

Date: April 29, 2025

Title: Planning and Heritage Analysis of 373, 375, 401 and 411 University Avenue

ISSUE:

The Director of Planning and Development was directed by the Economic Vitality Committee (now known as the Economic Prosperity and Growth Planning Committee) to undertake a planning and heritage analysis of 373, 375, 401 and 411 University Avenue.

SITUATION, BACKGROUND & DISCUSSION:

SITUATION:

- a. Current (extant) Direction. At the Economic Vitality Committee meeting on December 12, 2024, the following motion was outlined and carried:

BE IT RESOLVED THAT the Director of Planning and Development be directed to undertake a planning and heritage analysis of 373, 375, 401 and 411 University Avenue to assist the Economic Vitality Committee to consider the merits of potential amendments to the City of Fredericton Heritage By-law, L-4, removing some, or all, of the subject properties from the St. Anne's Point Heritage Preservation Area.

- b. Alignment. Routine business to support service levels and/or the Municipal Plan.
- c. Link to CAO goal or inflight. n/a
- d. Why is this coming to Council and why now? At request of Committee Chair

BACKGROUND.

Prior to the consideration of any potential amendment to the *City of Fredericton Heritage By-law, L-4*, to remove some, or all, of the subject properties from the St. Anne's Point Heritage Preservation Area, staff was directed to undertake a planning and heritage analysis of 373, 375, 401 and 411 University Avenue.

The following planning and heritage analysis of the subject properties is presented for information.

DISCUSSION.

Planning Analysis

Fredericton Municipal Plan

Subject property, 373 University Avenue, is designated as Established Neighborhood within the Municipal Plan. This is used for a diverse range of communities in the city. Generally, lands in this designation are expected to evolve slowly over time through development that is compatible with the general character of the area. In some cases, more significant intensification may be permitted, particularly along major streets and at the edges of neighbourhoods.

Subject properties 375, 401, and 411 University Avenue are designated South Core in the Municipal Plan which includes sites, both large and small, for potential redevelopment and intensification, with new development contribution to a strong urban character and inviting pedestrian realm.

South Core Secondary Municipal Plan

The four subject properties are also within the recently adopted South Core Secondary Municipal Plan area with 375, 401, and 411 University Avenue identified as primary intensification areas given their larger lot sizes, where there is an opportunity to accommodate the residential growth anticipated for the South Core. It is important to note that any development in these areas based on the South Core Urban Design Guidelines will need to consider appropriate transitions of use and building height when immediately adjacent to low-rise residential lots in order to complement the adjacent neighbourhood character.

Furthermore, one potential opportunity identified in this area as part of the South Core Secondary Municipal Plan is to enhance and establish the existing grid pattern by extending McLeod Avenue through the southern portion of College Field and 375 University Avenue. Doing so will create better development blocks and improve neighbourhood connections. Currently, there are no proposed alignments or cross-sections for this street extension.

Zoning By-Law No. Z-5

The zoning for the subject properties varies by lot. 373 University Avenue is the location of the South-Central (Queen Square) Wellfield production well (PW10) and groundwater production well (PW12). 375 University Avenue operates as a single large parking area. There is a split zone condition on these two lots, Residential Zone 3 (R-3) and Park Zone (P), that has existed since Zoning By-Law Z-2 (1995). The R-3 portion of the lots along the public street could accommodate residential development in various low-rise forms currently, whereas the park zoned portion along the rear portion of the lot provides for active or passive recreation uses.

401 University Avenue is zoned Residential Zone 4 (R-4), a similar zone to R-3 that also accommodates low rise building forms. The current lot frontages of 373 and 401 University Avenue would be considered quite narrow for new development, likely requiring a variance, lot consolidation, or rezoning.

411 University Avenue (Lady Beaverbrook Rink) exists entirely within Park Zone (P), which is appropriate for its current use.

Heritage Analysis

The four subject properties became part of the St. Anne's Point Heritage Preservation Area in 1997 with the expansion of the heritage preservation boundaries, following an extensive public consultation process. Since that time, Council has established evaluation criteria for heritage designation with clear levels of heritage significance for individual properties. The highest tier are the significant heritage properties (scoring 70 or more out of a maximum 100 points), followed by contributing heritage properties (scoring between 60-69 points out of 100), and lastly, non-contributing properties (scoring 59 or less points out of 100).

Applying these criteria to the subject properties, Staff has concluded the following:

- 373 University Avenue is a non-contributing property with no significant heritage value (heritage evaluation score <60 out of 100 points);
- 375 University Avenue is also a non-contributing property with no significant heritage value (heritage evaluation score <60 out of 100 points);
- 401 University Avenue is a non-contributing property with no significant heritage value¹ (heritage evaluation score <60 out of 100 points). and,
- 411 University Avenue (Lady Beaverbrook Rink) is a significant heritage property (heritage evaluation score 70 > out of 100 points).

In addition to its strong score in the heritage evaluation, 411 University Avenue (Lady Beaverbrook Rink) was also recognized by Council, in 2009, as a significant local historic place and listed on the City's Local Historic Places Register. Designed by Fredericton architects Stewart and Howell, the all-steel-frame, mid-century modern, arena was named in honour of Lord Beaverbrook's wife, Lady Beaverbrook, and was one of many buildings gifted to the University of New Brunswick by Lord Beaverbrook. It was completed in the fall of 1955 (for more information please visit <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=16983&pid=0>).

While not a requirement under *The Heritage Conservation Act*, Council has established not only heritage designation evaluation criteria but also followed the principal of seeking property owner consent (in the case of individual properties) or evidence of majority property owners support in the case of a district. Therefore, prior to the consideration of any potential amendment to the *City of Fredericton Heritage By-law, L-4*, to remove some, or all, of the subject properties from the St. Anne's Point Heritage Preservation Area, Council may wish to seek the views of the affected property owner(s) as no request has been received by any property owner for an amendment to the *City of Fredericton Heritage By-law, L-4*.

SPOKESPERSON: Juan Estepa

Prepared by: *Juan Estepa*

Approved by: *Ken Forrest*

¹ The building on this property was recently demolished on grounds of public safety following Council approval.

Report Approval Details

Document Title:	University Ave Rpt_revised.docx
Attachments:	
Final Approval Date:	Jan 22, 2026

This report and all of its attachments were approved and signed as outlined below:

Forrest, Kenneth

Hart, Steven