AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – October 21, 2020

B. MUNICIPAL PLAN AND ZONING APPLICATIONS

1. River Valley Health Solutions – 512 George Street
   Zone Amendment to Permit a Medical Practice
   Parking Variance

2. Springhill Group of Companies – 670 King Street
   Rezoning from CCI to CC to Permit Redevelopment of the Centennial Building

3. Colpitts Development – Highpoint Boulevard
   Rezoning Portions of Property from R-5 to MR-2, R-5 to R-1N, R1-N to R-2 and from MR-2 to R-1N

4. John Howard Society of Fredericton – 332 Brunswick Street
   Zone Amendment to Permit a Homeless Shelter for 5-Years
   Temporary Use Variance to Permit a Homeless Shelter

C. SUBDIVISION APPLICATIONS

D. VARIANCE APPLICATIONS

E. OLD BUSINESS

F. NEW BUSINESS

G. BUILDING PERMITS

To receive building permits for the month of October 2020

H. ADJOURNMENT
PLANNING REPORT

PAC – November 18 2020
File No.: Z-10-2020, V-12-2020
P.R. No. 27/20

To: Planning Advisory Committee
From: Dallas Gillis, Senior Planner
Proposal: Zone Amendment to add “Medical Clinic” to MX-1 Zone and Parking Variance
Property: 512 George Street (PID 01481118)

OWNER: 698503 N.B. Inc.,
512 George Street
Fredericton NB E3B 1K1

APPLICANT: River Valley Health Solutions c/o Wendy Yano
512 George Street
Fredericton NB E3B 3W4

SITE INFORMATION:
Location: South side of George Street, across from the Old Burial Ground
Context: Mainly low density residential. George Street Middle School just over 50m away.
Ward No: 10
Municipal Plan: Commercial – (Town Plat Secondary Plan)
Zoning: Mixed Use Zone One – (MX-1)
Existing Land Use: Commercial
Previous Applications: File No.: Z-21-2018, V-31-2018

EXECUTIVE SUMMARY:
In 2018 the Applicant received a zone amendment and parking variance of one space to permit a massage therapy clinic and fencing club in an existing commercial building. Massage therapy is permitted in the MX-1 Zone, physiotherapy, and chiropractic fall under the definition of Medical Clinic and are not. This application is seeking to permit those uses that were not considered originally. Staff do not foresee any negative impacts, the use will continue to operate as it has for the last 2 years, with no reported issues. Staff support this application subject to terms and conditions.
APPLICATION:

Wendy Yano has made application on behalf of River Valley Health Solutions on property located at 512 George Street for the following:

- A Zone Amendment to permit a "medical clinic" in the MX-1 zone to allow physiotherapy and chiropractic services and,
- A parking variance of 9 spaces.

PLANNING COMMENTS:

Proposal:

- In July of 2018 an application for a zone amendment and parking variance of one space to permit a fencing club in conjunction with massage therapy clinic in an existing commercial building was approved. Space on the ground floor was to be used for fencing with the intent to move the fencing club to the 2nd floor of the building when the existing tenants, a law office and tattoo parlor, left.

- As the law office and tattoo parlour are leaving, the fencing club is relocating to the second floor and expanding the floor space used from 70m² to 160m². A condition of the approval was an acknowledgement that when the fencing club moved, additional parking variances may be required.

- The zone amendment for a medical clinic is being sought because while the business is mainly massage therapy, it is a multidisciplinary clinic, and also provide services such as chiropractic and physiotherapy. While massage therapy is permitted in the MX-1 Zone, physiotherapy and chiropractic services fall under the definition of a medical clinic, which is not. Therefore, a zone amendment is also being sought at this time to address these uses. The omission of the uses stemmed from an unintentional misrepresentation by the applicant in the original application, that the applicant is now seeking to rectify. This application does not represent an expansion or intensification, but a continuation of the use that has been operating at this location since July of 2018.

- Despite moving to the larger space the fencing club is not increasing the total number of users any one time nor will they alter the current permitted hours of operation. The terms and conditions of the previous approval limited the fencing club to no more than 12 students at a time, and permitted it to operate no more than 3 days per week and on weekend, and no later than 9pm through the week and 6pm on weekends.

Municipal Plan:

- The property is within the "Residential Town Plat Area" Secondary Municipal Plan which contains the following policy statement:

  o "Council shall recognize that commercial uses that are not intended to serve the needs of the surrounding residential neighbourhoods in the Plan Area can be readily accommodated in existing primary commercial areas, such as the City Centre or other designated areas."
• While the intent is to discourage commercial intrusion into the designated residential areas, the proposal involves an existing commercial building that has commercial zoning and is designated commercial within the Residential Town Plat Specific Planning Area Generalized Future Land Map. This proposal is consistent with the Municipal Plan as the uses are considered complimentary to the neighbourhood’s local needs.

Zoning By-law:

• Mixed Use Zones are considered commercial zones but are meant to have a residential component. The Mixed-Use Zone One is intended to provide a limited mix of uses primarily to facilitate the transition between the City Centre and the Town Plat. Zone standards require at least one dwelling unit; however, this existing commercial building is non-conforming. If the site were to be redeveloped in the future, a residential component in-line with zone standards would be required.

Parking

• There are 10 parking spaces on site. Change of use provisions in Section 5 of Zoning By-law Z-5 state that when a building, or part of a building, is converted from one use to another, parking spaces in addition those existing on site shall be provided in the amount that the required parking of the new use exceeds the amount required of the previous. The amount of required parking for the clinic and fencing club in the zoning by-law is 27 total spaces. Since the previous use of building (optometry clinic, tattoo parlour and law office) required 18 spaces, the new use is required to provide 9 additional spaces. As there is no room on site for additional parking, a variance in 9 spaces is required.

• While the variance of 9 spaces is significant, there will be limited overlap between the fencing club targeted to students and the clinic. Also, as the increase in parking requirements are attributable more to the reclassification of the existing use of the clinic than the expansion of the fencing club, there is no reason to expect the actual parking needs to increase from what they have been over the last two years. As there is ample on street parking on George Street and in the surrounding area, staff do not feel granting this variance will create any parking related issues. The applicant has observed that clients are usually able to find parking on site as many clients walk or bike.

Analysis

• While staff would typically be concerned with the addition of a medical clinic, this application is not a further intensification of the current use of the site but correction in how the current use of the site was categorized. Nonetheless, Staff are recommending a term and condition to limit the number of medical practitioners. Additionally, while the floor area of the fencing club is increasing, the number of users permitted at any one time will remain as it was previously. It should be noted that if the building were on the other side of George Street it would be in the CBD and would have less parking required, while the impact in terms of parking demand on the street would be the same. The removal of the law office and tattoo parlour, to be replaced with a small fencing club, could be considered a reduction of the commercial use of the property. For this reason, staff are not concerned the addition of this use will create any negative impacts to the neighbourhood.
Access and Servicing

- Engineering and Operations have no issues.

RECOMMENDATION:

It is recommended that the application submitted by Wendy Yano, on behalf of River Valley Health Solutions on property located at 512 George Street for a zone amendment to permit a "medical clinic" to allow physiotherapy and chiropractic services in the MX-1 zone a parking variance of 9 spaces, be approved subject to the following terms and conditions:

a) The site be developed generally in accordance with the Maps II and III attached to P.R. 27/20 to the satisfaction of the Development Officer;

b) Signage permits are obtained for any new signage;

c) The medical clinic be limited to two physiotherapy and one chiropractic practitioner;

d) Terms and conditions of the previous approval contained in P.R. No. 63/18 remain in place.

Prepared by:

Dallas Gillis, MCIP, RPP
Senior Planner, Community Planning

Approved by:

Marcello Battilana, MCIP
Manager, Community Planning
Zone amendment to permit a medical clinic in the MX-1 Zone to support the addition of physiotherapy and chiropractic services in existing massage therapy clinic, and a variance in parking requirements of 9 spaces.

Modification de zonage pour permettre une clinique dans la zone MX-1 afin de soutenir l'ajout de services de physiothérapie et de chiropratique dans la clinique de massothérapie existante. Dérogation dans les exigences en matière de stationnement de 9 espaces.
Zone amendment to permit a medical clinic in the MX-1 Zone to support the addition of physiotherapy and chiropractic services in existing massage therapy clinic, and a variance in parking requirements of 9 spaces.

Modification de zonage pour permettre une clinique dans la zone MX-1 afin de soutenir l'ajout de services de physiothérapie et de chiropratique dans la clinique de massothérapie existante. Dérogation dans les exigences en matière de stationnement de 9 espaces.
Councillor John MacDermid, et al

Regarding the zone amendment and parking variances applied for by River Valley Health Solution located at 512 George Street; I have spoken with the owners of the building and I am also a client. I fully support their application.

Respectfully

Jonathan R. Downey
220 Carleton St.
(506) 639-5472
To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Rezoning to allow redevelopment of the Centennial Building site.
Property: 670 King Street (PID 01457423)

OWNER: Centennial Heritage Properties Inc. c/o Geoff Colter
        PO Box 2100 Station A, Fredericton, NB, E3B 4Y6

APPLICANT: Same as above

SITE INFORMATION:
Location: East half of block between King Street and Brunswick Street, west of Saint John Street.
Context: Mix of institutional, office, commercial and residential uses (Chancery Place/parking garage, church, restaurant, Science East, market and single detached dwellings).

Ward No: 11
Municipal Plan: City Centre
City Centre Secondary Municipal Plan: Capital and Market Districts, Downtown Mixed Use Character Area

Zoning: City Centre Institutional (CCI) Zone
Existing Land Use: Centennial Building (vacant)
Previous Applications: PR: 46/14 (temporary medical clinic), PR: 65/18 (courthouse addition)

EXECUTIVE SUMMARY:
The proposal is a rezoning to the CC zone to allow a phased redevelopment of the Centennial Building site. The first phase is the adaptive reuse of the Centennial Building with retail, restaurant, hotel and residential uses. The residential component includes the addition of a penthouse level on top of the building. The second phase will include a new building at the south-east corner of the site providing commercial uses at grade, parking structure and some combination of residential and hotel uses on the upper levels.

The proposal complies with the Municipal Plan and with the City Centre Secondary Municipal Plan’s objectives encouraging an adaptive reuse strategy for the site. The proposal is also consistent with the plan's pedestrian circulation strategy and with the Downtown Mixed Use Character Area's guidelines. The proposal provides community benefits recognized in the City Centre Plan which in this case include heritage preservation, public amenity space and a mid-block pedestrian connection. The proposal complies with the intent of the City Centre Built Form Design Guidelines for heritage properties with respect to differentiating new construction/additions and achieves a reasonable balance between respecting the building’s heritage character and allowing for a successful adaptive re-use strategy for this landmark building.
The proposal should not negatively impact adjacent properties given it’s past use and is consistent with the adjacent CC zoned land to the north and north-west of the site. Staff recommend approval of this application subject to terms and conditions.

APPLICATION:

Centennial Heritage Properties Inc. has made application to rezone land from CCI to CC to allow additional commercial and residential uses allowing for a phased redevelopment of the Centennial Building site at 670 King Street.

PLANNING COMMENTS:

Background

- In August 2018, a municipal plan amendment for building height was approved to allow a six storey addition to the rear of the Centennial Building for a new courthouse. The NB government put a halt to the courthouse project later that year and has since sold the property to a private developer.

Proposal

- The proposal is a phased redevelopment of the Centennial building site. The first phase is the adaptive reuse of the Centennial Building with retail, restaurant, boutique hotel and residential uses. The residential component includes the addition of a penthouse level (new seventh storey) on top of the building. The first floor will be a combination of retail, restaurant and hotel (17 rooms), fitness centre, lobby and office space as shown on Map IV. The hotel use will continue on the second and third levels with an additional 73 hotel rooms. The residential component will occupy the remaining upper floors (levels four to six) with 48 apartments as well as another 10 apartment units within the new seventh level penthouse addition.

- The retail and restaurant uses will have entrances facing King Street and will include hard surfaced areas and patios along the front. This will allow the ability for “spill out” commercial uses in front of the building helping to animate the building’s ground level and its relationship to the street. The hotel entrance and main apartment entrance will be from the south side of the building.

- The second phase is a new six storey building oriented toward the intersection of Brunswick Street and St. John Street at the south-east corner of the site (see Map III). The development concept for the new building includes approximately 700m² of ground floor commercial space along both street frontages with structured parking behind and above on the second and third levels. The top three levels would provide approximately 4880m² for residential or a combination of residential/hotel use. A link will be provided to connect the phase two building to the Centennial Building. At this point in time the proposal only outlines the conceptual layout and potential uses - the detailed building design will be reviewed as part of a future planning application since the parking structure is a conditional use in the CC zone and the overall design will have to comply with the City Centre Built Form Design Guidelines.

- The site will utilize existing access points from King Street and St. John Street for phase one. In phase two, an additional access point will be provided from Brunswick Street on the west side of the new building as shown on Map III. Parking will be provided on the south portion of the site for the apartment units and for a portion of the hotel use. The area where the previous south wing was demolished will be used for drive aisles, hotel entrance walkway and a central landscaped area with seating. The existing parking area to the west of the Centennial Building will be used primarily for hotel and retail/restaurant parking. A pedestrian walkway including seating will be provided along the west side of the site achieving a mid-block connection between Brunswick Street and King Street as outlined in the City Centre Plan. This will create a cross-walk to be provided on Brunswick Street linking Science East and the Market.
Heritage

- The Centennial Building is a six storey modernist building completed in 1967. It was built by the Government of New Brunswick as the province's major centennial project. The building is clad in polished New Brunswick black granite, olive sandstone from Nova Scotia, stainless steel and a reflective glass curtain wall in a grid design typical of the International Style. Some of the building's important architectural elements include:
  - The overall massing, proportion and exterior materials giving the building a monumental presence especially the front façade.
  - The two-storey entrance projection in polished black granite, with travertine marble, stainless steel mullions and large plate glass surfaces with wide front granite steps.
  - The curtain wall with its stainless steel frame grid, black colored panels and simple glazing book-ended by the projecting sandstone end walls.

- The Planning Advisory Committee will recall that the Government of New Brunswick sought and received approval for a plan to restore the Centennial Building for institutional/office use. Subsequent to the start of construction, the Government ceased work and announced that the courthouse would not be developed on the site. In 2019, the Government announced that it intended to sell the Centennial Building property. The Government sought proposals from interested developers and stated that proposals could not contain any Government of New Brunswick use after redevelopment.

- The Government of New Brunswick has sold the subject property to the applicant. It is staff's understanding that the Government did not apply any provincial heritage protection or designation prior to the property's sale, despite the history of the Centennial Building. Although the City Centre Secondary Municipal Plan recognizes the Centennial Building as a significant heritage building, the building's significance accrues from it's history as an important provincial government office building and it's legacy as New Brunswick's most significant centennial project. In staff's view, the heritage significance of the building is primarily provincial and the Provincial Government has chosen not to designate the property. Because the redevelopment of the property now relies on a viable private sector business case, the City is of the view that the proposed design appropriately balances the property's history with the need to successfully house new market based land uses.

- The building's curtain wall is in poor condition and past it's life span according to the applicant's architect. In order to accommodate the new interior program and address the aging facade, a new high efficiency glazed curtain wall system is proposed which will retain the same design as the original - primary vertical mullions over a secondary grid of horizontal and vertical mullions. Other changes to the original building include refurbishing the sandstone end walls and adding windows to let light in as well as integrating recessed balconies into the residential levels on the front and rear facades.

- The new penthouse level will be stepped back significantly from the front and rear façades and will incorporate full height windows, new exterior material and colors all in an effort to visually differentiate and clearly distinguish it from the original building which is in keeping with heritage design principles.

- The applicant's architect has provided an assessment of how the proposal responds to the building’s heritage character and the heritage related built form design guidelines (see attached Maps X, XI, XII and letter of intent). The City's Manager of Heritage and Urban Design has reviewed the proposal and concurs with the architect's assessment. Based on this, planning staff feel that the proposal strikes a reasonable balance between respecting the building's heritage character and allowing for a successful adaptive re-use strategy for this landmark building.

Parking

- The Zoning By-law does not require any additional parking in the Central Business District (CBD) when (a) a building is converted from one use to another, or (b) when a new building replaces a building or portion of building that was demolished as long as the new building does not exceed the gross floor area (GFA) of the demolished building. In this case the GFA of the Centennial Building's
demolished south wing was approximately 6700m² and the GFA of the phase two building will be approximately 5575m² - less than what was demolished.

Regardless of the bylaw’s CBD parking exemptions, the proposal will still provide the required parking in both the first and second phases. Phase one requires a minimum of 78 stalls and 120 stalls will be provided on the west and south portions of the site. In Phase two, 82 parking stalls will be provided on the ground as shown on Map III, plus an additional 110 parking stalls will be provided in the new parking structure for a total of 172 stalls. Phase two will require approximately 40 parking stalls for an overall total of 118 required parking stalls for both phases.

Rezoning

- The proposal requires a rezoning to the CC zone since the current CCI zone does not permit hotel, apartments (dwelling units) or a parking structure and has strict limits on the amount of retail and restaurant space allowed. Although the site is located within the Capital and Market Districts, Staff have no concern with the rezoning as it will allow greater flexibility for the potential land uses required to successfully achieve an adaptive reuse strategy for the Centennial Building and long term redevelopment of the site. The CC zone will allow for the second phase of development providing the opportunity to significantly enhance the public realm along Brunswick Street and Saint John Street, an area of the site historically used for a parking lot. Furthermore, the proposal should not negatively impact adjacent properties given it's past use and is consistent with the adjacent CC zoned land to the north and north-west of the site.

- The proposal complies with the building setback requirement of the CC zone as the phase two building is setback 3m back from both streets. The proposal also complies with the maximum building height requirement which is 8 storeys - 6 storeys plus a bonus height of 2 storeys with the provision of a community benefit in keeping with City Centre Secondary Municipal Plan policy as outlined below.

Municipal Plan:

- The proposal is consistent with the following Municipal Plan policies for the City Centre (Section 2.2.1):

  (3) New development within the City Centre Designation should:

  i. Add vibrancy, livability, and enhance the pedestrian experience;
  ii. Ensure new buildings contribute positively to the architectural character of the downtown and to the riverfront;
  iii. Incorporate ground-floor shops and restaurants;
  iv. Locate parking within structures or at the rear of buildings; and,
  v. Provide accessible bicycle parking.

  (5) Where economically feasible, encourage the re-use of existing buildings, especially the conservation and adaptive re-use of the City Centre’s heritage buildings.

City Centre Secondary Municipal Plan

- The majority of the site is located within the Capital District and the proposal is consistent with the following objectives:

  - Preserve and enhance the iconic qualities of the public and institutional buildings in the Capital District;
  - Preserve the Centennial Building by pursuing an adaptive reuse strategy for the site. At the very least preserve the façade of the building.

- The Circulation Strategy outlines pedestrian circulation routes and identifies the area “Mid-block between Regent and Saint John Streets connecting Science East and the Boyce Farmers Market with the greater City Centre” as an appropriate point for a new crosswalk. This is also one of the main
objectives of the Market District and the proposal is consistent with this intent as it includes a walkway along the west side of the site to allow pedestrian access between King St. and Brunswick St.

- The Downtown Mixed Use Character Area outlines the following with respect to building height under the Placement and Massing guidelines:
  - Building heights: a minimum of 3 storeys to a maximum of 6 storeys.
  - Bonus of up to 2 additional storeys (to a maximum of 8 storeys) in exchange for community benefits.

The Bonus Height section outlines the following as examples that qualify as community benefits:

  - The preservation of a heritage building in its entirety or the preservation of facades of a heritage building on the property within the City Centre;
  - The provision of public recreational or cultural amenity space;
  - A publicly accessible open space or mid-block connection where appropriate and desirable.

- The proposed seven storey building height is in keeping with the intent of the bonus height allowance by providing the above community benefits: respecting the original façade design of the Centennial building, providing public plaza spaces and walkways with seating and a mid block connection between King Street and Brunswick Street through the site.

Built Form Design Guidelines (Heritage)

- The objective of the heritage guidelines is “to ensure that growth and development occurs in a way that is respectful of heritage resources while responding to contemporary demands of programme and architectural expression.” Staff feel the proposal is consistent with this intent as it strikes an appropriate balance between heritage preservation and today’s building and architectural programming requirements. The architect has indicated that the redevelopment brings a contemporary interpretation to the existing building through sensitive recessing of balconies within the form and pattern of the existing elevations.

- As a general principle “new construction should be visibly differentiated from the old, achieving compatibility primarily through harmonious scale, massing, facade articulation and materiality.” Upper level step backs greater than 2 metres are useful for distinguishing new construction from heritage in additions. The proposed penthouse level addition is consistent with the above guideline as it provides step backs of at least 3 metres and a contemporary design to fully distinguish it from the original building.

- As noted earlier, Maps X, XI, XII and attached letter of intent provides a detailed assessment of the project in relation to the building’s heritage character from the architect.

Access and Servicing

- Access, servicing and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations. Property is located in Wellfield Zone B; all plans must conform to the NB Wellfield Protected Area Designation Order. Refer inquiries to the City Senior Water and Sewer Engineer.

- As the City grows and we renew and revitalize our Downtown streetscapes we look for opportunities to enhance our urban streets as identified in the City Centre Plan and subsequent Street Design Guidelines. The City is seeking to acquire a 1.5 metre wide strip of land along the King Street frontage of the Centennial Building Property to transfer to the ROW. This ROW acquisition would facilitate future (no timeline established) streetscape improvements to sidewalks and parking.
The City is concerned with the magnitude of fuel oil, bunker-C (+/- 18,000 litres) and most probably chlorinated solvents contamination of the soils and near surface water at the Centennial Building, the three neighbouring St. Dunstans Church properties and possibly the City right of way along Brunswick Street. The chlorinated solvents may stem from another unresolved large scale environmental leak also located over top of our aquifer.

The Centennial Building site’s long term persistent contamination lies over top of our municipal water supply, separated by a natural silt/clay layer which is both discontinuous and has been punctured by a number of nearby wells. The full lateral extent of the Centennial Building site contamination remains undetermined. The south side sand and gravel aquifer is one of the largest east of Waterloo, Ontario and is extremely valuable as it is the source of the City’s water supply.

The applicant is responsible for complying with all required provincial environmental legislation, including but not limited to:

- Clean Environment Act C-6 and it’s regulations
- Petroleum Product Storage and Handling Regulation 87-97
- Water Quality Regulation 82-126
- Clean Water Act C-6.1 and it’s regulations
- Wellfield Protected Area Designation 2000-47
- Province of New Brunswick’s (NBDELG) Risk Based Corrective Action (RBCA) and Guideline for the Management of Contaminated Sites (GMCS) – current versions.

RECOMMENDATION:

1. It is recommended that the application submitted by Centennial Heritage Properties Inc. to rezone land from CCI to CC to allow additional commercial and residential uses for a phased redevelopment of the Centennial Building site at 670 King Street be approved subject to the following terms and conditions:

   a. The site be developed generally in accordance with Maps II and III attached to P.R. 73/20 to the satisfaction of the Development Officer;

   b. Final building design be substantially in accordance with Maps VI to X and XII attached to P.R. 73/20 to the satisfaction of the Development Officer;

   c. A final parking and landscape plan be provided to the satisfaction of the Development Officer prior to issuance of the building permit;

   d. Access, servicing and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;

   e. The applicant is responsible for obtaining any required provincial approvals and/or permits and shall comply with all required provincial environmental legislation, including but not limited to:

      - Clean Environment Act C-6 and it’s regulations
      - Petroleum Product Storage and Handling Regulation 87-97
      - Water Quality Regulation 82-126
      - Clean Water Act C-6.1 and it’s regulations
      - Wellfield Protected Area Designation 2000-47
      - Province of New Brunswick’s (NBDELG) Risk Based Corrective Action (RBCA) and Guideline for the Management of Contaminated Sites (GMCS) – current versions;
f. Property is located in Wellfield Zone B; all plans must conform to the NB Wellfield Protected Area Designation Order. Refer inquiries to the City Senior Water and Sewer Engineer;

g. Any signage shall comply with Section 6 of Zoning By-law Z-5 and a sign permit be obtained.

Prepared by: 
Tony Dakiv, MCIP, RPP
Senior Planner, Community Planning

Approved by: 
Marcello Battilana, MCIP
Manager, Community Planning
Subject Property / Propriété Visé

Rezone from CCI to CC to allow a phased redevelopment of the Centennial Building site.

Modification du zonage de CCI à CC pour permettre un réaménagement progressif de emplacement Édifice du Centenaire.
GROUND LEVEL - HOTEL, AMENITIES AND RETAIL
CENTENNIAL BUILDING, FREDERICTON, NB

Ground Floor (hotel, amenities, retail) / Rez-de-chaussée (hôtel, commodités, commerce de détail)

Typical Hotel Floor Plan (Floors 2 & 3) / Plan d'étage typique d’un hôtel (Étages 2et 3)

Fredericton
Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-73-2020
Date \ date: novembre \ November 18, 2020
Subject \ sujet: rue 670 King Street
Centennial Heritage
Properties Inc.
South-East / Sud-Est

Penthouse level / Penthouse
Elevations / Élévations
CENTENNIAL BUILDING - ORIGINAL

END WALL PROJECTION WHERE SANDSTONE MEETS CURTAIN WALL

ORIGINAL TWO STOREY ENTRANCE - BLACK GRANITE

PRIMARY CURTAIN WALL FACADE - LARGE PLATE GLASS SURFACE

ORIGINAL CURTAIN WALL SYSTEM - HORIZONTAL AND VERTICAL GRID

- COMPRISED OF PRIMARY VERTICAL MILLIONS - FIELD OF SECONDARY HORIZONTAL AND VERTICAL MILLIONS - CONTRIBUTION PLANE OF VISION GLASS AND SPANDREL GLASS PANELS

CENTENNIAL BUILDING REDEVELOPMENT

MAINTAIN CURTAIN WALL EXTENSION AT BAND OF BLACK GRANITE

RECONFIGURED CURTAIN WALL ORGANIZED TO WORK WITH NEW PROGRAM SPACE. GRID PATTERN ORGANIZED WITH PRIMARY VERTICAL MILLIONS - FIELD OF SECONDARY HORIZONTAL AND VERTICAL MILLIONS - NEW BALCONIES SET IN PLANE OF VISION GLASS AND SPANDREL GLASS PANEL.

Original / Originale

Redevelopment / Redéveloppement

Architectural Elements / Éléments architecturaux
CURTAIN WALL SYSTEM, STRONG PRIMARY VERTICAL MULLIONS ON SECONDARY HORIZONTAL AND VERTICAL GRID

PRIMARY CURTAIN WALL MULLIONS EXTEND BEYOND FACE OF POLISHED BLACK GRANITE AND GREY GRANITE STONE AT BASE OF BUILDING

PHOTO(A) CURTAIN WALL SYSTEM

TWO STOREY ENTRANCE. POLISHED BLACK GRANITE SIDES AND TOP COURSE

ITALIAN TRAVERTINE ACCENT SURROUND

CORNERSTONE

STAINLESS STEEL CURTAIN WALL WITH LARGE PLATE GLASS SURFACE

GRANITE STAIR AND LANDING

ORIGINAL LETTERING

PHOTO(B) TWO STOREY ENTRANCE

ORIGINAL 2-STORERY PENTHOUSE HAS BEEN DEMOLISHED

CONTINUOUS CENTRE STRIP OF CURTAIN WALL AT STAIRWELL

PHOTO(C) SANDSTONE END WALLS

SEATING SANDSTONE END

60 cm x 90 cm MODULE

STAINLESS STEEL CANTILEVERED CANOPY AT ENTRANCE

PHOTO(D) CANOPY AT ENTRANCE

CURTAIN WALL - PRIMARY VERTICAL MULLIONS EXTENDS BEYOND FACE OF BLACK GRANITE

SECONDARY CURTAIN WALL HORIZONTAL AND VERTICAL MULLIONS

PHOTO(E) CURTAIN WALL SYSTEM AT ROOF AND END WALL

GLAZING SYSTEM VISION-GLASS AND SPANDREL GLASS

SANDBLASTED SANDSTONE END WALL EXTENDS BEYOND CURTAIN WALL

Original / Originale

Fredericton
Community Planning
Planification urbaine

Map \ carte # XI
File \ fiche: PR-73-2020
Date \ date: novembre \ November 18, 2020
Subject \ sujet: rue 670 King Street
Centennial Heritage Properties Inc.
NEW CURTAIN WALL SYSTEM GRID WILL BE CONFIGURED TO WORK WITH NEW INTERIOR PROGRAM. HOWEVER, THE DESIGN INTENT IS TO RETAIN THE STRONG VERTICAL MULLION ON SECONDARY HORIZONTAL AND VERTICAL GRID.

THE POLISHED BLACK GRANITE MATERIAL WILL BE RETAINED, BUT THE BASE OF BUILDING RAISED TO THE TOP OF GROUND FLOOR LEVEL ARTICULATE THE GRADE LEVEL ACCESSIBLE FROM THE SIDEWALK.

IMAGE A
CURTAIN WALL SYSTEM

IMAGE B
TWO STOREY MAIN ENTRANCE

NEW PENTHOUSE LEVEL
CONTINUOUS CENTRE STRIP OF CURTAIN WALL AT STAIR TO BE REPLACED TO MATCH ORIGINAL GEOMETRY

STAINLESS STEEL CANOPY FEATURE TO BE DUPLICATED

SANDSTONE END WALLS TO BE REFURBISHED AND HAVE WINDOWS SET IN WALL TO WORK WITH EXISTING SANDSTONE MODULE

SANDSTONE RETURN TO BE RETAINED

CONTINUOUS POLISHED BLACK GRANITE ALONG ROOF LINE TO BE RETAINED

PRIMARY VERTICAL MULLIONS TO EXTEND BEYOND FACE OF BLACK GRANITE

BALCONIES TO BE RECESSED IN FACADES

NEW GLAZING SYSTEM VISION GLASS AND SPANDEEL GLASS

IMAGE C
SANDSTONE END WALLS

IMAGE D
CANOPY AT ENTRANCE

IMAGE E
CURTAIN WALL SYSTEM AT ROOF AND END WALL

Redevelopment / Redéveloppement

Fredericton
Community Planning
Planification urbaine

Map \ carte # XII
File \ fiche: PR-73-2020
Date \ date: novembre \ November 18, 2020
Subject \ sujet: rue 670 King Street
Centennial Heritage Properties Inc.
September 16, 2020

Mr. Tony Dakiv MCIP
Senior Planner
Community Planning
City of Fredericton
397 Queen Street
Fredericton, NB E3B 1B5

Re: Centennial Building Redevelopment – Letter of Intent

1.0 Introduction

Centennial Heritage Properties Inc. is proposing to redevelop the existing Centennial Building, a former government office complex located at 670 King Street into a mixed-use development. This would occur in two phases.

Phase 1 - The existing Structure would undergo complete interior and exterior renovation and refurbishment and include a boutique hotel with restaurant facility, retail at grade level accessed from King Street, short term and long term apartments including the addition of a new penthouse level with each unit having outdoor landscaped space. Surface parking will be developed at the south side of the property, accessible from St. John Street. In addition, a well-defined mid-block connector will be established between Brunswick Street and King Street.

Phase 2 - Will be focused on developing the south side of the property. This would include commercial space at grade level along St. John and Brunswick Street, multi-level indoor parking, and a combination of the uses described in Phase 1.

2.0 Project Vision and Design Objectives.

The overall vision for the Centennial Building Redevelopment is to bring renewed purpose and a contemporary aesthetic to an existing landmark while respectfully updating the building’s established character defining elements.

The existing massing of the Centennial Building will be maintained, and the original 2 Storey Public Entrance on King Street will be maintained, and a private residential entrance will be introduced. A new public hotel entrance, and a separate residential entrance will be constructed on the south elevation of the building to address Pedestrian and vehicle traffic from St. John and Brunswick Street.

Brent Stewart, AANB, LEED BD+C
John Feeney, M.Arch, AANB, LEED AP
The Phase 2 Addition is intended to have a distinct identity, and a fixed connection to the Hotel Entrance. There is an opportunity to wrap the corner of St John Street and Brunswick Street with a building that transitions seamlessly at an intersection of Institutional, Cultural, Market and Residential areas of the downtown.

In addition, a primary objective of the development is to contribute to the vibrancy and livability of the City Center and meet objectives of Municipal Planning Initiatives and Guidelines.

2.1 Value Added to City Centre and Adjacent Neighbourhoods

By rehabilitating the existing Centennial Building in Phase 1, the project will maintain the historic fabric of the City Centre while reinvigorating it with new mixed-use opportunities to enhance the living, shopping and working downtown. Adapting the building function to a mixed-use space with residential and commercial uses, the building will extend the downtown daytime and evening activity south and provide connectivity to the Queen Street Corridor, named one of the Best Streets in Canada in 2012 by the Canadian Institute of Planners.

In Phase 2 the building will continue to extend the City Centre District southward to Brunswick Street, while at the same time the building will be sensitive to the residential scale of the adjacent neighbourhood. The façade will be proportioned and articulated to compliment the Centennial Building yet provide a new modern face to the streetscape.

2.2 Attractive Streetscape and Active Transportation Network

In Phase 1 the existing undeveloped portion of the lot will be used as surface parking except for the footprint of the former B-Block. An inviting and engaging pedestrian streetscape will be maintained along St. John and Brunswick Street. A pedestrian path will be created from Brunswick Street on axis with the Hotel arrival and departure entrance.

A permanent Mid Block Pedestrian Connection with landscaping features and security Lighting will be incorporated between Brunswick and King Street to contribute to a walkable and strengthen the north to south connection through the city centre.

The original Primary Entrance to the Centennial building will be maintained and be open to the public. A new prominent entrance will be created on the south elevation of the building that addresses physical and visual connection to St. John and Brunswick Streets.

Delivery and Service Vehicle access will be located at the west elevation of the building and away from the street.
In Phase 2 the building façade will provide an attractive streetscape for pedestrians with commercial activity at street edge and bicycle parking integrated into the design of the site. The landscaped pedestrian pathway will be moved to be accessed from St. John Street with direct connection to the Hotel Lobby.

2.3 Environmental Conservation

The rehabilitation of the existing building provides significant environmental value. All buildings contain embodied energy and the re-use of existing structures take advantage of this resource by preventing demolition waste that would typically go to landfill therefore reducing the production of new, unnecessary construction materials.

3.0 Redevelopment and Preservation of Character Defining Elements

It is proposed that the redeveloped building will include a new glazed curtain wall system and feature stone to match and compliment the existing. The addition of a new penthouse level provides an opportunity to introduce new contemporary materials and colours using engineered wood, or aluminum cladding systems. Final selection of materials will be based on functional and aesthetic quality, as well as longevity and ease of maintenance.

The redevelopment will also strive to bring a contemporary interpretation to the existing building through sensitive recessing of balconies within the form and pattern of the existing elevations. This practice fits within established Heritage Guidelines for the rehabilitation of Heritage buildings by recognizing the context of architectural style at the time of the refurbishment. The balconies will be a play on the existing materials by silhouetting voids against the strong vertical planes of the existing elevations. As with other aspects of the development this will bring focus to the renewal while embellishing the existing strength of this historic landmark.

Additional Objectives Include.

3.1 Preservation of Exterior Character-Defining Elements of the Centennial Building include:

- Phase 1 will maintain setbacks established by the existing buildings presence within the streetscape. The proposed development will maintain and enhance the formal green space along King and St John Street.

Phase 2 will respect the required setbacks along St John and Brunswick Street and compliment the Centennial Building without attempt to "compete" for street presence with the character defining elements of the existing building.
• The footprint of the existing building (post demolition of B Block) will be maintained and focus on the strong space of the Centennial Building. Key features such as the metal lettering, plaque and monument will be maintained. The projecting entrance foyer will be maintained and enhanced as a key entry and focus for the hotel and residences.

Phase 2 will strengthen the existing buildings modernist massing by maintaining the North South Centre axis as the key connection point between the new and existing structures.

• The existing cladding components will be the reference point for exterior finishes on the new development. The intent is to maintain existing stone finishes by completing repair and refurbishment as required. The existing Curtain wall will be removed and replaced with a new system that respects the design intention of the existing horizontal and vertical arrangement of mullions/glazing and spandrels.

The development will bring a contemporary interpretation to the existing character defining elements of the elevations by recessing balconies into the plane of the elevations. The existing sandstone end walls will be repaired and receive new windows to allow light into residential spaces and break up the massing of the existing massing of the sandstone facade.

3.2 Preservation of Interior Character-Defining Elements of the Centennial Building include:

• As referenced above, the axial arrangement of the existing building will be maintained via entry points and connectivity. The interior function will strengthen this relationship by maintaining the Lobby and service cores and utilizing the central placement of the elevators.

• The character defining elements of the terrazzo floors, round travertine marble columns, translucent panel ceiling, and polished travertine marble walls with bronze-lettering of the main two-storey lobby will be refurbished and maintained as a focal point and highlight of the development.

Some of the commissioned artworks will be maintained in place and the work that has been temporarily taken down will be reinstated.

Submitted on behalf of Michael MacCormick and Geoff Colter, Centennial Heritage Properties

Regards,

[Signature]
John R. Feeney, AANB
Goguen Architecture Inc.
To: Planning Advisory Committee
From: Dallas Gillis, Senior Planner
Proposal: Rezoning portions of land in High Point Ridge Subdivision
Property: High Point Ridge Subdivision (PID 01501196)

OWNER: Highpoint Ridge Real Estate
6-830 Hanwell Rd,
Fredericton NB, E3B 6A2

APPLICANT: Colpitts Developments c/o Craig McElroy
6-830 Hanwell Rd,
Fredericton NB, E3B 6A2

SITE INFORMATION:
Location: Highpoint Ridge Subdivision
Context: Developing residential subdivision with higher density near the main entrance along Prospect Street, transitioning to lower density.
Ward No: 12
Municipal Plan: New Neighbourhoods (Bishop-Hanwell-Highpoint)
Zoning: R-5, MR-2, R-2, and R1-N
Existing Land Use: Vacant land

Previous Applications: Z-11-2006, Z-22-2012, & Z-6-2017

EXECUTIVE SUMMARY:
This application is to rezone portions of land within the Highpoint Ridge Subdivision, with the intent to shift some higher density to the entrance to the subdivision and reduce some density internally. This will be accomplished by having MR-2 and R-1N construction areas in between the high density MR-4 and MR-5 zones at the main entrance of the overall development along Prospect Street and the R-2 in the rear. This rezoning will also "tidy up" some of the zoning lines to better align with street layouts. Staff do not anticipate any negative impacts and recommend in support of this application subject to terms and conditions.
APPLICATION:

Colpitts Developments Ltd., c/o Craig McElroy, have made application to rezone portions of land having PID (01501196) in High Point Ridge Subdivision from:

- Residential Zone Five (R-5) to Multi Residential Zone Two (MR-2),
- Residential Zone Two (R-2) to Multi Residential Zone Two (MR-2),
- Multi Residential Zone Two (MR-2) to Residential Zone One Narrow (R1-N),
- Residential Zone Two (R-2) to Residential Zone One Narrow (R1-N),
- Residential Zone Five (R-5) to Residential Zone One Narrow (R1-N), and
- Residential Zone One Narrow (R1-N) to Residential Zone Two (R-2).

PLANNING COMMENTS:

Background

- Highpoint Ridge Subdivision began in 2006 with a multi-unit residential and commercial development along Prospect Street. As the development expanded to include lands annexed into City in 2012, the site was rezoned to accommodate a variety of residential building forms as well as park land. In 2017, a portion of the property was rezoned from R-2 to R-3 and a tentative plan of subdivision was approved creating 39 semi and single detached building lots on an extension of Sarah's lane. The most recent phase, phase 6, received tentative approval for 16 R-2 building lots in October of this year.

Proposal:

- This proposal is to rezone portions of land within the Highpoint Ridge subdivision. The intent of the proposal is to provide a greater transition in density by locating higher density such as the MR-2 and R1-N with the MR-5 and MR-4 zoned lands near the main entrance to the subdivision, while development transitions to lower density (R-2) internally.

- Rezoning from R-5 and R-2 to MR-2 is intended to support the development of a 48-unit multi-building townhouse development. While townhouses are permitted in the existing zone, the MR-2 Zone allows for multiple main buildings on the lot, providing the opportunity for a development like the townhouse development on the adjacent lot to the north. A conceptual site plan and elevation is shown on Map II. Staff would note the final layout and site plan will be submitted with the building permit, at that point staff will ensure compliance with minimum requirements of the Zoning By-Law. In reviewing the concept plan, staff is comfortable with the proposal. The western portion of the land being rezoned to MR-2 extends down along the rear of the existing townhouse development, as shown on Map I. Staff would note that this area is excessively steep and it is not intended for development.

- The rezoning of land from R-5 and R-2 to R-1N is proposed for a portion of the property along High Point Boulevard, as shown on Map 1. Under the existing R-5 zoning, single detached dwellings are subject to the standards of the R-2 or R1-N zone respectively, however there is a cap limiting single detached dwellings to no more than 80% of the total number of dwelling units. The proposed rezoning would remove that cap, and remove the ability to have duplexes, semi-detached dwellings, basement apartments or townhouses. While some housing options are being removed, the proposal is making greater use of the newly created R1-N zone, which provides for a more dense single
detached building form, by requiring a lower minimum lot frontage (11.5m internal, 16m corner lot). This option has been shown to be useful in achieving an efficient use of land while also bridging the transition from higher to lower density.

- The area to be rezoned from MR-2 to R1-N, as shown on Map 1, is alongside R-5 zoned land to the north and nestled between lands proposed to be rezoned to R-1N and R-2 lands. As the R-5 zoned portion of the lot this portion currently borders is proposed to be rezoned to R1-N, this proposal will be more consistent with the transition from higher density around the periphery to lower density internally.

- The Rezoning from R-1N to R-2, would be a reduction in density and would provide and earlier transition to from R1N to lower density the R-2 internal areas.

Municipal Plan

- The subject property is designated "New Neighbourhoods Bishop-Hanwell- Highpoint" in the Municipal Plan. The Municipal Plan contains the following relevant policy statement:
  
  (24) Council shall seek to ensure that the design of New Neighbourhoods:
  
  i. Fosters a sense of community and neighbourhood;
  ii. Provides for the efficient use of land;
  iii. Provides for the compatible mix of varied and innovative forms of housing and other uses;
  iv. Provides for the efficient and economic extension and delivery of water and sewer services and utilities;
  v. Provides for parks, schools and other community uses in central, convenient locations;
  vi. Minimizes the adverse effects of highways and other existing incompatible surrounding land uses;
  vii. Includes a hierarchy of streets that adequately and safely accommodates traffic flows and provides proper linkages to other areas of the City;
  viii. Promotes walking and cycling opportunities by providing trails; trail connections and an interconnected street pattern designed to provide a variety of convenient walking routes;
  ix. Places particular emphasis on the needs of public transit;
  x. Minimizes adverse impacts on the environment; and,
  xi. Includes a focal point or node, where appropriate.

- The proposed updated subdivision concept remains consistent with the Municipal Plan. While some density is being reduced internally, more density is being located towards the entrance of the subdivision, to provide for a clear transition between the variety of densities and building forms. The subdivision still contains a variety of housing forms and takes advantage of the newly created R-1N Zone, which allows for single detached dwellings on narrower lots. Highpoint Ridge represents a comprehensive development designed around a large park as a focal point. Areas of the subdivision already developed or under development contain mid-block connections to sidewalks and park lands and is laid out and in efficient manner that supports walkability.
Zoning

- At this point the applicant is only proposing zoning changes. Eventually a tentative plan will be submitted and at that point, staff will confirm compliance with minimum standards of the Zoning By-law.

Servicing

- Engineering & Operations will work with the Developer and their Engineering Consultant to ensure that the servicing and stormwater design for the parcels being re-zoned are compatible with future development the entire Highpoint Ridge property.

RECOMMENDATION:

It is recommended that the application submitted by Colpitts Developments c/o Craig McElroy, to rezone portions of land having PID (01501196) in High Point Ridge Subdivision from:
- Residential Zone Five (R-5) to Multi Residential Zone Two (MR-2),
- Residential Zone Two (R-2) to Multi Residential Zone Two (MR-2),
- Multi Residential Zone Two (MR-2) to Residential Zone One Narrow (R1-N),
- Residential Zone Two (R-2) to Residential Zone One Narrow (R1-N),
- Residential Zone Five (R-5) to Residential Zone One Narrow (R1-N), and
- Residential Zone One Narrow (R1-N) to Residential Zone Two (R-2).

be approved, subject to the following terms and conditions.

a) The site plan for the townhouse development be generally consistent with the conceptual site plan and elevation shown on Map II of PR No 80/20;

b) Municipal servicing design, stormwater management plan update, and street design (including street widths and pedestrian connections) are to be provided to the satisfaction of the Director of Engineering & Operations.

Prepared by:  

[Signature]

Dallas Gillis, MCIP, RPP  
Senior Planner, Community Planning

Approved by:  

[Signature]

Marcello Battilana, MCIP  
Manager, Community Planning
Rezone / Modification du zonage:
- MR-2 to R1-N
- R-2 to MR-2
- R-2 to R-1N
- R-5 to MR-2
- R-5 to R-1N
- R1-N to MR-2
- R1-N to R-2

Scale: 1:7,642

Subject Propriété / Propriété Visé:
Rezone portions of land from MR-2 to R1-N, R2 to MR-2, R-2 to R1-N, R-5 to MR-2, R-5 to R1-N and R1-N to R-2
Rezoner parcelles de terrain de la zone MR-2 à la zone R1-N, R-2 à la zone MR-2, R-2 à la zone R1-N, R-5 à la zone MR-2, R-5 à la zone R1-N et R1-N à la zone R-2.

Fredericton
Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-80-2020
Date \ date: novembre \ November 18, 2020
Subject \ sujet: Boulevard Highpoint Boulevard
Highpoint Ridge
Real Estate Ltd.,
Updated Conceptual Subdivision Plan and Elevation / Plan de lotissement conceptuel et élévation révisée
PLANNING REPORT

PAC – November 18th’ 2020
File No.: Z-30-2020 V-23-2020
P.R. No. 81/20

To: Planning Advisory Committee

From: Dallas Gillis, Senior Planner

Proposal: Zone Amendment and Temporary Use Variance

Property: 332 Brunswick St. (PID 00870633)

OWNER: John Howard Society of Fredericton
294 Main Street,
Fredericton NB, E3A 1C9

APPLICANT: same, c/o Justin Young

SITE INFORMATION:

Location: Southside of Brunswick Street, on block bounded by York and Westmorland St.

Context: Downtown, mixture of commercial, institutional and residential uses. Site is between a salon and a medical clinic, abutting residential to the rear.

Ward No: 10

Municipal Plan: City Centre Plan – Frederick Square, Mixed-Use Neighbourhood/corridor

Zoning: Mixed Use Zone (MX-1)

Existing Land Use: Low Barrier Shelter/ John Howard Society

Previous Applications: P.R. 202/85 (V), PAC Oct. 30/85, Z/47/2004 (PR: 130/04)

EXECUTIVE SUMMARY:

The John Howard Society of Fredericton has applied for an additional temporary use variance to operate the shelter for another 12 months and a zone amendment to permit the shelter in the MX-1 zone. The John Howard Society’s long-term intent for 332 Brunswick Street is for an office and supportive or affordable housing. However, they have seen a continued rise in the number of homeless individuals accessing services and have applied to continue to use the building as a low barrier shelter for five more years. There have been clear impacts on surrounding residents and businesses with the shelter at this location. Recently the operators have been more successful mitigating some of the issues. Staff are hopeful that with additional staffing supports and enhanced intake procedures the impacts can be even further mitigated. It is also hoped that there may be the additional supportive housing options or alternatives that may reduce the need to use this location. However, at this time alternate options have not yet materialized and there is a need for this use to continue as ambient temperatures drop. Therefore, staff supports the application subject to terms and conditions.
APPLICATION:

Justin Young, on behalf of Fredericton John Howard Society, has applied for a temporary use variance to use 332 Brunswick Street as homeless shelter until November 30th, 2021 and a zone amendment to permit a Homeless Shelter in the MX-1 at 332 Brunswick Street, for a five year period.

PLANNING COMMENTS:

Background:

- The applicants are applying for both a temporary use variance and a zone amendment at this time. This is due to the provisions of the Community Planning Act which states that if a 12-month temporary use variance has been granted, an additional temporary use can only be considered if the original approval is due to expire and an application has been made to amend the zoning by-law.

- The John Howard Society of Fredericton took over the operation of the Shelter in June of last year from the UNB Faculty of Nursing. There were significant impacts to surrounding residents and businesses when the use resumed after temporarily being at Fredericton High School. Recently the operators have been able to better mitigate some of the issues. There has been dialogue between the operators and the surrounding business owners on how adjustments to staffing levels, and operations and enhanced screening may help to sufficiently mitigate the impacts.

- The subject property has an area of 712 sqm with 13.75 m of frontage along Brunswick Street and is between a salon and a medical clinic. The site faces a parking lot, a tire service garage, and residential uses and it shares a rear property line with residential uses. There is also a church and synagogue on the block.

Proposal:

- The proposal for an additional temporary use variance would permit the low barrier shelter to continue operating at 332 Brunswick Street for up to another year (Nov 30, 2021). The shelter is currently operating under a temporary use variance that is set to expire at the end of November. Temporary use approvals cannot exceed 12 months, and if this application is successful, the Community Planning Act would prohibit an additional temporary use being considered for this use at this location.

- The proposal for a zone amendment would permit a homeless shelter in the MX-1 zone at 332 Brunswick Street for another five years. Given that John Howard Society’s long-term intent for 332 Brunswick Street is not as a shelter, the applicants are comfortable with a sunset of five years on the use, or earlier, if a more appropriate site becomes operational.
Current Operations

- The proposed shelter is a "low barrier" shelter, meaning there is no sobriety or other requirements of entry that some other shelters have. However, the site enforces a strict security policy; access is controlled, and guests are not able to let others into the shelter. Once guests arrive, they must place their belongings in storage in secure locations; if they retrieve their items during the night, they must leave the premises for the evening.

- The overnight shelter has space to serve a maximum of 30 occupants per night on a first come first serve basis, however due to social distancing precautions numbers have been limited to up to 20. Guests register as early as 7pm but intake takes place between 9:00 and 11:00pm. This is a change from previous intake of 8pm to allow more time for cleaning and disinfecting considering Covid-19. Occupants are required to leave by 7:00 am.

- Guests access at the rear of the building. The site was fenced along the rear and westerly property lines, and a fence was added on the eastern property line in a joint effort between the shelter and the adjacent medical practice, as shown on Map II.

- There are three staff each evening with two staff on hand overnight and one leaving at 11pm. In a change from the previous operation of the shelter, the volunteer support has been replaced with paid staff.

- Lighting has been added along the building, as shown on Map II to provide greater visibility and sense of security for the neighbouring salon. Map II also indicates the defined smoking area at the rear of the site with screening to limit the visibility to nearby residents.

- There is an offsite location to receive donation drop offs, so traffic is not increased in the neighborhood due to receiving donations, and there is an emergency contact made known to nearby residents and businesses so that they can report any issues and concerns.

Proposed Operations

- The John Howard Society of Fredericton management have had a number of meetings with the most effected adjoining property owners as a means to understand and mitigate impacts on the area.

- Despite the measures currently in place, one of the primary issues is the intake process. The intake process begins with registering guests at 7pm so that they ensure their space for the night. After registering, guests must enter between 9pm and 11pm. There have been instances of prospective occupants stacking on adjacent properties as they await registering for the night. There are also issues with loitering that have an impact on the sense of security from staff and customers of nearby businesses.

- To address the significant impacts resulting from the intake process staff recommend an
Intake Plan be prepared that staff will review in conjunction with public safety representatives to ensure operators decrease crowding around the site between registration and when occupants are in for the night and that there is appropriate staffing to immediately and capably respond to any disturbance.

- The applicants have stated that they will add an additional 2 ft to the fence on the western side of the property. Staff feel this will be helpful to increase the sense of security for staff and customers of the adjacent business.

**Municipal Plan:**

- The Municipal Plan contains the following policies regarding Emergency/Homeless Shelters:
  
  - Develop and maintain relationships with other levels of government, community organizations, the private sector, and others to build community capacity in support of: ...
    - Housing for vulnerable populations, including emergency shelters, transitional housing, and group homes.

  Emergency/Homeless Shelters - Council will consider requests to locate emergency/homeless shelters provided that they are located in the Urban Core within close proximity to necessary services.

  - The proposal is consistent with the Municipal Plan as it is in the Urban Core and close to necessary services.

**Zoning By-Law**

- The property is zoned MX-1 which permits a mixture of commercial, institutional and residential uses of various densities. Emergency Homeless Shelters are not listed within the current Zoning By-Law.

**Public Safety Services**

- The applicants have had on-going dialogue with City Police Services and Fire respecting the use, the layout and ensuring the facility is code compliant.

**Analysis**

- There have been significant neighbourhood impacts resulting from this use. Applicants have a duty to balance the needs of the shelter users with the rights of the neighbouring property owners. Utmost care and attention must continue to be given to limiting off-site impacts, such as noise, smoking areas, use of illegal substances, loitering and litter, related to the proposed use. At the same time this shelter is addressing a dire need in the community. Staff are hopeful that with additional staffing supports and intake procedures the impacts can be even further mitigated. It is also hoped that there may be the additional supportive housing options or alternatives that may reduce the need to
use this location. However, at this time alternate options have not yet materialized and there is a need for this use to continue as ambient temperatures drop. Therefore, staff supports the application subject to terms and conditions.

**RECOMMENDATION:**

1. It is recommended that the application submitted by John Howard Society of Fredericton c/o Justin Young, for a temporary use variance to use the 332 Brunswick Street as homeless shelter until November 30th, 2021, be approved subject to the following terms and conditions:

   a) No more than 30 guests are permitted at a time, and the shelter comply with relevant covid-19 social distancing and other protocols;

   b) The hours of operation for the shelter are 8:00pm to 7:00 am, seven days a week, with no occupancy outside of those hours other than for maintenance and preparatory purposes;

   c) The site is developed generally in accordance with Map II of PR: 81/20;

   d) The fence on the western side of the property is repaired, heightened to 2m and extended to provide greater screening from the adjacent business, to the satisfaction of the Development Officer;

   e) The proponents send a notice to surrounding residents (approximately 100m) providing a contact number in case of any issues;

   f) Proponents will do a daily inspection of the grounds and surrounding area and any litter or debris associated with the shelter shall be promptly picked up and the property and area are kept clean;

   g) There will be at least two appropriately trained staff persons on hand at all times.

2. It is further recommended that the application for a zone amendment to permit a Homeless shelter in the MX-1 Zone at 332 Brunswick Street, be approved subject to the following conditions:

   a) The use of the site as shelter shall cease by Nov 30th, 2025, or earlier if a suitable alternative location becomes operational;

   b) No more than 30 guests are permitted at a time, and the shelter comply with relevant covid-19 social distancing and protocols;

   c) The hours of operation for the shelter are 8:00pm to 7:00 am, seven days a week, with no occupancy outside of those hours other than for maintenance and preparatory purposes;

   d) The site is developed generally in accordance with Map II of PR: 81/20;

   e) The fencing around the property is maintained in a good state of repair;

   f) The proponents send a notice to surrounding residents (approximately 100m) providing a contact number in case of any issues;

   g) Proponents will do a daily inspection of the grounds and surrounding area and any litter or debris associated with the shelter shall be promptly picked up and the property and area are kept clean;
h) There will be at least two appropriately trained staff persons on hand at all times;

i) Applicant to prepare an Intake Plan detailing the measures to be undertaken to mitigate the impacts resulting from the current intake process to the satisfaction of the Development Officer and the Assistant Director of Public Safety Communications and Safety Services.

Prepared by:

Dallas Gillis, MCIP, RPP
Senior Planner, Community Planning

Approved by:

Marcello Battilana, MCIP
Manager, Community Planning
Application for an additional Temporary Use Variance to continue to use 332 Brunswick Street as a Homeless Shelter for up to one year and a Zone Amendment to permit a Homeless Shelter in the MX-1 Zone at 332 Brunswick Street for up to five years.

Une dérogation pour usage temporaire additionnelle pour continuer à utiliser le 332, rue Brunswick comme un refuge pour sans-abris pendant un an au maximum. Une modification du zonage pour permettre un refuge pour sans-abris dans la zone MX-1, au 332, rue Brunswick pour un maximum de cinq ans.
Security Measures - Elevation / Mesures de sûreté - Élévation

Map / carte # III
File / fiche: PR-81-2020
Date / date: novembre \ November 18, 2020
Subject / sujet: rue 332 Brunswick Street
John Howard Society of F'ton

Security Lighting / Éclairage de Sécurité
New Fence Installed - May 2020 / Nouvelle Clôture Installée - mai 2020
North Elevation / Élévation du Nord
-----Original Message-----
From: Benjamin Hoyt <hoyt@me.com>
Sent: November 12, 2020 8:57 AM
To: Gillis, Dallas <Dallas.Gillis@Fredericton.ca>
Subject: Letter to PAC re Shelter

Dear PAC Members,

I am writing to provide an opinion and perspective regarding the variance application to operate a shelter at 332 Brunswick St.

First I'd like to acknowledge the fact that homelessness in our city appears to have reached a crisis point. The fact that there's even a need for an out-of-the-cold shelter speaks to the lack of progress toward properly addressing homelessness in Fredericton. The real solution to this problem lies in improved access to affordable housing and community supports for people suffering with chronic mental illness and substance abuse disorders. We fully support those goals and are disappointed with the lack of cooperation and will among all three levels of government to address this dire situation.

Given the current lack of affordable housing alternatives, I would also like to acknowledge that people presently experiencing homelessness will soon need overnight shelter from the harsh winter weather. We recognize that there are very few options in our city to accommodate such a shelter.

That being said, we feel that more attention needs to be paid to the effect a shelter can have on the neighbouring businesses. Since the establishment of 332 Brunswick as a shelter, we have seen a significant increase in loitering, small property crime and disturbances. Clients and staff frequently express concern over their safety, particularly after dark. When we invested in our property and established our business in the downtown core, this was not a potential outcome we could ever have anticipated.

We recognize that this is a challenging situation, and we appreciate the John Howard Society's significant efforts and cooperation to try and work with us as neighbours to mitigate our concerns. That being said, we feel very strongly that any approval of a shelter in the heart of our downtown core and amongst downtown businesses should not be taken lightly and should be an option of absolute last resort. Further, if approved, we feel that the approval should be conditional and tied to a firm plan to address homelessness in a more constructive and permanent manner, with the aim of closing the shelter permanently as soon as possible.

Sincerely,

Dr. Benjamin Hoyt, MD, FRCS
River Valley ENT Associates
340 Brunswick St.
Fredericton, NB E3B 1H1