

From: Office of the City Clerk

Date: Tuesday, November 15, 2022

Title: Sale and development of land for Provincial Facility – Vanier Industrial Park

Council, while acting in Committee, at its session held on November 14, 2022, considered an administrative report from the Manager of Real Estate seeking Council approval to proceed with the sale of a ±25-acre parcel of vacant land (being portions of PIDs 60034188 and 60034196) located in the Vanier Industrial Park to the Province of New Brunswick (Department of Transportation and Infrastructure) for the purposes of constructing the new Fredericton region correctional centre announced in late 2021. The sale is conditional on terms and conditions, including due diligence and planning approvals through the Planning Advisory Committee process.

In December 2021, the Province of New Brunswick issued a News Release outlining its desire to construct a correctional centre in “the Fredericton region”. The release contained the following proposed details regarding the centre:

- Budget of \$32,000,000
- Designed based on the Dalhousie Regional Correction Centre
- Contains 5 units, each containing 20 beds
- Also includes 9 segregation and admissions cells
- 2022-2023 budget includes \$2.5 million for planning and design work and land acquisition costs
- Construction expected to begin in the 2023-2024 fiscal year

Following the announcement, DTI commenced its site selection process during which it considered several different properties and factors. During this process, City Staff advised that land was available in the Vanier Industrial Park for consideration and expressed interest in being considered for this opportunity. It is believed that the City land would be sufficient for DTI’s proposed use as it:

- meets DTI’s minimum lot size and other requirements,
- provides an opportunity for a buffer from residential areas both locally (treed site perimeter) and more broadly (highway, wetland, industrial park),
- from a City perspective, could be located to the periphery of the Vanier Industrial Park such that it would not inhibit future growth and would also create other

serviced land for sale in the short term and unlock further strategic development in the long term.

This transaction is projected to close in early 2023, subject to approval of a zoning amendment through the standard planning process.

Following closing, the City would undertake the servicing and road work required to prepare the parcel for future development by DTI. In building out the road, this will also create a future development opportunity on the lands adjacent to the facility and the broader remnant Vanier Industrial Park municipal land.

Accordingly, it was recommended that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED that the Council of the City of Fredericton:

- 1. declares surplus and authorizes and approves the sale of a ± 25 acre portion of PIDs 60034188 and 60034196 located to the south of Blizzard and Dorcas Streets in the Vanier Industrial Park to His Majesty the King in the Right of the Province of New Brunswick as represented by the Minister of Transportation and Infrastructure for \$1,075,000 (plus tax) subject to terms and conditions, including planning approval and servicing of the subject land by constructing a public street,**
- 2. directs Staff to submit the application necessary to secure required land use approvals from the Planning Advisory Committee and/or Fredericton City Council, including subdivision approval and a zone amendment;**
- 3. suspends the existing land disposal policy, Operating Procedure COR-OP-033, in order to permit the direct sale of the subject property to His Majesty the King in the Right of the Province of New Brunswick as represented by the Minister of Transportation and Infrastructure; and**
- 4. authorizes the Mayor and Clerk to execute the legal documents, including an Agreement of Purchase and Sale capturing the terms and conditions outlined the Offer Letter dated November 1, 2022 and Letter of Intent dated November 2, 2022 required to complete the transaction.**