



PLANNING REPORT

*PAC – March 18, 2026
Z-8-2026, V-7-2026 / P.R. No. 17/26*

To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Rezoning and variances to allow construction of a new K-5 elementary school
Property: 50, 70 Liverpool Street (PID 01482520, 01482629)

APPLICANT: Department of Transportation and Infrastructure c/o Heather Copp
PO Box 6000, Fredericton, NB, E3B 5H1

SITE INFORMATION:

Location: South of the Canterbury Drive and Liverpool Street intersection north of the Vanier Highway
Context: Single detached dwellings surround the site as well as the Boys and Girls Club and a mixed-use building (Go-Go gymnastics and hair salon) to the east
Ward No: 8
Municipal Plan: Parks and Open Space
Zoning: Park Zone
Existing Land Use: Liverpool Elementary School and Canterbury Dive Park
Previous Applications: None

EXECUTIVE SUMMARY:

The proposal is to rezone a portion of the site from Park Zone (P) to Institutional Zone One (I-1) and minor variances for parking lot location and parking space width to allow construction of a new K-5 elementary school. The new school will replace both the Liverpool Street School and the Forest Hill Road School with one new education facility as the existing schools were found to be deficient in learning platforms with suboptimal support spaces.

Council declared the site “surplus” and authorized the sale of the property to the Province on January 26, 2026, and the Agreement of Purchase and Sale has been agreed to by the Province and the City. The new school will be located on the City owned portion of the site (PID 01482629) which will be rezoned and consolidated with the existing school parcel (PID 01482520) which is already zoned I-1.

The site is designated Established Neighbourhoods in which schools are a complimentary use and the proposal is consistent Municipal Plan policy identifying appropriate locations for new schools that are central to the student population. The Municipal Plan references the importance of siting schools in the correct locations, and City Staff have worked with provincial officials to achieve this. The proposal meets the requirements of the I-1 zone with the exception of some variances for the parking layout which are considered to be minor and would not adversely impact adjacent properties.

Staff feel the proposed rezoning is appropriate given the context of the site and it’s long established school use. The proposal would keep the school in the middle of this well-established neighbourhood which is

critically important in the City's efforts to create complete communities. Staff recommend in support of the proposal subject to terms and conditions.

APPLICATION:

The Department of Transportation and Infrastructure c/o Heather Copp has made application to rezone a portion of the site from Park (P) Zone to Institutional Zone One (I-1) and variances for parking lot location (3m) and parking space width (0.25m) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street.

PLANNING COMMENTS:

Background

The Province determines when new schools are needed to replace existing and aging infrastructure and has announced the desire to replace both Forest Hill Road Elementary and Liverpool Street Elementary, which serve the nearby neighbourhoods. Last year, Staff from the Province were in communication with City Staff regarding the acquisition of the subject property to facilitate the construction of a new replacement school.

City Staff entered into negotiations to finalize the terms and conditions of the sale of PID 01482629 to the Province for a new school, and on February 9, 2026, Council passed the following motion:

BE IT RESOLVED that the Council for the City of Fredericton hereby declares surplus and approves the conditional sale of 70 Liverpool Street (being PID 01482629) in Fredericton, New Brunswick, to the Province of New Brunswick as represented by the Minister of Transportation and Infrastructure for the amount of \$1,490,000, subject to terms and conditions, and authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.

The Province and the City have agreed to an Agreement of Purchase and Sale (APS). The APS contains a commitment from the Province to ensure that the school's playground area and playfield, once complete, would remain accessible for use by the general public (i.e. neighbourhood residents) given that the City parkland is being made available for the new school. Another condition requires that the Province engage in meaningful public consultation with residents in advance of the planning application.

On February 24, 2026 the Department of Education and Early Childhood Development held a public information session for the two school communities. Overall, everyone who attended the public engagement was in support of the new school. According to the applicant, the main concerns raised related to the small size of the playground and play space, the distance of the sports field from the school, site drainage impact on adjacent landowners and minimizing tree clearing.

Proposal:

The new replacement school is proposed to be located on the City owned portion of the site (PID 01482629) which requires rezoning to I-1 and consolidation with the existing school parcel (PID 01482520) which is already zoned I-1. The 3.9 hectare site meets the criteria set out by the Department of Education and Early Childhood Development including overall size, adjacent community amenities, proximity to the catchment area, accessibility of the site to pedestrian and vehicular travel, room for future expansion and manageable site conditions.

The City owned parcel is 2.83 hectares in size and contains some of the school/park playground equipment. There is an area containing two older ball fields, as well as a large treed area adjacent to Bradford Street and a swath of mature trees and shrubs along the perimeter of the site adjacent to the houses on Bristol

Street and Norfolk Drive. There is also a stormwater line running through the property that will require replacement and relocation in conjunction with the construction of the new school.

The replacement school will be designed to accommodate 510 students, kindergarten to grade 5. Construction is anticipated to begin fall 2026 and be completed in the summer 2029. Both existing schools will remain in operation until the new replacement school is built.

The proposed school will be 3-storeys in height and 7,800 square metres in size with classrooms, library, cafeteria, and gymnasium. The conceptual elevation drawings of the building are shown on Maps III and IV without exterior finish treatment. The applicant indicates that the exterior finish treatment is anticipated to be multiple different colours of corrugated metal siding with colours and pattern to be determined.

Design enrollment would be 510 students with an estimated 69 full time employees. The parking area will provide 110 staff/visitor parking spaces including 20 parent drop-off spaces and a 5-bus drop-off loop. The site would include a 50m x 65m playfield, 420 square metre playground with an associated 400 square metre hard play surface, bicycle parking and other typical school amenities as shown on Map II.

The site plan also indicates the existing and new proposed tree lines, and a more detailed landscape plan will be required at the building permit stage to ensure the trees and shrubs to be retained for buffering/screening purposes will be in accordance with Map II. While the majority of the development complies with the applicable zoning standards, variances are being requested for parking space width and parking lot location.

Municipal Plan

The site is designated Established Neighbourhoods in which schools are considered to be a complimentary use. The proposal is consistent with Sections 3.2.1(2) and (7) which provides policy for school location and development as follows:

(2) Work with the provincial government in identifying appropriate locations for new schools, prioritizing locations that are central to the student population that they will serve over their lifespan to minimize the need for bussing, promote active transportation, and enable schools to function as multi-purpose facilities and community focal points.

(7) That sufficient and high-quality new school facilities, and infrastructure, be developed on an ongoing basis to address issues of overcrowding.

The proposal is consistent with the above policy as it would keep the school in the middle of this well-established neighbourhood. Neighbourhood schools are a critically important part of the City's efforts to create complete communities and the location selected by the Province is appropriate and ideal for a school. Furthermore, Staff feel the removal of park zoned land to accommodate the school would not negatively impact the neighbourhood. Skyline Acres has a large and varied inventory of parkland compared to many neighbourhoods in the City, and the school playground equipment and playfield will be made available to the neighbourhood residents.

The school is proposed to have pedestrian accesses on Canterbury Drive, Liverpool Street, Bradford Street, and the school will also be required to construct a pedestrian connection through a City-owned parcel off Bristol Street opposite Norfolk Street. The City will provide a license access agreement to complete the trail access. These connection points will provide good access to the school to promote more pedestrian trips and fewer trips by personal vehicle.

Upon the opening of the proposed new school the city shall be responsible for making changes to existing school zone signage in the area to reflect the new site. City staff will also be monitoring traffic patterns in the greater neighbourhood as the school opens and will work to address issues caused by future shifting traffic patterns. Overall, the proposed site aligns well with the existing use and trip volume from the site today and will operate similarly to the way the school does today. City Traffic Staff have no concerns with the proposed school or traffic that will come from it.

Servicing

The applicant's consultant has proposed that the water and sanitary sewer servicing will run to the same system the existing school is connected to. The applicant's consultant will be responsible to ensure that there is adequate capacity in the systems for connection.

The school property is flanked by a 1963/64 - 250 mm cast iron watermain that runs on Liverpool Street and Canterbury Drive and a 1972 - 150 mm cast iron watermain on Bradford Street. The sanitary sewer mains surrounding the site are more complicated. There is a 1964 - 200 mm AC sanitary sewer main that runs along Liverpool Street to Canterbury Drive and south along Canterbury Drive to Cambridge Crescent and then runs down Cambridge Crescent.

There is no sanitary sewer main between Cambridge Crescent and Bradford Street and there is no sanitary sewer main directly available for connection on Bradford Street for connection.

A 1963 - 750 mm concrete storm sewer runs from the Park entrance on Liverpool Street to the south through the park toward the rear of 523 Canterbury Drive and ties into Bradford Street. The main was installed to collect the street storm sewer, but also contains an original natural drainage course.

The storm sewer main will be relocated around the new school and has been identified as a capital project as part of the City's 2026 Capital Renewal program. This will facilitate more usable space for the proposed school, renew the aging pipe and upsize to provide additional capacity as part of the City's adaptation and climate change efforts.

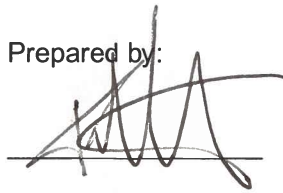
RECOMMENDATION:

It is recommended that the application submitted by the Department of Transportation and Infrastructure c/o Heather Copp to rezone a portion of the site from Park (P) Zone to Institutional Zone One (I-1) and variances for parking lot location ($\pm 3m$) and parking space width (0.25m) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 17/26, to the satisfaction of the Development Officer;
- b) Provide a detailed landscape and parking plan that clearly delineates the existing trees to be retained which shall be in accordance with the location of the "new tree line" as shown on Map II to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) PID 01482520 and PID 01482629 shall be consolidated to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;

- e) The applicant is required to provide pedestrian access to Canterbury Drive, Liverpool Street, and Bradford Street. The applicant will be required to construct and provide a pedestrian connection through a city owned parcel from the school property to Bristol Street (opposite Norfolk Street). Access agreements to be acquired from the City for the City owned parcel;
- f) All servicing access, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;
- g) All road and municipal services installation, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- h) Record drawings prepared by a Professional Engineer are required at completion of the project;
- i) Upon completion of the proposed school, demolition of the exiting school to be completed as well as any required shut off at mains and reinstatement of City owned infrastructure at the applicant's expense.

Prepared by:

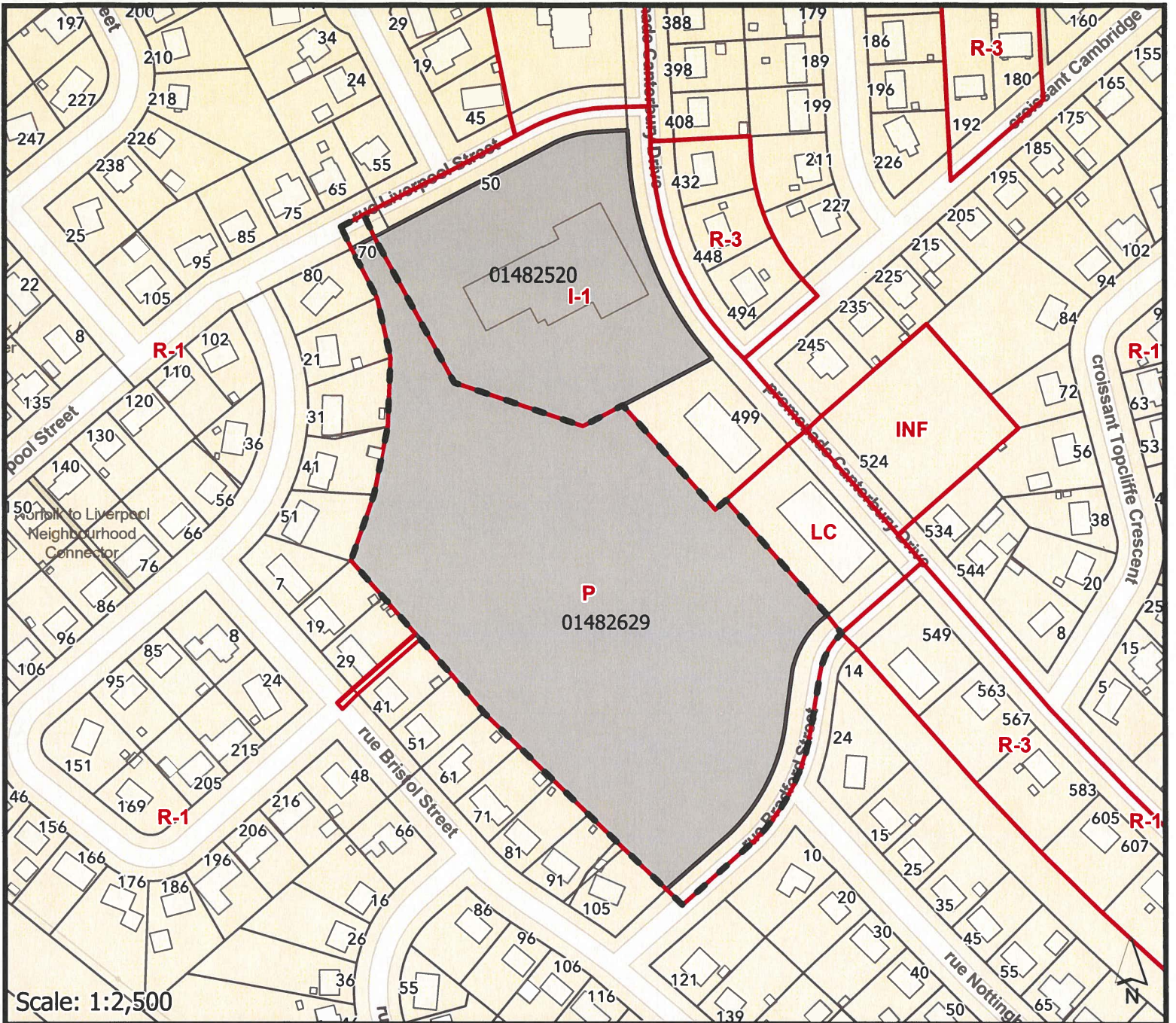


Tony Dakiv, RPP, MCIP
Senior Planner, Planning and Development

Approved by:





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



Scale: 1:2,500



-  Subject Properties / Propriétés Visé
-  Rezone from P to I1/ Rezoner de P à I-2

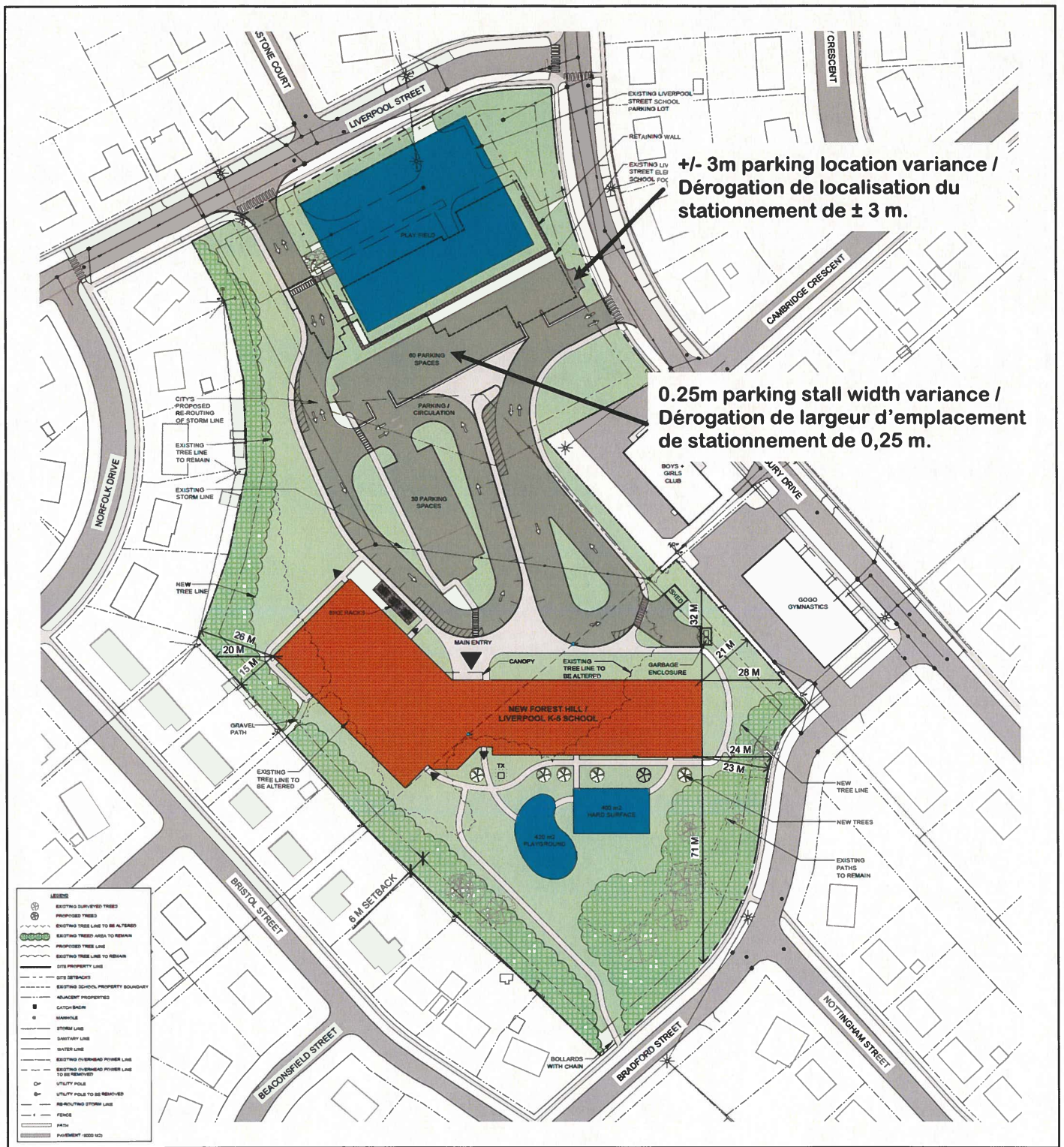
Rezoning from Park (P) Zone to Institutional Zone One (I-1) to allow construction of a new K-5 elementary school.

Rezonnage de la zone Parc (P) à la zone Institutionnelle Un (I-1) afin de permettre la construction d'une nouvelle école primaire de la maternelle à la 5^e année.



Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-17-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 50 rue Liverpool Street
Heather Copp
Dept. of Trans. and Infrastructure



Variances required for parking lot location (± 3 m) and parking stall width (0.25m).

Dérégations requises pour l'emplacement du stationnement (± 3 m) et la largeur des cases de stationnement (0,25 m).

Site Plan / Plan du Site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure



Front (North) / Façade (Nord)



Rear (South) / Arrière (Sud)

Conceptual Elevations / Élévations conceptuelles

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure



Right (West) / Droite (Ouest)



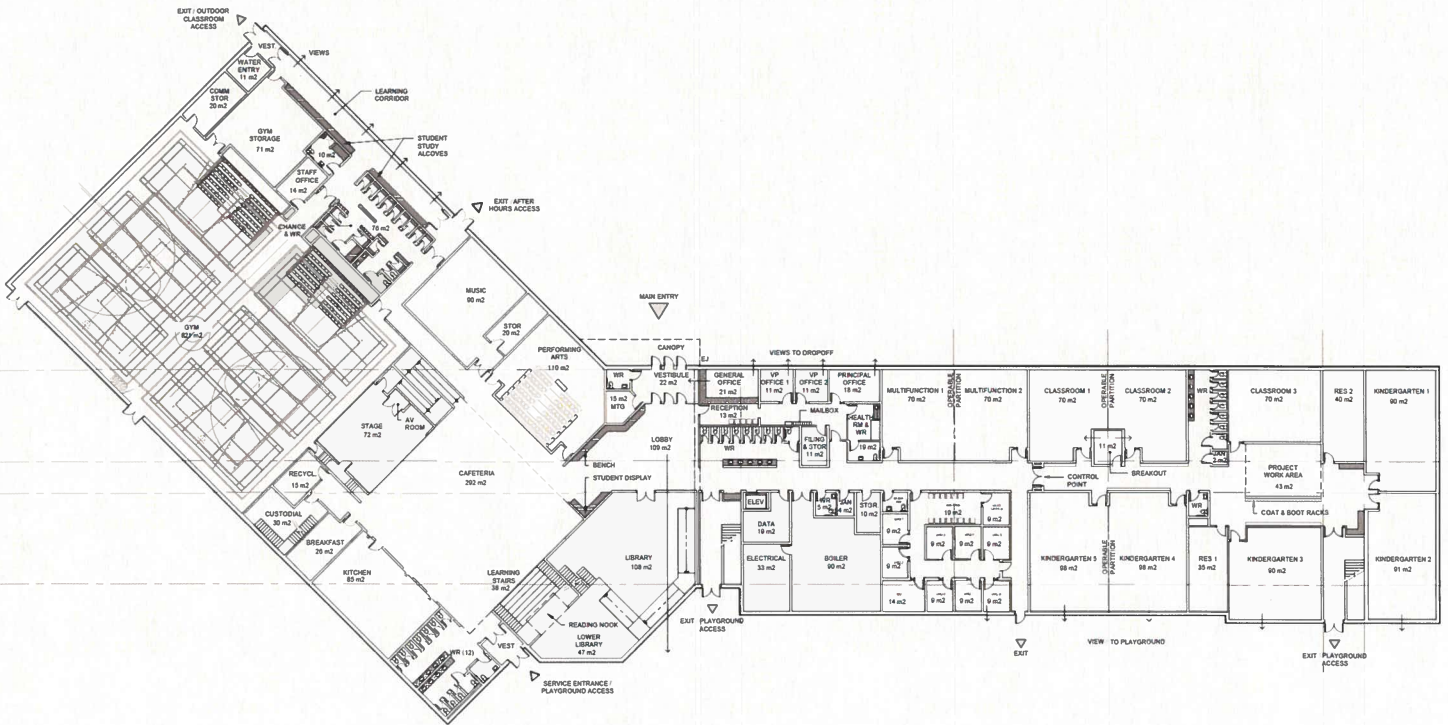
Left (East) / Gauche (Est)

Conceptual Elevations / Élévations conceptuelles

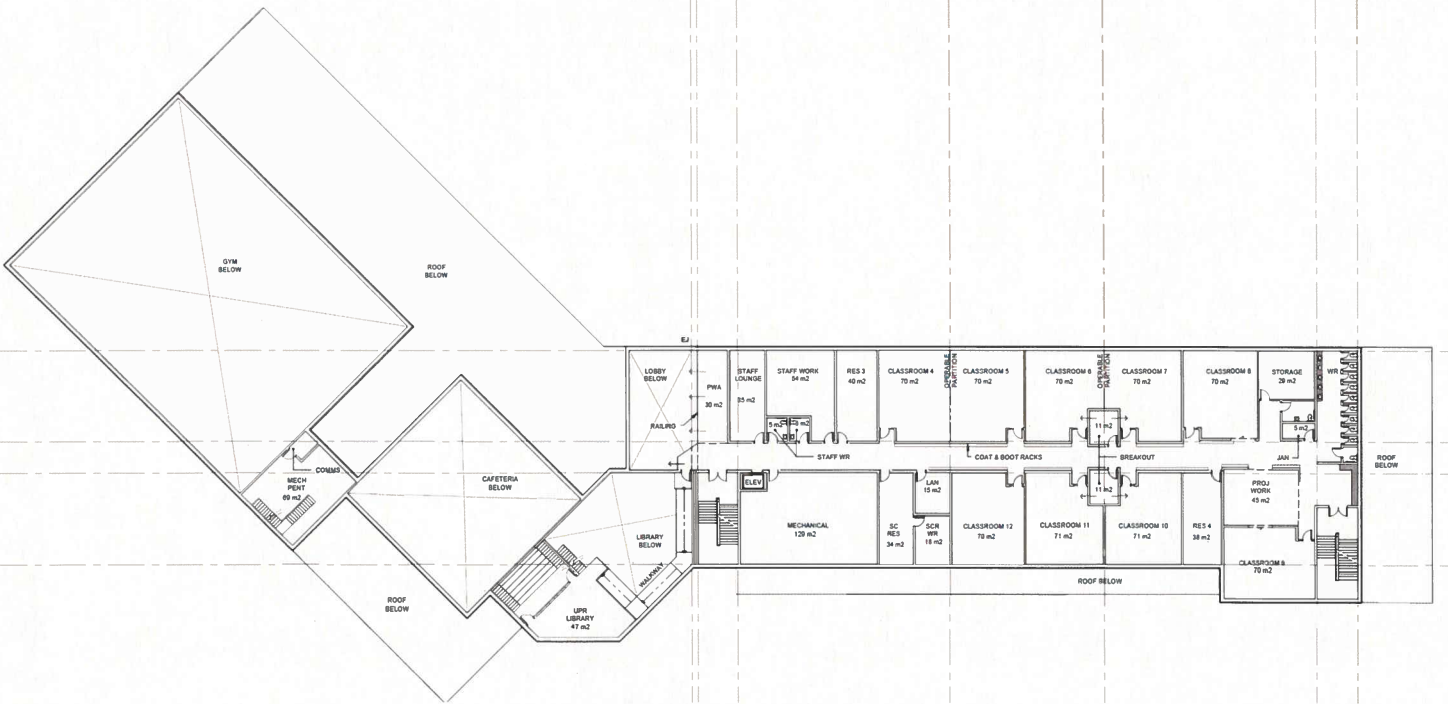


Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-17-2026
Date \ date: mars \ March 18, 2026
Subject \ sujet: 50 rue Liverpool Street
Heather Copp
Dept. of Trans. and Infrastructure

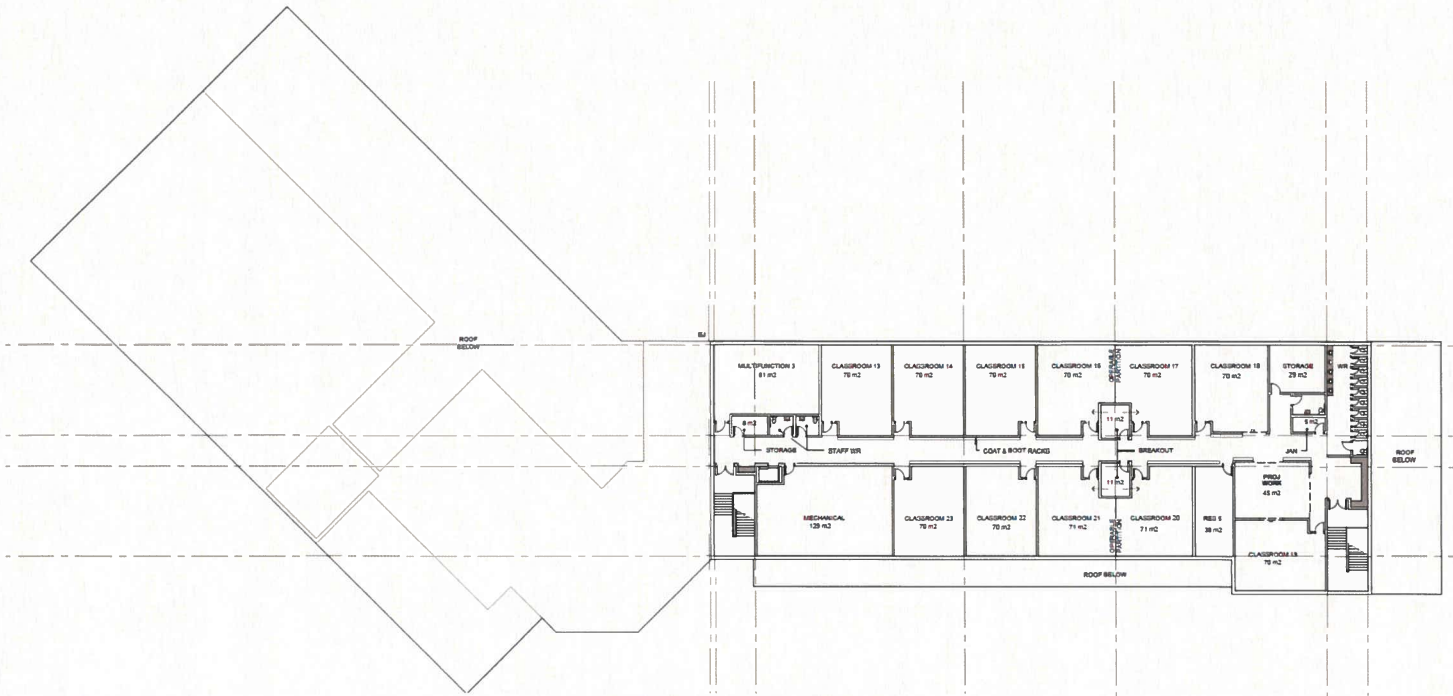


Main Floor / Rez-de-chaussée

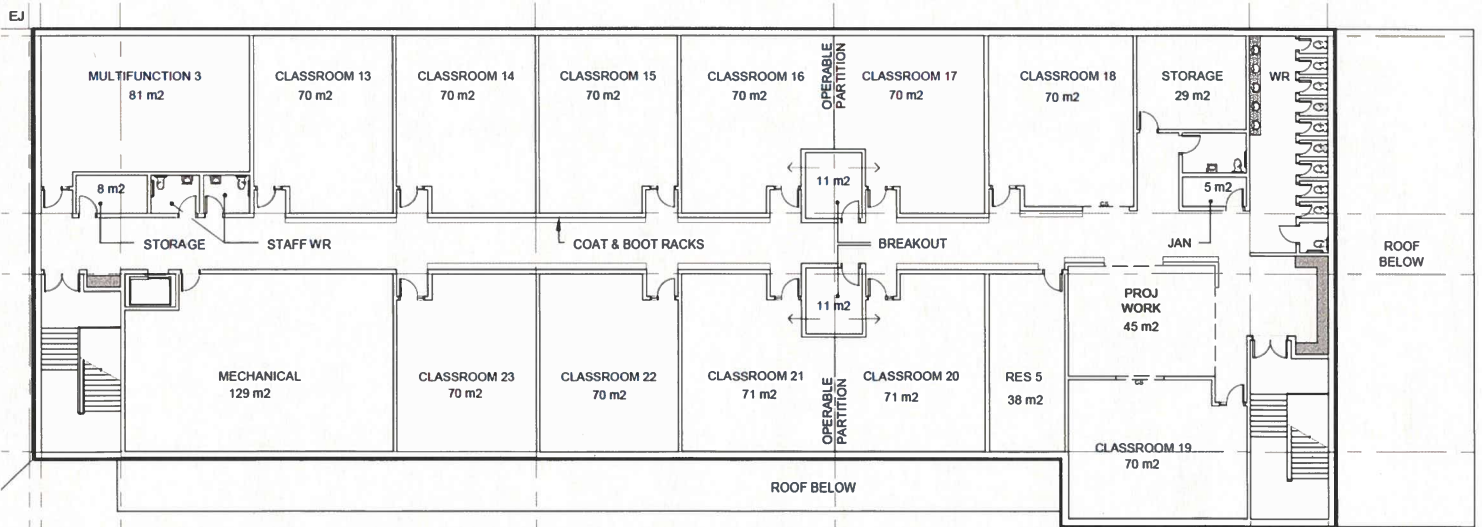


2nd Floor / 2e étage

Floor Plans / Plans d'étage



3rd Floor / 3e étage



3rd Floor - Enlargement / 3e étage - agrandissement

Floor Plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # VI

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure

From: [REDACTED]
To: PLANNING AND DEVELOPMENT
Subject: PR:17/26 Rezoning and minor parking lot variances
Date: Monday, March 9, 2026 2:45:10 PM

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.

Hello,

I just wanted to voice support of this, but I would like to state that the preservation of as much of the mature trees and stand on the perimeter, and especially on the Bradford street side, is important. The mature trees are important, but some of the flowers, notably Lady Slipper *Cypripedium sp.*, occur there and it would be nice to preserve the forest floor there as well, so that some of that will survive.

--

John MacNaughton

From: [Mayor's Office](#)
To: [PLANNING AND DEVELOPMENT](#)
Cc: [Hart, Steven](#); [DeGrace, Sara](#)
Subject: FW: Liverpool Street School project - letter from BGC
Date: Wednesday, March 11, 2026 9:27:27 AM
Attachments: [Outlook-hedit3xy.png](#)
[Liverpool Street School Project letter from BGC.pdf](#)
[Boys & Girls Club - Brief.pdf](#)

Please see attached

Denyse Doherty

Executive Assistant – Mayor & Chief Administrative Officer
Adjointe de direction, La Mairesse & Directeur Général
City of Fredericton | Ville de Fredericton
m: 506-292-6854 | Denyse.Doherty@fredericton.ca



From: Karen MacAlpine [REDACTED]
Sent: March 10, 2026 2:07 PM
To: Mayor's Office <mayor@fredericton.ca>
Cc: Colleen V. [REDACTED]
Subject: Liverpool Street School project - letter from BGC

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

Good Afternoon Mayor Rogers.

Please see the attached letter regarding the new school construction on Liverpool Street and the concerns we have about the impact to our organization and a request for support. We look forward to hearing from you and working towards solutions together.

Sincerely,

Karen MacAlpine (on behalf of our Board of Directors)

Karen MacAlpine
Executive Director

BGC Greater Fredericton
499 Canterbury Drive, Fredericton, NB E3B 4M4
T: 506-472-5112

karen@bgcfred.com | bgcfred.com



March 10, 2026

Via email

The Honourable Susan Holt
Premier of New Brunswick
Office of the Premier
706 Queen Street, Fredericton, NB E3B 1C5

Her Worship Kate Rogers
Mayor, City of Fredericton
397 Queen Street, Fredericton, NB E3B 1B5

Cc: The Honourable Claire Johnson, Minister of Education and Early Childhood Development;
Minister Cindy Miles; Minister Luke Randall; David Coon, MLA;
Greg Ericson, City Councillor Ward 8;
Stephen Hart, Chief Administrative Officer, City of Fredericton; Kenneth Forrest, Director Planning and
Development, City of Fredericton;
Pascal Landry, Manager - Educational Facilities and Pupil Transportation (Branch), Department of
Education and Early Childhood Development;

Dear Premier Holt and Mayor Rogers,

The Boys & Girls Club of Greater Fredericton (BGC) is writing to express our appreciation and support for the decision to construct the new school within the Skyline Acres community. We know that keeping the school in the community is essential, especially for those families we serve.

For 58 years—since 1968—the Boys & Girls Club of Greater Fredericton has been a steady, reliable partner to families across our city. Each year, we support more than 1,000 children and youth with low cost/subsidized licensed early learning and childcare, after-school programs, summer camps, and critical wrap-around supports like breakfast and tutoring that strengthen families and improve outcomes. Our understanding is that the current school project will directly impact our operations and threaten the future of the Boys and Girls Club. We are writing to request your assistance in ensuring our services remain stable and that we are able to continue to operate during the school construction.

Background and current context

As you may know, our Club on Canterbury Drive operates on land leased from the City of Fredericton, the building owned by the Club. For the past three years, our lease has included a clause stipulating nine months notice to vacate should the province select the adjacent area as the site for a new

elementary school. Based on information shared with us over that period, we understood this location to be a likely candidate. In reliance on that understanding—and with the possibility of a nine-month departure in mind—we deferred major capital investments, sought only short-term fixes to keep the facility safe and functional, and refrained from pursuing larger grants that require long service horizons and security of tenure as we felt it would not be in good faith to spend grant money to upgrade a facility that we may not occupy.

During this time, provincial representatives assessed our building for replacement value and requested detailed programming and space specifications to guide planning for a potential replacement facility. We provided those detailed requirements with the understanding that if a move were required, we would be compensated at replacement value or otherwise supported to ensure continuity of service.

Near-term risk during the construction window (approx. three years)

With an anticipated three-year construction period, we face significant operational uncertainty. Families considering after-school or summer programs may hesitate to enroll if they perceive our site to be in or near a construction zone. These ‘paying customers’ offset scholarships and low-cost spaces to those who need us the most. Even a modest decline in enrollment would reduce operating revenue that could jeopardize our ability to deliver essential services—and to remain in operation long enough to transition into the future. Moreover, the last three years of deferred capital projects have left us carrying higher repair and maintenance burdens than is sustainable.

Primary requests/considerations:

To safeguard continuity of licensed childcare, after-school programs, summer camps and all free programs like breakfast programs and tutoring during the construction period and to stabilize the organization after three years of deferred capital work, we respectfully request a structured support plan from the Province and the City. Specifically, we ask that you consider the following instruments:

- **Operating stability support** (e.g., a predictable funding bridge or revenue-loss backstop tied to enrollment benchmarks) and unknown related costs during construction for up to **three years**;
- **Capital catch-up and safety upgrades**, limited to essential systems (safety, accessibility, HVAC, roof/envelope) that preserve our operations and safety during construction;
- **Shared municipal/provincial resources**, such as priority access to city spaces for overflow programming, temporary parking/traffic management solutions, and coordinated communications to families on safe access and other resources that could be offered;
- **One-time reimbursement** for extraordinary repairs and costs incurred over the past three years due to deferred replacement planning; and
- A **joint project team** (Province–City–Club) to coordinate timelines, site access, safety, and stakeholder communications.

Secondary option: Revisit purchase/rehoming as a mutually beneficial pathway

In addition to the immediate supports outlined above, we would welcome the opportunity to revisit discussions about the long-term disposition of our facility, including the possibility of the Province and

City purchasing the building outright, either through a financial settlement or a combined arrangement that includes an alternate location for our programs, including in the new school.

We are open to renewed, good-faith negotiations to explore what such a transition could look like, ensuring continuity of licensed spaces and program capacity from day one.

Our mission is simple: to ensure that every child and youth in Fredericton has a safe place to belong, grow, and thrive. With your partnership, we can navigate the next three years responsibly—without service interruptions—and arrive at a long-term solution that supports the new school while preserving essential community programs that have stood by Fredericton families since 1968.

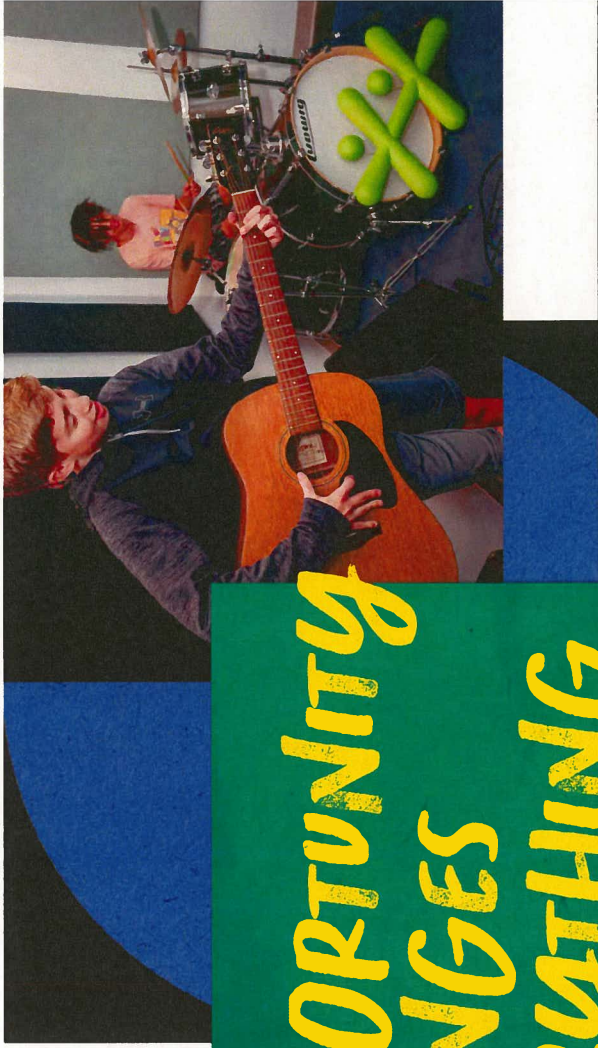
Thank you for your continued leadership and for considering this request. We would be pleased to provide any additional information you require.

On behalf of our Board of Directors,

A handwritten signature in black ink that reads 'K. MacAlpine'.

Karen MacAlpine
Executive Director
Fredericton Boys' and Girls' Club Inc.

Attachments: Support document



 **bgc**
Boys & Girls Clubs

Greater
Fredericton

**OPPORTUNITY
CHANGES
EVERYTHING**

OPPORTUNITY CHANGES EVERYTHING



Colleen Hanna
Board President



Karen MacAlpine
Executive Director

BGC Greater Fredericton (The Boys & Girls Club of Fredericton) is a charitable, community supported organization founded in 1968.

We are committed to transforming the lives of children, youth and their families including those most vulnerable. We do this by providing safe places and offering services and programs designed to meet the evolving needs of our community.

We want our children and youth to develop confidence, gain skills, and experience success so that they can reach their best potential in life. We believe that every single young person is important and they deserve the chance to succeed.

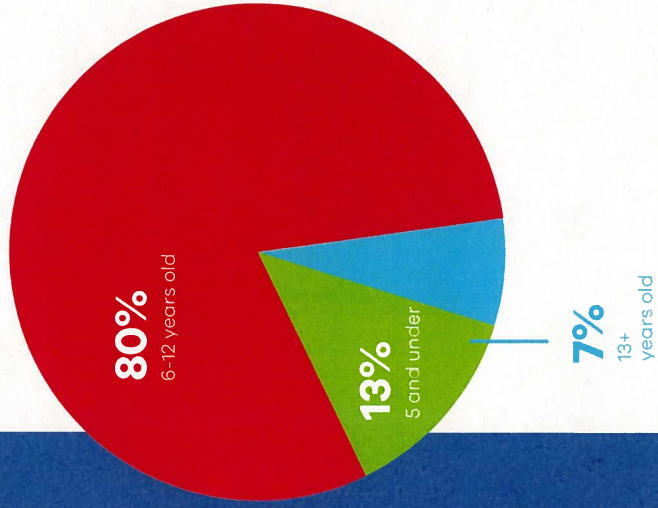
As part of a Federation of Clubs across Canada, we are an independent organization, relying on community support to provide programs and services to children, youth and their families in the Greater Fredericton area.

WHO WE SERVE

WHO WE SERVE



Since 1968, we have engaged and empowered children and youth. We are committed to transforming the lives of children, youth and their families including those most vulnerable.



Our MISSION

To provide safe, supportive places where children and youth can experience new opportunities, overcome barriers, build positive relationships, and develop confidence and skills for life.



Our VISION

All children and youth discover and achieve their dreams and grow up to be healthy, successful, and active participants in society.

OUR VALUES

BELONGING

We welcome everyone in a safe, accepting environment based on belonging and positive relationships.

RESPECT

We ensure that everyone—children, youth, families, volunteers, staff—is heard, valued, and treated fairly.



ENCOURAGEMENT AND SUPPORT

We encourage and support every child and youth to play, learn, and grow to achieve their dreams.



WORKING TOGETHER

We work together with young people, families, volunteers, our communities, and government.



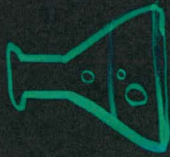
SPEAKING OUT

We speak out for children, youth, and families so that we can make our world better.





EDUCATIONAL SUPPORT



STEM EDUCATION

GARDENING



NUTRITION & FOOD EDUCATION



BEFORE



FINANCIAL EDUCATION

AND AFTER

SCHOOL PROGRAMS

DIGITAL LITERACY

BREAKFAST PROGRAMS

HEALTHY SNACKS & MEALS



ARTS

MUSIC



TRANSPORT



WHAT CLUBS



MENTAL HEALTH & WELLNESS



SCHOLARSHIPS



JOB READINESS

MENTORING



VOLUNTEERING

YOUTH LEADERSHIP

SUMMER CAMPS



PHYSICAL FITNESS & SPORTS

CIVIC ENGAGEMENT



DESIGNATED PRESCHOOL

LEARN ON



ACROSS
CANADA



 CLUB

 COMMUNITY SERVED

This map is not to scale



450+

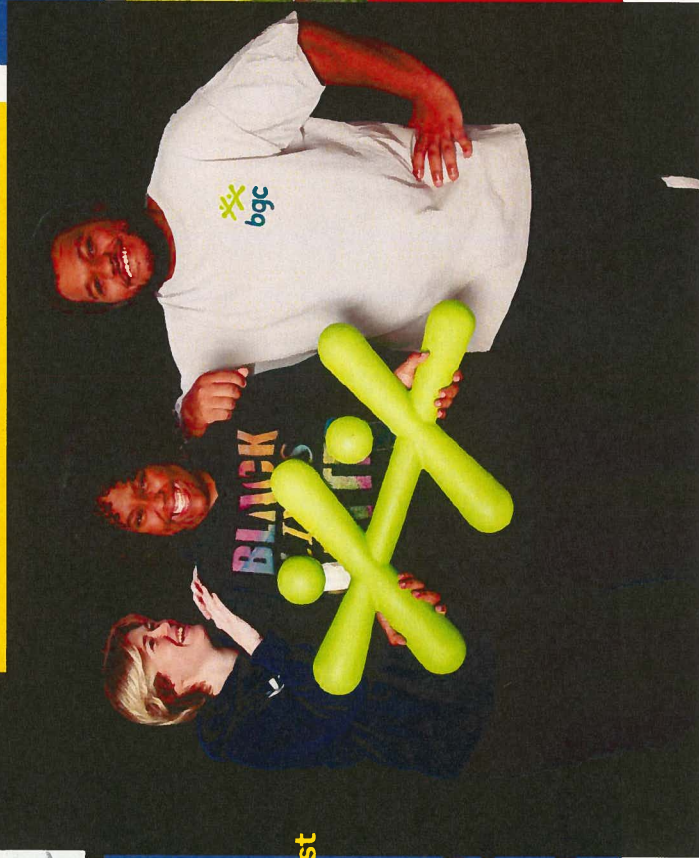
children accessing breakfast
each school morning

3,500+

hrs of HOMEWORK HELP/TUTORING

150+

children accessing low cost,
subsidized or fully scholarshiped
AFTER-SCHOOL, SUMMER CAMP
and **PRE-SCHOOL** programs



98,000+

hrs of children being screen free
and active



35,000+

healthy snacks served

BECAUSE OF A CLUB...

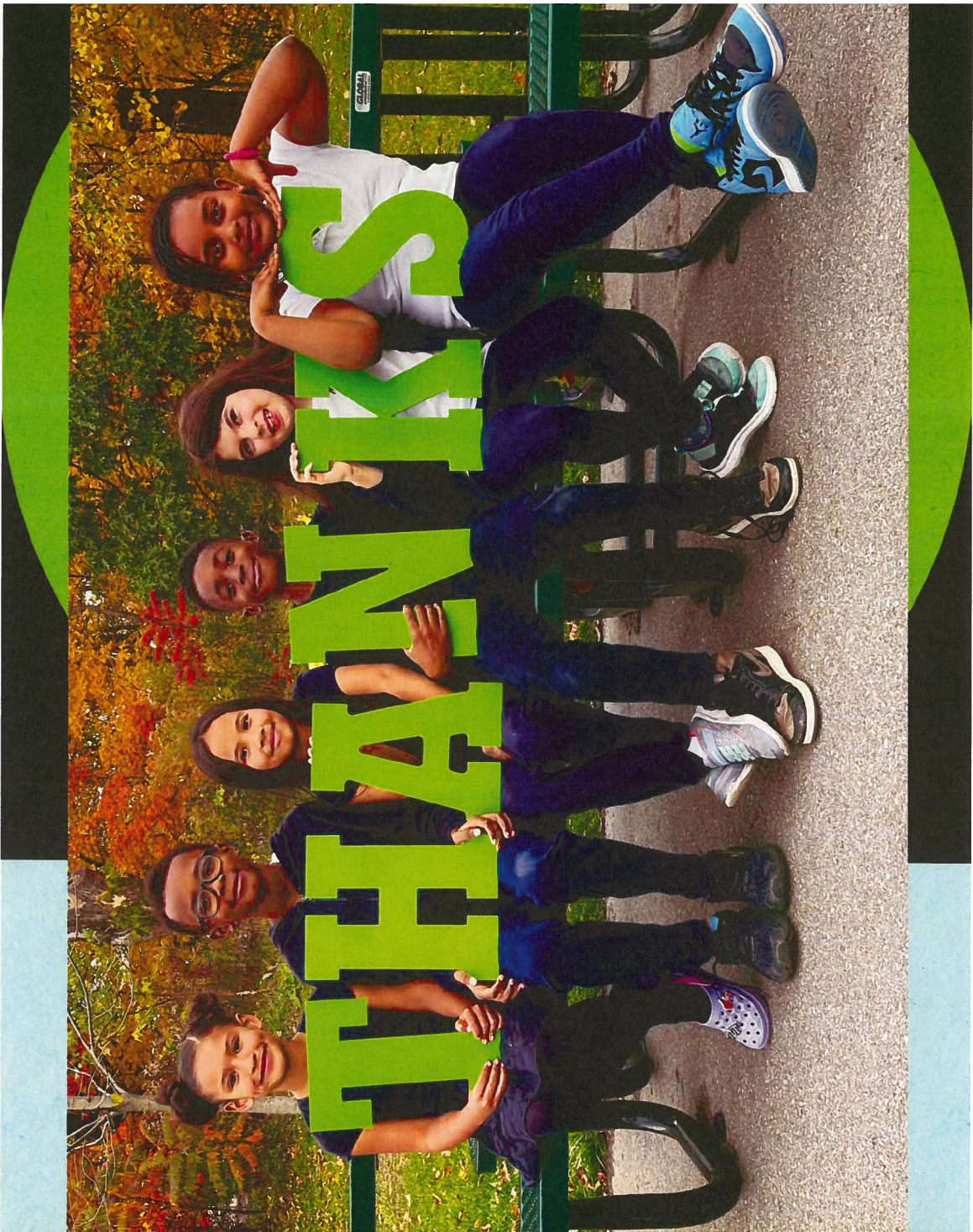


The data from the national member survey demonstrates the transformational impact Clubs have on a young person's life.

Because of a Club, 90% or more of children and youth surveyed report that they:

- ✓ have more people they like to spend time with
- ✓ are better at helping out
- ✓ are more excited to try new things
- ✓ are more accepting of others
- ✓ are more physically active
- ✓ are more confident
- ✓ work better with others
- ✓ are more comfortable being themselves
- ✓ have a more positive influence on others
- ✓ make better choices

2023 National Participatory Evaluation,
Dialogues in Action



Greater Frederick

bgcfred.com

   /bgcfred

499 Canterbury Drive
Frederick, MD E3B 4M4
506-472-5112