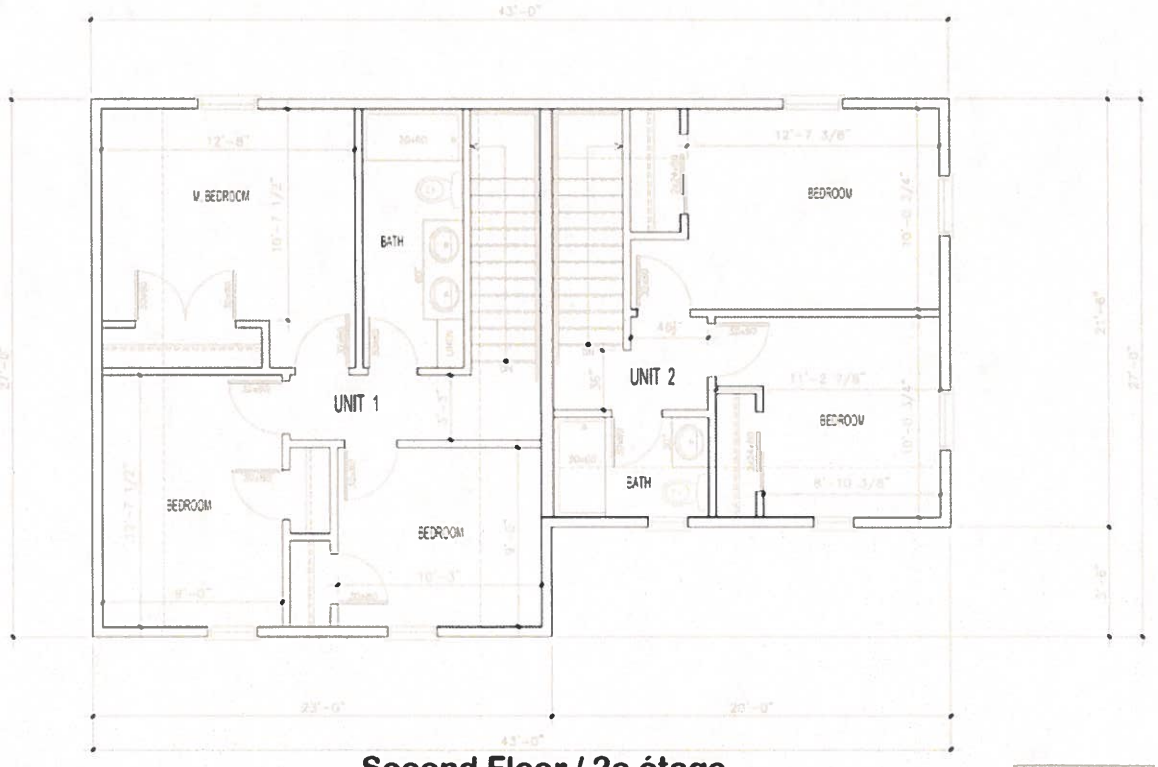


Left Elevation / Élévation (gauche)

Elevations / Élévation



Ground Floor / Rez-de-chaussée



Second Floor / 2e étage

Floor Plans / Plans d'étage

NON-OPPOSITION LETTER

I, the undersigned resident, hereby confirm that I have no objection to the proposed subdivision and development at 447-449 Northumberland.

This statement is provided in support of the proposed project and indicates that I do not oppose the subdivision and development as presented.

Neighbour Information

Name: [illegible]

Address: [illegible]

Signature: [illegible]

Date: Aug. 9/26

NON-OPPOSITION LETTER

I, the undersigned resident, hereby confirm that I have no objection to the proposed subdivision and development at 447-449 Northumberland.

This statement is provided in support of the proposed project and indicates that I do not oppose the subdivision and development as presented.

Neighbour Information

Name: VERONIQUE GOULET

Address: _____

Signature _____

Date: 10 Aug 2026.

NON-OPPOSITION LETTER

I, the undersigned resident, hereby confirm that I have no objection to the proposed subdivision and development at 447-449 Northumberland.

This statement is provided in support of the proposed project and indicates that I do not oppose the subdivision and development as presented.

Neighbour Information

Name: - Mike Tonks

Address: Fredericton N.B.

Signature:

Date: Aug 10 / 2026

NON-OPPOSITION LETTER

I, the undersigned resident, hereby confirm that I have no objection to the proposed subdivision and development at 447-449 Northumberland.

This statement is provided in support of the proposed project and indicates that I do not oppose the subdivision and development as presented.

Neighbour Information

Name: Trinda Hayden

Address: _____

Signature: _____

Date: Aug 10 / 2026

NON-OPPOSITION LETTER

I, the undersigned resident, hereby confirm that I have no objection to the proposed subdivision and development at 447-449 Northumberland.

This statement is provided in support of the proposed project and indicates that I do not oppose the subdivision and development as presented.

Neighbour Information

Name: Shayne Davies

Address: [redacted]

Signature: [redacted]

Date: August 13, 2026

From: Grace McAteer
To: PLANNING AND DEVELOPMENT
Subject: 447 - 449 Northumberland St.
Date: Wednesday, October 21, 2026 3:39:28 AM

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

Good morning,

I am writing today because as the owner of a nearby proper at 149 Victoria St. I received a neighbourhood notification for the above-named project and I would like to voice my support for the proposed project.

In particular the respectful massing, replication of traditional architectural vernacular, and proximity to the sidewalk all compliment the existing development pattern in the neighbourhood. The understated finishes complement with the newer style house across the street.

I would add I am happy to see the city has worked hard to create opportunities for in-fill developments in under utilized lots in the town plat.

Sincerely,

Grace McAteer

Fredericton

Memorandum

To: Rodney Blanchard and Members of the Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Date: October 21, 2026

Copy: Trent Hill (Applicant)

Subject: Proposed Street Name – "Liberation Row"

File: General

I. INTRODUCTION

Trent Hill has proposed the name "**Liberation Row**" for a new street in the Liberty Estates Subdivision. This street will connect Freedom Street and Declaration Drive. The proposed street is shown on the attached map and aligns with the overall branding of Liberty Estates that the developer has established.

The Planning Advisory Committee, at its meeting held on September 16, 2026 raised concerns about the proposed street name, citing several calls from the public. The committee noted that the definition of liberation is "the act of setting someone or something free from control, confinement, or unfair treatment" and the potential provocation from the street name, particularly for newcomers. The committee requested that the proposed street name be reviewed by the City's Office of Inclusion before approval and passed the following deferral motion:

> BE IT RESOLVED THAT the Planning Advisory Committee, at its meeting held on September 16, 2026, consideration was made to defer the application to name "Liberation Row" as the new street connecting Freedom Street and Declaration Drive, as part of the Liberty Estates Subdivision, until the Committee's regular meeting on October 21, 2026.

Planning Staff have met with the City's Office of Inclusion, and they have indicated that there are no concerns with the proposed street name.

The City's Office of Inclusion has outlined that the street name "Liberation Row" would not inherently be considered triggering or exclusionary to newcomers. Liberation is generally associated with freedom from oppression and may hold positive meaning for many people, including those who have experienced displacement or conflict. Newcomer communities are also very diverse and so any assumptions on one shared reaction to the name should be avoided. The context of this subdivision is also not tied to a particular historical event, conflict or political movement.

Staff have also consulted with the City of Fredericton Street names database with respect to any potential conflicts between the proposed names and other streets in the Fredericton area and have confirmed that there are no conflicts. Staff have submitted a request to the Department of Justice and Public Safety (NB911) to have the street name placed on hold for use in the City of Fredericton.

II. RECOMMENDATION

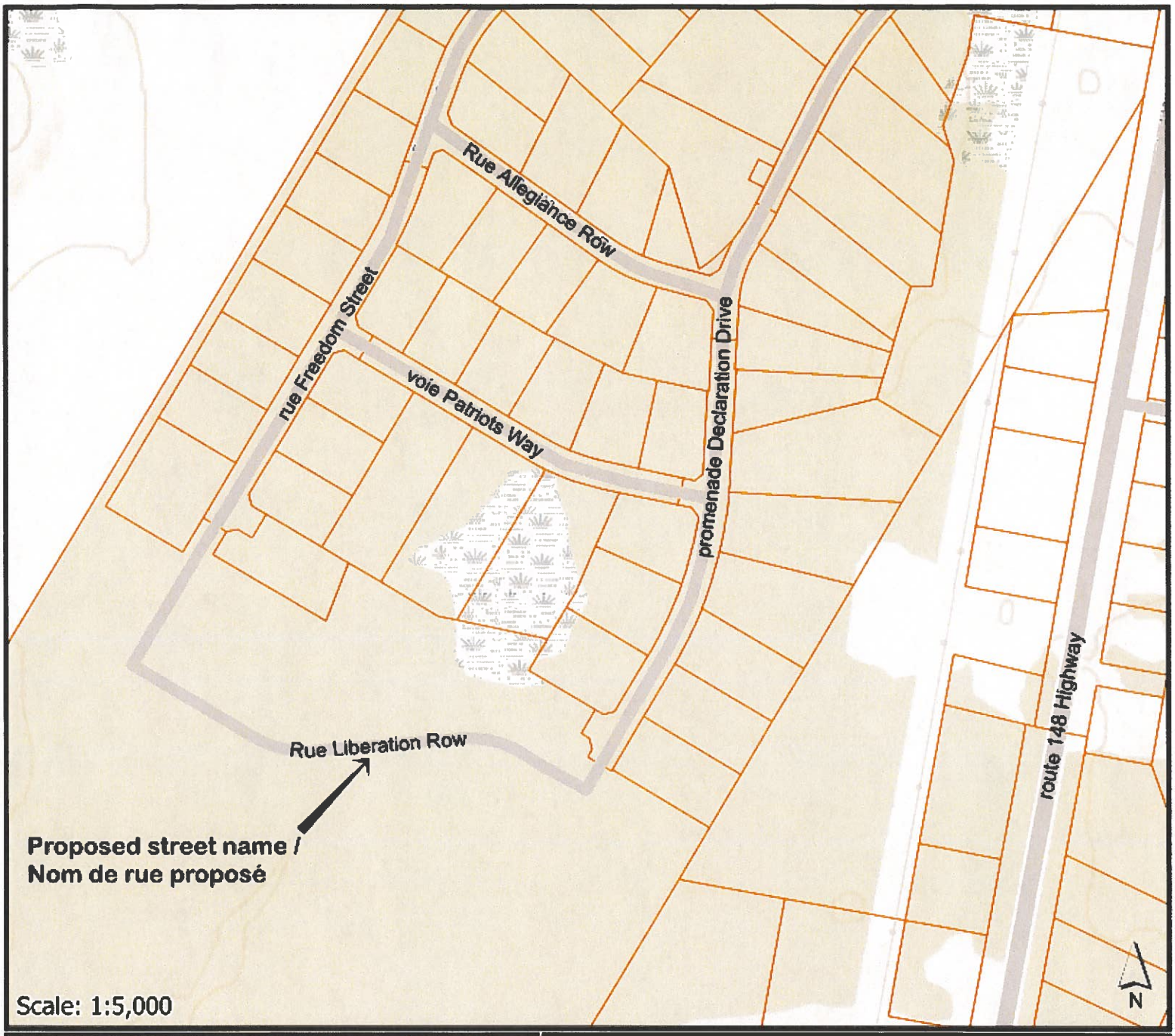
It is recommended that the new street that will connect Freedom Street and Declaration Drive as part of the Liberty Estates Subdivision be named **"Liberation Row"**.

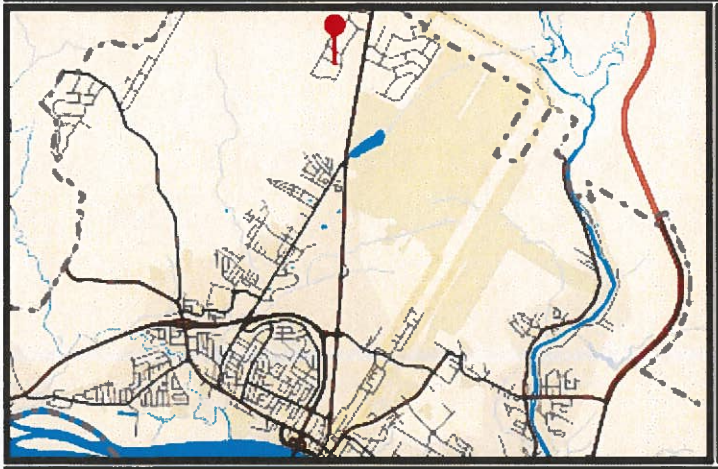
Prepared by:

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

Approved by:

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





Subject Property / Propriete Visé

Proposed street name - rue Liberation Row

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche:
Date \ date: October / octobre 21, 2026
Subject \sujet: rue Liberation Row
City of Fredericton

BUILDING INSPECTION REPORT FOR September2026

	PERMITS	VALUE	VALUE OF CONST. YEAR TO DATE	SAME PERIOD LAST YEAR
RESIDENTIAL				
SINGLE DETACHED DWELLING				
New	8	$3,891,000	$19,585,900	$28,297,500
New SDD with SDU(s)	1	$750,000	$3,278,000	-
Additions	4	$370,500	$1,368,500	$1,804,175
MINI HOMES				
New	-	-	$1,299,000	$2,012,000
Additions	-	-	-	-
SEMI-DETACHED / DUPLEX				
New	-	-	$3,135,000	$5,952,500
Additions	-	-	-	$199,000
SECONDARY DWELLING UNIT				
New Basement Apt	1	$60,000	$564,050	$475,000
New Accessory Apt	-	-	$37,000	$390,000
New Garden Apt	-	-	$380,000	$30,000
New Garage Apt	1	$156,500	$324,500	-
TOWNHOUSES				
New	1	$1,300,000	$6,270,000	$2,847,000
Additions	-	-	-	-
APARTMENT BLDG.				
New	3	$11,971,900	$127,244,550	$172,592,712
Additions	-	-	$660,000	$16,000
3 - 4 UNIT APARTMENT BUILDING				
New	-	-	$780,000	-
Additions	-	-	$200,000	$541,000
ACCESSORY BLDG * Includes Development Permits				
Storage Building *	10	$70,785	$496,320	$869,591
Carport/Garage *	-	-	$1,001,959	$817,250
Swimming Pool	4	$402,000	$1,865,624	$1,309,265
Deck	6	$60,120	$676,301	$341,796
RENOV/REPAIRS	25	$907,766	$8,095,462	$9,621,760
TOTAL RESIDENTIAL	**64**	**$19,940,571**	**$177,262,166**	**$228,116,549**

	PERMITS	VALUE	VALUE OF CONST. YEAR TO DATE	SAME PERIOD LAST YEAR
COMMERCIAL				
New	-	-	-	$14,448,000
Additions	1	$40,000	$6,192,000	$1,314,000
Renov/Repairs	7	$455,336	$42,215,704	$21,372,219
INDUSTRIAL				
New	-	-	$1,880,000	$3,000,000
Additions	-		-	-
Renov/Repairs	-	-	$126,469	$1,600,500
GOVERN (Mun.)				
New	-	-	$292,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	$17,000	$808,725
GOVERN (Fed/Prov)				
New	-	-	-	-
Additions	-	-	$546,990	-
Renov/Repairs	1	$775,400	$1,726,411	$1,469,000
INSTITUTIONAL				
New	-	-	$2,584,000	$791,000
Additions	-	-	$567,000	$333,000
Renov/Repairs	3	$1,156,400	$5,521,314	$5,071,959
				-
Others	-	-	-	$19,000
DEMOLITION	4	-	-	-
TOTALS	**80**	**$22,367,707**	**$238,931,054**	**$278,343,952**

$41,794,899 (September 2025)

DEMOLITIONS

25 Bamberg Court - Storage Building

25 Bamberg Court - Storage Building

111 King Street - 5-unit Apartment Building

161 Douglas Avenue - Single Detached Dwelling

NUMBER OF NEW DWELLING UNITS

	September 2026	THIS YEAR TO DATE	September 2025	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	9	54	17	82
SEMI-DETACHED / DUPLEX	0	14	6	25
TINY / MINI HOMES	0	11	4	17
SECONDARY DWELLING UNIT	3	22	2	17
APARTMENT UNITS	36	844	159	999
TOWNHOUSE UNITS	4	27	0	25
TOTAL	**52**	**972**	**188**	**1165**

SECONDARY DWELLING UNIT BREAKDOWN

	September 2026	THIS YEAR TO DATE	September 2025	SAME PERIOD LAST YEAR
BASEMENT APARTMENT	2	14	3	17
ACCESSORY APARTMENT	0	4	0	2
GARDEN APARTMENT	0	2	0	1
GARAGE APARTMENT	1	2	0	0

NUMBER OF PERMITS ISSUED

BUILDING PERMITS		PLUMBING PERMITS		SIGN PERMITS	
September 2026	TO DATE	September 2026	TO DATE	September 2026	TO DATE
70	585	37	289	4	60

DEVELOPMENT PERMITS

September 2026	TO DATE
10	73

FEES FOR BUILDING PERMITS ISSUED

September 2026	TO DATE	September 2025	SAME PERIOD LAST YEAR
$181,980.00	$1,935,074.00	$342,364.00	$2,257,925.02

FEES FOR PLUMBING PERMITS ISSUED

September 2026	TO DATE	September 2025	SAME PERIOD LAST YEAR
$53,560.00	$235,100.00	$25,710.00	$252,060.00

FEES FOR SIGN PERMITS

September 2026	TO DATE	September 2025	SAME PERIOD LAST YEAR
$500.00	$7,500.00	$375.00	$7,775.00

FEES FOR DEVELOPMENT PERMITS

September 2026	TO DATE	September 2025	SAME PERIOD LAST YEAR
$500.00	$6,050.00	$500.00	$7,200.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

September 2026	TO DATE	September 2025	SAME PERIOD LAST YEAR
$236,540.00	**$2,183,724.00**	**$368,949.00**	**$2,524,960.02**

SUBMITTED BY: _____

APPROVED BY: _____

Fredericton

Growth & Community Services Department

Building Inspections Division
397 Queen St, P.O. Box 130
FREDERICTON, NB E3B 4Y7
Phone: 460-2029 / Fax: 460-2126

Issued Building Permits Sorted by Structure Type

September 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of	Permit Fee	Value	Description
2026BP0595	01400597	Sep-03-26	25 Bamberg Crt	Hanson Construction Group Ltd.	Quartier/Ward 1	Accessory Building	Demolition	$50.00	$0.00	Demolish storage building as per site plan submitted.
2026BP0596	01400597	Sep-03-26	25 Bamberg Crt	Hanson Construction Group Ltd.	Quartier/Ward 1	Accessory Building	Demolition	$50.00	$0.00	Demolish storage building as per site plan submitted.
2026BP0547	75573394	Sep-15-26	275 Lian St	Colpitts Developments	Quartier/Ward 9	Apartment Building	New	$62,826.00	$7,846,900.00	Construct a new 36-unit apartment building as per plans submitted.
2026BP0583	75472373	Sep-29-26	394 York St	Colpitts Developments	Quartier/Ward 10	Apartment Building	New	$19,250.00	$2,400,000.00	Construct Phase I (foundation only) for a new 10-storey apartment building, as per plans submitted.
2026BP0597	01445121	Sep-22-26	240 George St	Atlantic Aliance Elevators	Quartier/Ward 10	Apartment Building	Renovation	$1,898.00	$231,000.00	Construct elevator modernization renovation (systems upgrade) in St. Anne's Lodge as per information submitted.
2026BP0620	01435619	Sep-17-26	111 King St	City of Fredericton	Quartier/Ward 10	Apartment Building	Demolition	$50.00	$0.00	Demolish 5-unit apartment building as per aerial view submitted.
2026BP0637	01449412	Sep-23-26	344 Dundonald St	Kevin Dougherty	Quartier/Ward 10	Apartment Building	Renovation	$90.00	$5,000.00	Construct a 7' x 10' replacement free-standing deck on the front of 5 unit apartment building as per plans submitted.
2026BP0664	01467026	Sep-29-26	40 Dunns Crossing Rd	Tjrentals.ltd	Quartier/Ward 8	Apartment Building	New	$13,850.00	$1,725,000.00	Construct Phase I (Foundation Only) for new 48-unit apartment building as per plans submitted.
2026BP0598	01469923	Sep-15-26	55 Sheffield Crt	Bryan White	Quartier/Ward 8	Attached Garage	New	$114.00	$8,000.00	Construct an attached carport to serve SDD as per plans submitted.
2026BP0617	01499797	Sep-29-26	577 Golf Club Rd	McKinley Builders	Quartier/Ward 12	Attached Garage	New	$1,650.00	$200,000.00	Construct an attached garage and deck onto the SDD as per plans submitted.
2026BP0316	75422451	Sep-17-26	85 Woodside Ln	WPM Holdings Inc.	Quartier/Ward 9	Commercial Building	Renovation	$650.00	$75,000.00	Construct a clinic fit-up in unit D of a commercial building as per plans submitted.
2026BP0427	75353730	Sep-24-26	10 Knowledge Park Dr	Chestnut Building Solutions	Quartier/Ward 8	Commercial Building	Renovation	$130.00	$10,000.00	Construct cafe in suite 120 - existing kitchen (no fryers) as per plan submitted.
2026BP0493	01478437	Sep-11-26	837 Prospect St	SEMHL Holdings Ltd	Quartier/Ward 9	Commercial Building	Renovation	$1,250.00	$150,000.00	Construct fit-up for new retail health store as per plans submitted.
2026BP0519	75486365	Sep-02-26	709 Bishop Dr	Iron Maple Constructors	Quartier/Ward 9	Commercial Building	Addition	$370.00	$40,000.00	Construct foundation under existing canopy (phase I) for new service drive-through addition on former Subaru car dealership as per plans submitted.
2026BP0585	01446285	Sep-22-26	361 Queen St	Seul Ah Jang	Quartier/Ward 10	Commercial Building	Renovation	$338.00	$35,336.00	Construct renovation to existing coffee shop for fit-up of new Bagel Soeul coffee shop / bakery as per plan submitted.
2026BP0609	01446574	Sep-10-26	422 Queen St	Cardinal Bar and Beverage Company Ltd.	Quartier/Ward 11	Commercial Building	Renovation	$154.00	$13,000.00	Construct renovation to existing kitchen - new kitchen sink, re-locate dishwasher, grease interceptor, and installing a type 2 extraction hood (no greas
2026BP0611	75362830	Sep-29-26	5 Acorn St	Jones & Oak Contracting	Quartier/Ward 9	Commercial Building	Renovation	$1,266.00	$152,000.00	Construct renovation to expand The Newly Institute (Unit 6) into Unit 5 (former coffee shop) as per plans submitted.
2026BP0638	01458579	Sep-22-26	162 Regent St	Regent Optical	Quartier/Ward 11	Commercial Building	Renovation	$210.00	$20,000.00	Construct renovation to replace steel roofing with new steel roofing on commercial building.
2026BP0602	75348482	Sep-04-26	94 Leisure Ave	Maria Maier	Quartier/Ward 7	Deck	New	$122.00	$9,000.00	Construct a replacement 14' x 14' deck (using existing footings) as per plans submitted.
2026BP0605	75314435	Sep-08-26	588 Douglas Ave	Chelsea Wilson	Quartier/Ward 3	Deck	New	$138.00	$10,318.00	Construct a new 16' x 32' deck in the rear yard of SDD, as per plans submitted.
2026BP0615	75449926	Sep-16-26	680 Hillcrest Dr	MWB Builds and Renos	Quartier/Ward 4	Deck	New	$146.00	$12,000.00	Construct a 16' x 22' attached deck on the rear of SDD as per plan submitted.
2026BP0627	01486364	Sep-21-26	56 Beaconsfield St	Fine Homes Fredericton	Quartier/Ward 8	Deck	New	$178.00	$15,302.00	Construct a new 16' x 24' deck to replace existing in rear yard of SDD, as per plans submitted. Same size and location as existing.
2026BP0644	01511138	Sep-23-26	44 Tulip St	RW Morton Construction Inc.	Quartier/Ward 12	Deck	New	$106.00	$6,500.00	Construct a 20' x 20' deck and pergola in the rear yard of SDD, as per plans submitted.
2026BP0646	01485127	Sep-23-26	95 Nottingham St	Melanie Estey	Quartier/Ward 8	Deck	New	$106.00	$7,000.00	Construct an 8' x 8'-5" deck in the front yard as per plans submitted.
2026BP0588	01433283	Sep-04-26	734 Union St	Sunfield Apartments	Quartier/Ward 6	Duplex	Renovation	$130.00	$10,000.00	Construct renovation to the foundation of duplex as per plan submitted.
2026BP0593	01466655	Sep-17-26	1050 College Hill Rd	King Construction Ltd.	Quartier/Ward 11	Federal/Provincial	Renovation	$6,258.00	$775,400.00	Construct Phase II renovation to HVAC system in DTI Vehicle Management Building, as per plans submitted.
2026BP0563	01444330	Sep-11-26	220 Charlotte St	Neal Dow	Quartier/Ward 10	Garage Apartment	New	$1,306.00	$156,500.00	Construct a 23' x 40' detached garage with an apartment as per plans submitted
2026BP0401	75383406	Sep-08-26	260 Serenity Ln	Benjamin Barcroft	Quartier/Ward 9	Institutional	Renovation	$114.00	$7,800.00	Construct interior wall renovations and replace front stairs of stage with an extension and locate stairs on the side of stage for the church as per inforn
2026BP0459	75453654	Sep-08-26	100 Sunset Dr	King Construction Ltd.	Quartier/Ward 1	Institutional	Renovation	$7,778.00	$965,200.00	Construct Phase II - Air conditioning for York Care Center as per plans submitted.
2026BP0525	01469444	Sep-11-26	10 MacKay Dr	Wall Construction Services	Quartier/Ward 11	Institutional	Renovation	$1,522.00	$183,400.00	Construct renovation to room 131 in Marchall D'Avray Hall, as per plans submitted.
2026BP0440	75000588	Sep-17-26	49 Eagle Crt	VR Contracting	Quartier/Ward 12	Pool	New	$1,250.00	$150,000.00	Construct the installation of inground pool in the rear yard of SDD as per information submitted.
2026BP0590	75567594	Sep-11-26	179 Stonehill Ln	Warren Prudhomme	Quartier/Ward 2	Pool	New	$850.00	$100,000.00	To place an inground pool in the rear yard of SDD, as per plan submitted.
2026BP0622	75451088	Sep-15-26	19 Louise Crt	Luc Levesque	Quartier/Ward 2	Pool	New	$226.00	$22,000.00	To place an 18' dia. above-ground pool in the rear yard of SDD as per information submitted.
2026BP0653	75484279	Sep-28-26	54 Reba Cres	Focal Point Landscape Design and Installatoin	Quartier/Ward 2	Pool	New	$1,090.00	$130,000.00	To place a 12' x 26' inground pool in the rear yard of SDD as per plan submitted.
2026BP0418	75559708	Sep-24-26	119 Stapleton St	Winford realty and Allied Services Inc.	Quartier/Ward 12	Semi Detached	Renovation	$178.00	$16,000.00	Construct basement entrance additions onto semi-detached dwelling (modifying existing permit #2025BP0073) as per plans submitted.
2026BP0412	75553198	Sep-02-26	70 Leeland Way	Adam Valentate	Quartier/Ward 4	Single Detached Dwelling	New	$5,194.00	$643,000.00	Construct a new SDD (with finished basement) as per plans submitted.
2026BP0477	75557934	Sep-04-26	30 Ruby St	Sharpe Builders	Quartier/Ward 1	Single Detached Dwelling	New	$6,050.00	$750,000.00	Construct new SDD as per plans submitted.
2026BP0545	01496850	Sep-01-26	62 Stafford Dr	Adrian Thompson	Quartier/Ward 5	Single Detached Dwelling	Addition	$234.00	$23,000.00	Construct front roofed-over porch on SDD as per plans submitted.
2026BP0556	01470764	Sep-08-26	349 University Ave	Renovations Plus 2012 Inc.	Quartier/Ward 11	Single Detached Dwelling	Addition	$1,170.00	$139,500.00	Construct addition at rear of house as per plans submitted. Front addition (shown on plans) not part of this application.
2026BP0573	75558189	Sep-04-26	80 Route 148 Hwy	J. Morehouse Developments & Management L	Quartier/Ward 4	Single Detached Dwelling	New	$3,050.00	$375,000.00	Construct a new SDD as per plans submitted.
2026BP0581	75567628	Sep-09-26	140 Stonehill Ln	D.C. Forbes Ltd.	Quartier/Ward 2	Single Detached Dwelling	New	$5,650.00	$700,000.00	Construct a new SDD as per plans submitted.
2026BP0586	75145730	Sep-08-26	17 Silverwood Crt	R.J. Morrison Custom Carpentry Ltd.	Quartier/Ward 12	Single Detached Dwelling	Renovation	$690.00	$80,000.00	Construct kitchen renovation in SDD as per plans submitted.

2026BP0594	75171249	Sep-09-26	38 Carrington Ln	Patterson & Sons Construction	Quartier/Ward 3	Single Detached Dwelling	Renovation	$130.00	$10,000.00	Install 2 new windows for new bedrooms in SDD as per information submitted.
2026BP0599	75338442	Sep-08-26	966 Forest Hill Rd	Epic Energy	Quartier/Ward 8	Single Detached Dwelling	Renovation	$250.00	$24,348.00	Construct the installation of roof mounted solar array as per plans submitted.
2026BP0600	01409978	Sep-15-26	161 Douglas Ave	BOWERS Construction	Quartier/Ward 4	Single Detached Dwelling	Demolition	$50.00	$0.00	Demolish SDD as per site plan submitted.
2026BP0601	75342956	Sep-04-26	231 Manresa Dr	Targetts Window and Door	Quartier/Ward 1	Single Detached Dwelling	Renovation	$106.00	$6,800.00	Construct renovation replacing front entrance door and rear patio door in SDD as per information submitted.
2026BP0603	75567883	Sep-22-26	34 Lunney St	Hoganson Builders	Quartier/Ward 2	Single Detached Dwelling	New	$3,090.00	$380,000.00	Construct a new SDD as per plans submitted.
2026BP0606	75416446	Sep-15-26	109 River St	Royal RA Development Inc.	Quartier/Ward 5	Single Detached Dwelling	Renovation	$90.00	$5,000.00	Construct renovation to existing deck (new guards) and construct stairs, as per plan submitted.
2026BP0607	01437706	Sep-08-26	27 Woodfield Cres	Alex Inman	Quartier/Ward 10	Single Detached Dwelling	Renovation	$570.00	$65,000.00	Construct kitchen renovation to SDD (fixtures remain in existing location).
2026BP0614	75576132	Sep-29-26	124 Anderson St	Colpitts Developments	Quartier/Ward 12	Single Detached Dwelling	New	$3,394.00	$418,000.00	Construct a new SDD as per plans submitted.
2026BP0618	75570457	Sep-22-26	105 Aiden St	S & P Ventures Ltd.	Quartier/Ward 2	Single Detached Dwelling	New	$2,250.00	$275,000.00	Construct a new SDD as per plans submitted.
2026BP0619	01412279	Sep-18-26	101 Preston Dr	Faith Trinza McIssac	Quartier/Ward 4	Single Detached Dwelling	Renovation	$58.00	$1,000.00	Construct renovation to decommission illegal apartment unit.
2026BP0628	75562785	Sep-18-26	30 Salisbury Cres	Colpitts Developments	Quartier/Ward 8	Single Detached Dwelling	Renovation	$354.00	$38,000.00	Construct renovation to partially finish basement in SDD, currently under construction, as per plan submitted.
2026BP0629	01450949	Sep-21-26	709 Mitchell St	Targetts Window and Door	Quartier/Ward 9	Single Detached Dwelling	Renovation	$114.00	$7,600.00	Construct renovation to replace 4 bedroom windows in SDD, as per information submitted. (WOCD's not required).
2026BP0631	75270884	Sep-28-26	54 Chartwell Crt	Raven Fine Carpentry	Quartier/Ward 12	Single Detached Dwelling	Renovation	$106.00	$6,400.00	Construct renovation to install an egress window and window well for new bedroom in SDD as per information submitted.
2026BP0633	75157065	Sep-28-26	21 Corey St	Curtis Doak	Quartier/Ward 2	Single Detached Dwelling	Renovation	$146.00	$12,000.00	Construct renovation to replace 12 windows (6br) in SDD as per information submitted. (no windows less than 36" from floor).
2026BP0634	75567909	Sep-29-26	29 Lunney St	R. Foster Developments Ltd.	Quartier/Ward 2	Single Detached Dwelling	New	$2,850.00	$350,000.00	Construct a new SDD as per plans submitted.
2026BP0636	01549401	Sep-23-26	381 Canada St	Epic Energy	Quartier/Ward 5	Single Detached Dwelling	Renovation	$362.00	$38,065.00	Construct the installation of roof mounted solar array on SDD and detached garage, as per information submitted.
2026BP0641	01406487	Sep-23-26	107 Terra Nova Crt	Polaron Energy Corp	Quartier/Ward 4	Single Detached Dwelling	Renovation	$242.00	$23,200.00	Construct a roof mounted solar array, as per information submitted.
2026BP0645	75009282	Sep-29-26	35 Monteith Dr	Rosewood Renovations	Quartier/Ward 12	Single Detached Dwelling	Renovation	$178.00	$15,478.00	Construct main floor bathroom renovation in SDD as per information submitted.
2026BP0650	01409101	Sep-24-26	103 Hilltop Dr	Greenfoot Energy Solutions	Quartier/Ward 3	Single Detached Dwelling	Renovation	$346.00	$36,250.00	Construct the installation of roof mounted solar array on SDD as per plan submitted.
2026BP0654	75525717	Sep-28-26	72 Munner Dr	Polaron Energy Corp	Quartier/Ward 5	Single Detached Dwelling	Renovation	$394.00	$42,075.00	Construct installation of roof mounted solar array on SDD as per plan submitted.
2026BP0656	01503358	Sep-28-26	46 Orchard Dr	AnyDay Plumbing & Renos Inc.	Quartier/Ward 12	Single Detached Dwelling	Renovation	$114.00	$7,500.00	Construct renovation for new bathroom in basement of SDD as per floor plans submitted.
2026BP0659	75158055	Sep-28-26	1036 McLeod Hill Rd	Polaron Energy Corp	Quartier/Ward 2	Single Detached Dwelling	Renovation	$298.00	$30,250.00	Construct installation of roof mounted solar array on SDD as per plan submitted.
2026BP0661	75224055	Sep-29-26	102 London Crt	Targetts Window and Door	Quartier/Ward 8	Single Detached Dwelling	Renovation	$186.00	$16,800.00	Construct installation of 10 windows (5br), in SDD as per information. Windows equipped with WOCD's.
2026BP0666	75425165	Sep-29-26	21 Morning Gate Dr	Rob Case Homes	Quartier/Ward 12	Single Detached Dwelling	Renovation	$1,210.00	$145,000.00	Construct renovation to mail level of SDD- new kitchen cabinets, hardwood flooring, paint throughout, replace patio door. No change to kitchen layout
2026BP0550	75571448	Sep-01-26	198 Dora Dr	Gullison Flooring and Renovations	Quartier/Ward 7	Single Detached Dwelling/Ap	Renovation	$530.00	$60,000.00	Construct renovation for new basement apartment (non-secondary suite) as per plans submitted.
2026BP0584	75571042	Sep-23-26	511 Springhill Rd	Arnold & Ruth Holdings Ltd.	Quartier/Ward 12	Single Detached Dwelling/Ap	New	$6,050.00	$750,000.00	Construct a new SDD with basement apartment (secondary suite) as per plans submitted.
2026BP0533	75575555	Sep-08-26	207 Serenity Ln	G.G. Ventures Ltd.	Quartier/Ward 9	Townhouse	New	$10,450.00	$1,300,000.00	Construct a new 4-unit townhouse building as per plans submitted.
2026BP0564	75478768	Sep-01-26	13 Eco Terra Dr	Elevation Building Developments Inc.	Quartier/Ward 4	Townhouse	Renovation	$330.00	$35,000.00	Construct a renovation to create a bathroom, rec room and office in a townhouse as per plans submitted
							TOTALS	**$181,980.00**	**$22,296,922.00**	