



PLANNING REPORT

PAC – March 18, 2026
Z-5-2026 / P.R. No. 8/26

To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Municipal Plan amendment and rezoning
Property: 750 Prospect Street (PID 01479211)

APPLICANT: City of Fredericton c/o Ryan Seymour
397 Queen Street, Fredericton, NB, E3B 1B5

SITE INFORMATION:

Location: South side of Prospect Street between Smythe Street and Hanwell Road
Context: Odell Park to the north, auto dealership to the west, Hwy 8 and commercial uses to the south and commercial uses to the west.
Ward No: 9
Municipal Plan: Parks and Open Space
Zoning: Park Zone
Existing Land Use: None
Previous Applications: None

EXECUTIVE SUMMARY:

The proposal is a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2).

The City has identified the need for an additional fire station to serve the existing and growing population in the southwest area of the city. The subject property was identified as the preferred location based on a comprehensive Fire Service Review and Community Risk Assessment process. The subject property originally formed part of the Odell Park landholding but is separated from the main body of the park by Prospect Street and has never been used as a park or developed for recreation purposes.

Council has given the direction to proceed with the required land use approvals to take the subject property out of park designation and zoning to pave the way for the fire station project. The proposal also required that the subject property be removed from the provincial statute entitled An Act Respecting Certain Parks and Streets in the City of Fredericton through a Private Members Bill process which was completed in December of last year.

The proposed Municipal Plan amendment and rezoning will allow for an appropriate future land use direction for the subject property. Larger scaled institutional uses are generally compatible with commercial use and would not adversely impact adjacent properties given the context of the site. It is surrounded by commercial development and the highway on three sides, and across Prospect Street is Odell Park and the ball fields. Although the fire station falls under the Safety and Emergency Service use which is allowed in any zone, I-2 is considered to be the most appropriate zone for the site given it's compatibility with commercial use and the fact that the firehall is an institutional use in nature. Based on the above land use rationale, staff recommend in support of the application subject to terms and conditions.

APPLICATION:

The City of Fredericton c/o Ryan Seymour has made application for a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2) to facilitate the construction of a fire station at 750 Prospect Street.

PLANNING COMMENTS:

Background

In August 2023, a comprehensive Fire Service Review and Community Risk Assessment was presented to Council identifying the need for a new fire station in the south-west area of the city. An evaluation process of four different sites around the Bishop/Hanwell intersection were reviewed based on response time and risk. Through this evaluation, the reports identified the subject property as best meeting the needs of the fire service and future planning considerations. Council, through the 2025 budget, gave direction to proceed with a 5th Fire Station to serve southwest Fredericton and its growth.

On January 27, 2025 Council in Committee passed the following motion:

Be it resolved that Council while acting in Committee give direction to the Chief Administrative Officer to clarify whether City owned land at 750 Prospect Street (PID 01479211) located on the southside of Prospect Street, is part of the Provincial Act to Dedicate Certain Lands in The City of Fredericton as a Public Park, and if so identify the steps to have that status removed and to return to Council in Committee with direction and next steps to facilitate the construction of the new fire station at 750 Prospect Street.

On July 14, 2025 Council in Committee passed the following motion:

BE IT RESOLVED that Council while acting in Committee directs the Chief Administrative Officer to (1) engage with the necessary Provincial representatives; (2) advance a Private Members Bill to have the land identified for Fire Station 5 located on the southside of Prospect Street at 750 Prospect Street (PID 01479211) removed from an existing provincial statute; and (3) return to Council with a formal request outlining the provincial and municipal process to re-zone the land to facilitate the construction of the new fire station at 750 Prospect Street.

On October 27, 2025 Council considered an administrative report clarifying the process to have the subject property removed from the provincial legislation thereby allowing Council to rezone the site for the new fire station. The report outlined that the site is zoned as parkland by the City however it is not actively used or programmed as active park land. Since it was included in the original Odell Park land acquisition, it is part of an Act of the Legislature and will need to follow the Private Members Bill (PM Bill) Process to have it removed. Staff have worked with the Legislature of New Brunswick to draft the necessary Private Members Bill to remove the land from "An Act Respecting Certain Parks and Streets in the City of Fredericton." Staff have also engaged with the local MLA Caucus which includes the Premier and they have given their endorsement of support for this PM Bill to move through the process. They have also assisted in assigning a non-Cabinet MLA to sponsor and introduce the PM Bill.

On October 27, 2025, Council passed the following motion:

BE IT RESOLVED that the Council of the City of Fredericton directs the Chief Administrative Officer to (1) initiate the Private Members Bill process through the Legislative Assembly of the Province of New Brunswick to amend An Act Respecting Certain Parks and Streets in The City of Fredericton, chapter 74 of the Acts of New Brunswick, 1993, by removing land located on the southside of Prospect Street (PID 01479211) for the construction of a new fire station; (2) to return to Council with a formal request to re-zone the land to facilitate the construction of the new fire station at 750 Prospect Street; and (3) authorize the Mayor and City Clerk to execute any documents to facilitate this process.

In December of 2025, the site was removed from the Act of the Legislature entitled "An Act Respecting Certain Parks and Streets in the City of Fredericton" allowing for municipal land use approvals to move forward.

Proposal:

The subject property is separated from the main body of the park by Prospect Street and is not maintained by the City or used by the public. It has not been developed for park or recreation purposes and has functioned primarily as an undeveloped treed parcel. The property occupies approximately 2.4 hectares of largely wooded terrain that slopes gently away from Prospect Street and there is a storm water pond occupying the east portion of the site.

The proposal is to provide a long-term land use direction for the subject property which was originally part of the Odell Park land acquisition in the 1940's and has been designated and zoned for park purposes since the 1950's. The proposal has been advanced as a result of Council's direction to begin the process for building a new fire station on the subject property to serve the south-west area of the city as outlined earlier.

The proposed fire station would be located approximately in the middle of the subject property and west of the storm water pond as shown on Map III. The building would be based on the layout of the north side fire station with 4 bays arranged two X two deep to accommodate 3 or 4 full size fire trucks. The building would also contain a training room and lunch room with four to six employees. The main parking area would be to the rear of the building and there would be a storage building on the west side of the station. A pedestrian connection from the building to the future sidewalk on the south side of Prospect Street will be required. There are also plans for a future pedestrian overpass over Hwy 8 to connect Bishop Drive with Odell Park. This pedestrian connection would pass through the site between the fire station and the storm water pond with a pedestrian crossing on Prospect Street to Odell Park.

An Ecological Background Study (Phase I Environmental Assessment) was conducted by Boreal Environmental c/o Mathers Project Management Consulting Ltd. during the summer of 2025. Overall, the study concluded that no species- or habitat-related constraints would prevent developing the site for the proposed fire station. The main environmental considerations involve wetland and watercourse permitting, migratory bird timing restrictions, and management of invasive species and existing disturbances.

The fire station project sets the tone for the long-term future land use direction for the subject property to be institutional in nature. Based on this direction, the following land use approval processes are being proposed: a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2).

Municipal Plan:

The site is designated Parks and Open Space and the proposed amendment to re-designate the site to Major Institutions is considered to be appropriate as this designation is compatible with the abutting Commercial Centres and Corridors designation to the east, west and south, and with the Parks and Open Space designation to the north. The site is also large enough to accommodate larger institutional development west of the fire station. Section 2.2.1(43) outlines the criteria to be considered for development within the Major Institutions designation as follows:

Development within the Major Institutions Designation should:

- i. Provide sufficient landscape buffering and separation distance from adjacent residential development;*
- ii. Incorporate appropriate pedestrian and transit access and links main building entrances to public sidewalks and transit stops with lighted, landscaped walkways;*
- iii. Provide accessible design, amenities, and bicycle parking areas at building entrances;*
- iv. Orient development with main entrances facing the public street where possible;*
- v. Route traffic to Arterial or Collector Roads;*

- vi. *Locate parking to the interior side or rear of buildings with limited or no parking between the building and the street; and,*
- vii. *Incorporate shared parking or driveways whenever possible.*

The proposed fire station complies with these criteria. The site will be “carved out” of the existing woodland providing a significant treed buffer around the perimeter of the site and is separated from any residential area. Pedestrian links through the site will be accommodated with the future pedestrian overpass and Prospect Street crossing. Site plan review at the building permit stage will ensure site amenities and bicycle parking, landscaping are provided. The main entrance will face Prospect Street which is a Major Collector street. Parking is located to the rear of the building with a small number of visitor spaces in front.

Odell Park Management Plan

The Odell Park Management Plan completed in 2020 does not include the subject property within its plan boundary which confirms that the long-term use of the subject property was never intended for park purposes.

The proposed rezoning is considered to be appropriate since larger institutional uses are compatible with the existing commercial uses in the area. The uses permitted in the I-2 zone are appropriate for this site and would not adversely impact adjacent properties given the context. The site is surrounded by commercial development and the highway on three sides, and across Prospect Street is Odell Park and the ball fields. Although the fire station falls under the Safety and Emergency Service use which is allowed in any zone, the I-2 zone is considered to be an appropriate zone for the site given its compatibility with commercial use and the fact that the firehall is an institutional use in nature.

Access and Servicing

The fire station will have 2 full accesses that are separated from the existing opposing driveways. The anticipated volume of traffic entering and exiting the site will be minimal, the fire station will likely also have dedicated signals for exiting emergency vehicles controlled by staff. A traffic study to address stopping sight distance and pedestrian connectivity is underway. Preliminary analysis indicates the driveway locations are suitable.

The site is not currently serviced by sidewalk. The city has a long term plan to add sidewalk to the south side of Prospect Street which would complement this site in the future (no timeline established for this installation). In addition, the City has a long term plan for a pedestrian overpass over Route 8 and a trail that would connect Bishop Drive to the Odell Park trail network is referenced in the Municipal Plan.

There is a 1979 – 250 mm watermain that runs along Prospect Street along the proposed development, however there is no sanitary main directly available for connection. The applicant would be responsible to extend the sanitary main approximately 240 m from the west to service the fire station.

The applicant will be responsible to complete a stormwater management plan including lot grading. There is an adjacent pond that may be available for connection. The stormwater management plan is to consider the capacity and backwater effects of the adjacent pond.

There was a migratory bird survey, species at risk and wetland delineation that was completed in the summer of 2025. The applicant will be responsible to acquire environmental permitting as required by provincial regulatory departments and outlined in the Boreal Environmental Ecological Background Study – Prospect Street Property – PID # 01479211.

RECOMMENDATION:

It is recommended that the application submitted by the City of Fredericton c/o Ryan Seymour for a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2) to facilitate the construction of a fire station at 750 Prospect Street be approved subject to the following terms and conditions:

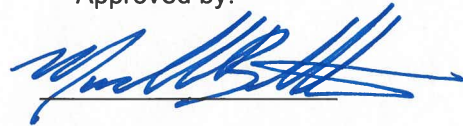
- a) The site be developed generally in accordance with Map III attached to P.R. 8/26 to the satisfaction of the Development Officer;
- b) A final parking and landscape plan be provided showing pedestrian walkways, landscaping, bicycle parking, garbage detail to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) Access, servicing, lot grading and stormwater management plans are to be to the satisfaction of the Director of Engineering & Operations;
- d) All road and municipal services design, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- f) Record drawings prepared by a Professional Engineer are required at completion of the project;
- g) Servicing, lot grading, and storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to building permit application.

Prepared by:

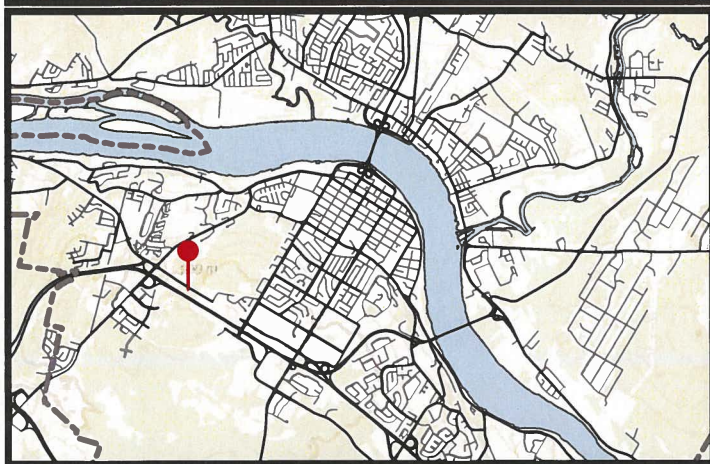
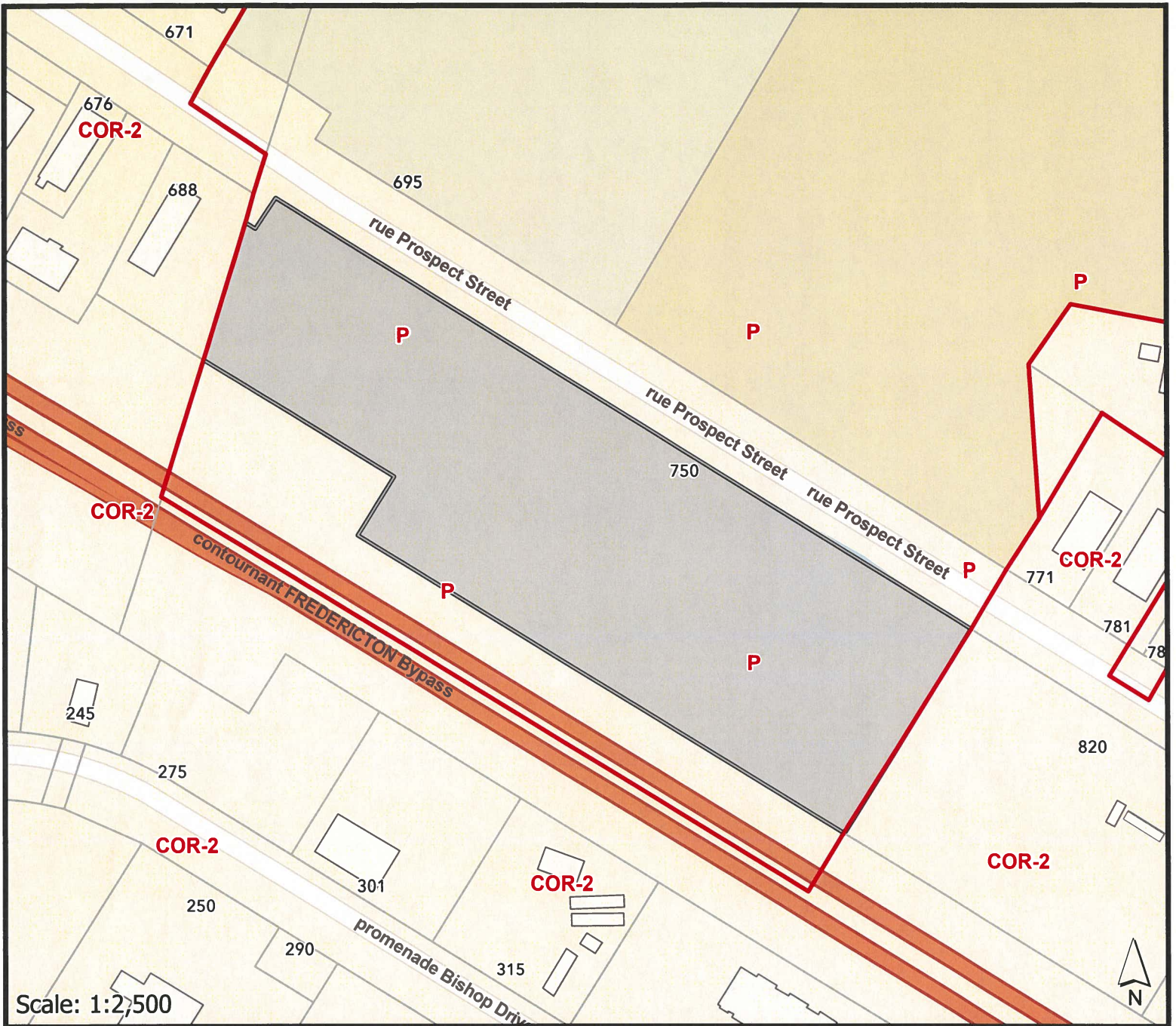


Tony Dakiv, RPP, MCIP
Senior Planner, Community Planning

Approved by:



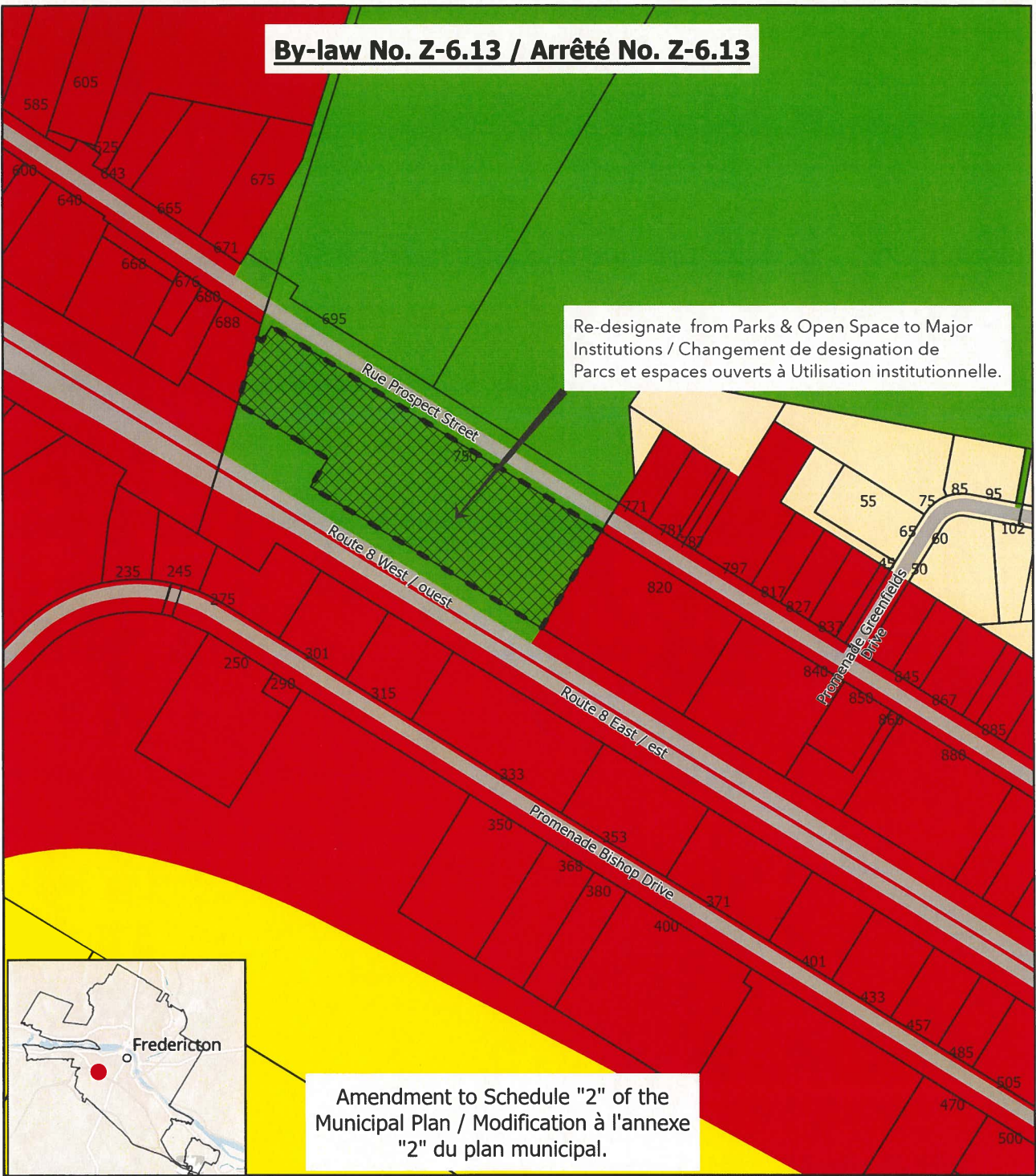
Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



Subject Property / Propriete Visé
 Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and rezoning from Park (P) Zone to Institutional Zone Two (I-2).
 Modification du plan municipal pour requalifier la propriété de Parcs et espaces ouverts à Utilization Institutionnelle, rezonage de la zone de parcs (P) à zone de services collectifs 2.

By-law No. Z-6.13 / Arrêté No. Z-6.13

Re-designate from Parks & Open Space to Major Institutions / Changement de designation de Parcs et espaces ouverts à Utilisation institutionnelle.



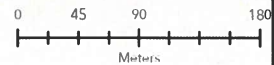
Amendment to Schedule "2" of the Municipal Plan / Modification à l'annexe "2" du plan municipal.

Schedule B / Annexe B
750 rue Prospect Street

Land Use Designations / Désignations d'utilisation des sols

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

Scale: 1:5,000

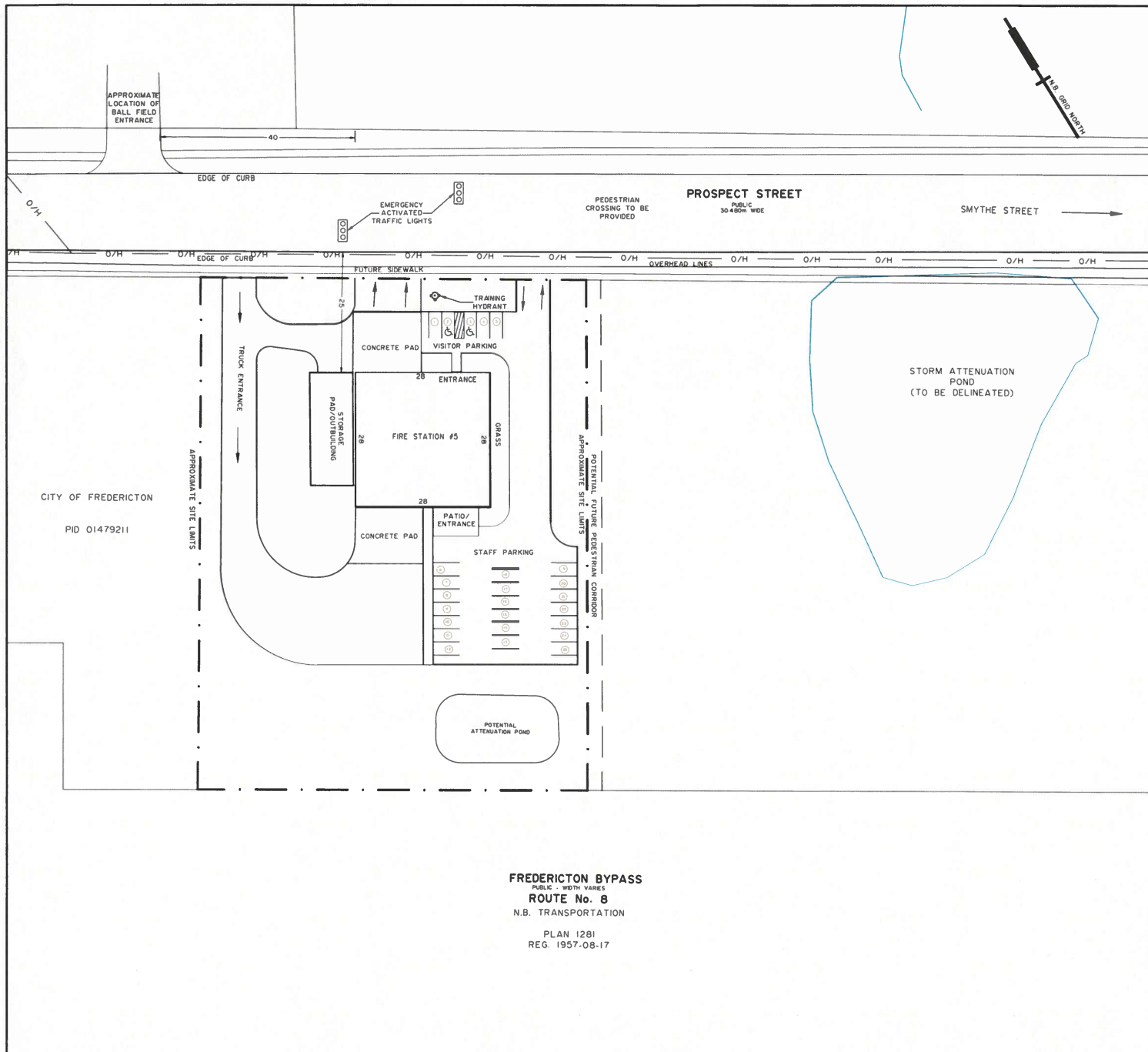


Municipal Plan Amendment / Modification du plan municipal



Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-8-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 750 rue Prospect Street
City of Fredericton
c/o Ryan Seymour



Site Plan / Plan du Site



Community Planning
Planification urbaine

Map \ carte # III
 File \ fiche: PR-8-2026
 Date \ date: mars \ March 18, 2026
 Subject \ sujet: 750 rue Prospect Street
 City of Fredericton
 c/o Ryan Seymour

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#); [CITY CLERK'S OFFICE](#)
Cc: [Seymour, Ryan](#); [Dakiv, Tony](#); [Breen, Ruth](#); [REDACTED]
Subject: Letter to PAC & Council Re Development Proposal - New Fire Station at 750 Prospect Street [File # PR: 8 / 26]
Date: Wednesday, March 11, 2026 12:53:55 PM
Attachments: [Letter to PAC and Council Re 750 Prospect- File PR 8-26- March2026- PDF.pdf](#)

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

Dear City of Fredericton Representatives:

Please see the attached letter which expresses our support for the new Fire Station Development Proposal (and the associated Municipal Plan Amendment and Rezoning application) regarding the property at 750 Prospect Street -- per City File # PR: 8 / 26.

We would appreciate if this letter could be presented during the PAC Meeting on March 18 and also during the City Council Meeting on April 13, 2026.

On a related note, my client is also interested in buying a portion of the adjacent undeveloped land in this location and we are requesting a meeting with the appropriate City staff members to further discuss this. Please also see the attached letter for further details regarding this request and kindly respond at your convenience. Thank you.

Best regards. - Don.

Don Clancy, Commercial REALTOR®
Royal LePage Atlantic
457 Bishop Drive, Fredericton, NB, E3C 2M6
[REDACTED]

Date: March 11, 2026

From: Don Clancy, Royal LePage Atlantic, Agent for Fox Chevrolet Cadillac Ltd.

To: Planning Advisory Committee (PAC), City of Fredericton | planning@fredericton.ca
Mayor, Council Members, and Clerk, City of Fredericton | cityclerk@fredericton.ca

cc: Ryan Seymour, Manager of Real Estate, City of Fredericton | ryan.seymour@fredericton.ca
Tony Dakiv, Senior Planner, City of Fredericton | tony.dakiv@fredericton.ca
Ruth Breen, Ward 9 Councillor, City of Fredericton | ruth.breen@fredericton.ca
Mac & Dale Fox, Owners of Fox Chevrolet Cadillac Ltd. | [REDACTED]

Re: **Development Proposal Notice | 750 Prospect Street | File # PR: 8 / 26 | Planner: Tony Dakiv**

Expression of Support for New Fire Station Project

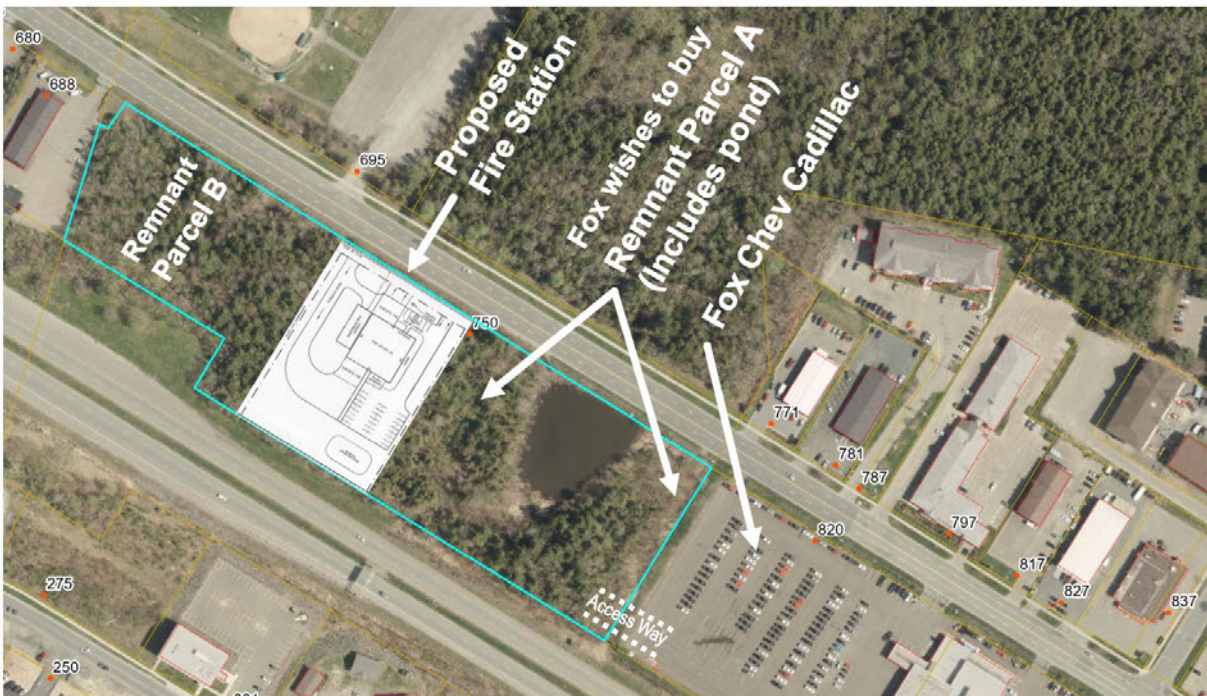
Dear PAC Members, Mayor & Council, Ruth Breen, Tony Dakiv, Ryan Seymour, and Other Municipal Staff:

I am writing on behalf of my client, Fox Chevrolet Cadillac Ltd., to express our support for the new Fire Station that is proposed for 750 Prospect Street -- including the Municipal Plan Amendment and Rezoning Application. We believe that this site is an ideal choice because the central location offers efficient access to many different parts of the city and because this four lane municipal collector road facilitates easier turning by large fire trucks.

Proposed Purchase of Associated Remnant Land Parcel (Parcel A)

On a related note, the proposed fire station appears to be located generally in the middle of this 8 acre site, leaving two relatively large undeveloped "remnant" parcels on either side of it. We wish to take this opportunity to inform the Mayor, Council, PAC, and our other municipal staff that Fox Chevrolet Cadillac Ltd. is interested in purchasing "Remnant Parcel A" (which is located beside their automotive dealership site at 820 Prospect Street) based on a fair market value price, assuming that the City would also be interested in selling this parcel.

Diagram of Proposed Fire Station Site — 750 Prospect St., Fredericton (PID # 1479211)



Overview of Proposed “Remnant” Land Development Project

Fox Chevrolet Cadillac Ltd. requires additional land in order to address an ongoing shortage of new vehicle parking spots at their current Chevrolet Cadillac dealership site at 820 Prospect Street.

A draft site diagram showing the approximate “Remnant A” parcel size and location is included on Page 1 (above) and the notes below provide further details regarding our ideal purchase and site development plans. It is our hope that the “Remnant Parcel A” can be directly accessed from the adjacent Chevrolet Cadillac dealership site via an internal paved “access way” linking these two parcels (which could possibly be located near the rear lot line) so that no new driveways or other site access points will be required along Prospect Street.

Other key aspects of our proposal include: (i) preserving and protecting the existing pond area, (ii) creating additional paved parking spaces for new vehicle inventory; (iii) installing energy-efficient parking lot lighting; and (iv) we do not intend to construct any new buildings on this site.

We would also plan to hire qualified engineering and design professionals and work closely with the City to ensure that the project complies with all municipal and environmental requirements.

Meeting Request – Re. Proposed Sale of “Remnant” Land

Rationale for Selling: the relatively large pond size negatively impacts the amount of available road frontage, the site access options, and the useable land area for this remnant parcel. Because of these negative factors, this parcel is unlikely to be suitable for most other commercial and/or recreational uses that might potentially be considered here in the future. We believe that it’s in the City’s best interest to take advantage of this unique opportunity to sell this parcel based on these reasons and also based on the following municipal benefits: (i) generation of short-term income from the property sale; (ii) generation of additional long-term property tax income; and (iii) pro-actively supporting a local business and their employees – which is a win-win solution for all concerned parties.

Ironically, Fox Chevrolet Cadillac Ltd. actually made several enquiries with City over the past year about the possibility of buying some or all of this undeveloped parcel at 750 Prospect Street, but it appears that our timing was off. However, since the exact size and location of this new fire station project has now been confirmed, we wish to revisit this topic -- and we are requesting an opportunity to meet with the appropriate City representatives in the near future to further discuss the potential sale of this remnant parcel.

Closing Comments

The owners of Fox Chevrolet Cadillac Ltd. have been operating new vehicle dealerships in the City of Fredericton for over twenty years and they have built a solid reputation as good corporate citizens, progressive employers, and reliable taxpayers during this time period.

In light of their successful track record and long-standing contributions to the local economy, I am requesting that the Mayor, Council, PAC, and our City Staff give serious consideration to this proposal. Thank you.

Sincerely,



Don Clancy, Commercial REALTOR®, Royal LePage Atlantic.



NEIGHBOURHOOD NOTIFICATION
Development ProposalDate: MARCH 4, 2026
Councillor: Ruth Breen, Ward 9Property: 750 Prospect Street
Applicant: City of Fredericton, c/o Ryan Seymour
Proposal: Municipal Plan amendment and rezoning.
PID: 01479211

The **APPLICANT** has applied for the following: [See the attached maps]

- Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and rezoning from Park (P) Zone to Institutional Zone Two (I-2) to allow construction of a new fire station.

The proposal will be evaluated and the reasons to support or deny the application will be included in a **PLANNING REPORT** to be written by Planning Staff.

This application will go to the following **PUBLIC MEETINGS**:

STEP 1 : PLANNING ADVISORY COMMITTEE (PAC) MEETINGS IN PERSON AND VIRTUAL



You can participate in PAC the following ways:

- Submit comments** in support/opposition of an application to planning@fredericton.ca **before 12:00 pm** (noon) on the date of the meeting.
- Participate** by contacting planning@fredericton.ca **before 4:00 pm** on the date of the meeting, to receive instructions on how to participate.

Date: Wednesday, March 18, 2026
Time: 7:00 pm
Place: City Hall, Council Chambers/Web Conference

Read the **Planning Report** on the City's website (search word: PAC) at www.fredericton.ca. Packages are available **Friday afternoon prior to PAC**.



For more **information** please contact Community Planning before 4 pm on date of the meeting.

 **Call:** 460-2020 (Community Planning)
 **E-mail:** planning@fredericton.ca

STEP 2 : CITY COUNCIL (Hearing of Objections/Support)

Date: Monday, April 13, 2026
Time: 7:30 pm
Place: City Hall, Council Chambers/Web Conference

For more **information**, to **submit comments** and for **submission deadlines**, please contact:

 **Call:** 460-2020 (City Clerk's Office)
 **E-Mail:** cityclerk@fredericton.ca

Read the **Proposed By-law** on the City's website (search words: proposed by-laws) or call the Clerk's Office. **Participate at the Hearing of Objections/Support** to speak on the application.

IMPORTANT: To ensure that an application has not been withdrawn or deferred please **e-mail** Community Planning or the City Clerk's Office **by 4 pm** on the date of the PAC or Council meetings.
Responses automatically become part of the public record and are subject to viewing by anyone who so requests.