

## PLANNING REPORT



PAC –November 17<sup>th</sup>, 2021  
File No.: Z-42-2021P.R. No. 87/21

**To:** Planning Advisory Committee  
**From:** Dallas Gillis, Senior Planner  
**Proposal:** Amend the I-EX Zone to permit a liquor license for special events (Special Facilities License)  
**Property:** 359 & 365 Smythe Street

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**OWNER:** City of Fredericton  
397 Queen Street,  
Fredericton, E3B 1B5

**APPLICANT:** Fredericton Exhibition LTD, c/o Mike Vokey  
361 Smythe Street  
Fredericton NB, E3B 4Y9

### **SITE INFORMATION:**

**Location:** West side of Smythe Street, within Capital Exhibit Centre (CEC) Grounds  
**Context:** Adjacent to Restaurant (Tim Hortons) within CEC grounds, with residential and mixed use on the other side of Smythe Street.  
**Ward No:** 10  
**Municipal Plan:** South Core  
**Zoning:** I-EX  
**Existing Land Use:** Exhibition Centre, Recreational facility

**Previous Applications:** P.R. 127/78, P.R. 26/78 (V), P.R. 36/83 (V), P.R. 171/84 (V), P.R. 216/85 (V), P.R. 114/86 (V), P.R. 113/87 (V), P.R. 61/87 (V), P.R. 52/90 (V) P.A.C. P.R. 155/95 (V), Z/18/2000, PR 64/00, V/18/2002 (PR: 31/02), Z/47/2012 (PR: 111-2012, 111-2012), V/40/2010 (PR: 87/10), V-13-2011 (PR: 18/11), V-46-2011 (PR: 72/11), V-22-2012 (PR: 42/12), V-26-2013 (PR: 41/13), V/17/2016 (PR: 31/16), Z/23/2021 (PR: 44/21), Z/32/2018 (PR: 99/18)

### **EXECUTIVE SUMMARY:**

Fredericton Exhibition LTD is requesting an amendment to the I-EX zone that would permit them to receive permanent "Special Facilities" liquor license. The types of events permissible under this type of licence would be concerts, weddings, festivals, tradeshow, recreation events, food service, parties, and meetings. The license would not cover outdoor events and festivals but would apply only to the Capital Exhibit Center building, which includes the Fredericton Coliseum.

Currently Fredericton Exhibition LTD must obtain a license for each event. Permitting a permanent liquor license for special events would eliminate the requirement. As the facility currently hosts numerous events throughout the year, this change is not expected to alter the use of the site, nor create any conflict with the NB-EX Grounds Site Development Plan, or upcoming South Core Secondary Plan; therefore staff supports the application.

## **APPLICATION:**

Fredericton Exhibition LTD. c/o Mike Vokey has made application to amend the I-EX zone to permit the serving of alcohol for special events (Special Facilities License) hosted at the Capital Exhibit Centre and the Fredericton Coliseum.

## **PLANNING COMMENTS:**

Proposal:

- The applicant has applied for a zone amendment to permit the serving of alcohol for special events in the I-EX Zone, so that a permanent special facilities liquor license can be obtained. Currently, Fredericton Exhibition LTD has to apply for a new license for each event from the Province which is time consuming and not cost effective.
- Currently the Capital Exhibit Centre hosts more than 50 events 176 days of the year and draws more than half a million visitors annually. The types of events that would fall under the liquor license being sought are concerts, wedding, dinners, festivals, tradeshows, recreation events, parties and meetings.
- The special facilities license will apply to the main building only, which include the Fredericton Coliseum as shown on Map II. The amendment would not apply to outdoor events and festival hosted on the grounds.
- Consent of Council of the City of Fredericton, as landowners, to make the application was given at the November 8, 2021 Council Meeting.

## **Municipal Plan**

- The site is within the South Core designation of the Municipal Plan which contains policy relevant to the proposal in section 2.2.1
  - 2.2.1(12) Prior to adoption of a new South Core Secondary Municipal Plan, Council shall limit the continued intensification of use on the Capital Exhibit Centre (formerly known as the FREX).

The proposal is not inconsistent with the above noted policy as the staff do not view the application for a zone amendment to support a Special Facilities liquor license as material intensification of the Capital Exhibit Centre. The uses and events that fall under the license are already occurring at the site, the change will simply remove the requirement to obtain a license for each event.

- The Capital Exhibit Centre (CEC) lands are owned by the City of Fredericton but under long term lease to the Fredericton Exhibition Limited. In recent years Staff has been reluctant to support development proposals on the CEC grounds given that the Municipal Plan's policy direction required a comprehensive development scheme. The future vision of the site is now proceeding, with the adoption of the N.B. Exhibition Grounds Site Development Plan. While a final secondary plan has yet to be adopted, the proposed application for a zone amendment to permit a permanent special facilities liquor license will not impact options for the future direction of the property or conflict with the direction for the site indicated in the NB Exhibition Grounds Site Development Plan.

**RECOMMENDATION:**

It is recommended that the application made by Fredericton Exhibition LTD to amend the I-EX zone to permit the serving of alcohol for special events (Special Facilities License) hosted at the Capital Exhibit Centre building and the Fredericton Coliseum, be approved subject to the following terms and conditions.

- a) The approval to serve alcohol for special events as a permitted use (Special Facilities License) be restricted to the Capital Exhibit Centre main building, which includes the Fredericton coliseum, as shown on Map II attached to PR P.R. No. 87/21.

Prepared by:

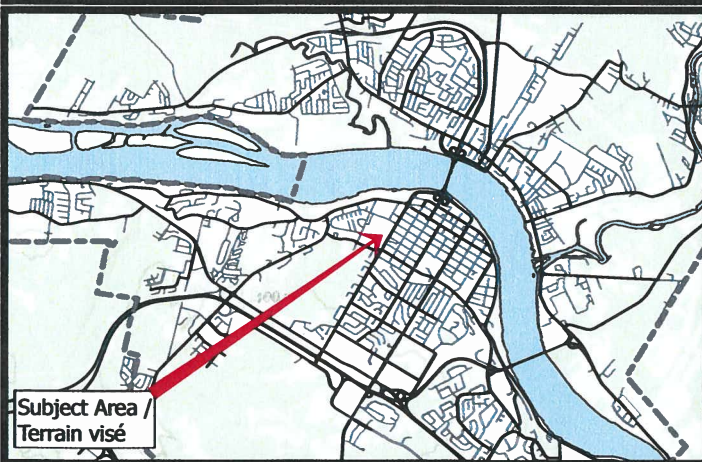
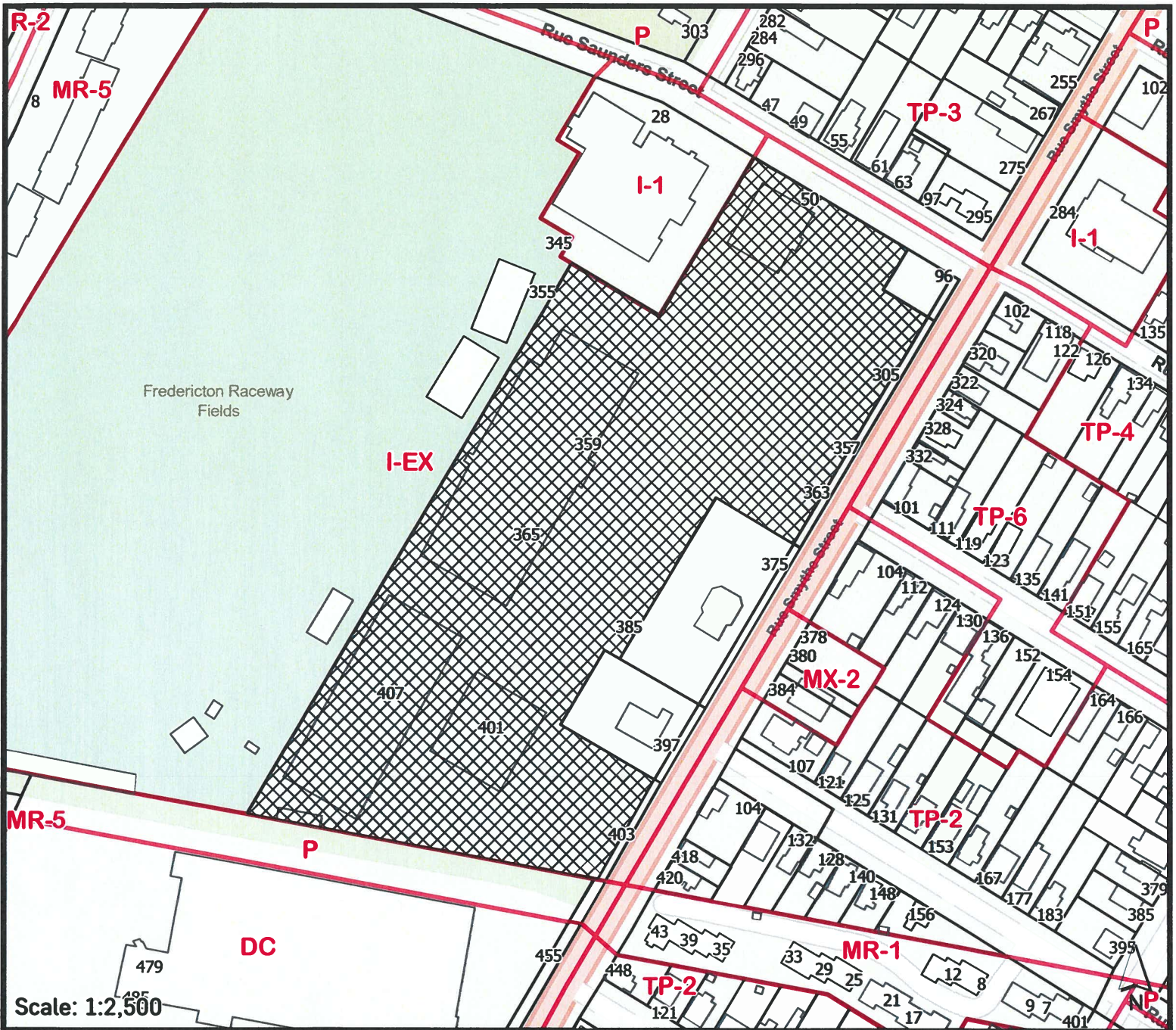



Dallas Gillis, MCIP, RPP  
Senior Planner, Community Planning

Approved by:



Marcello Battilana, MCIP  
Manager, Community Planning



 Subject Property / Propriété Visé

Amend the I-EX Zone to permit the serving of alcohol for special events within the Capital Exhibition Centre building located at 359 and 365 Smythe Street.

Modifier la zone I-EX afin de permettre le service d'alcool pour des événements spéciaux dans l'édifice du Centre d'exposition de la capitale situé au 359 et au 365, rue Smythe.

Approval extends only to main Capital Exhibition Centre building at 359 and 365 Smythe Street, as identified.

L'approbation ne s'étend qu'à l'édifice principal du Capital Exhibition Centre au 359 et au 365, rue Smythe, tel qu'indiqué.



Site Plan / Plan Du Site



Community Planning  
Planification urbaine

Map \ carte # II  
File \ fiche: PR-87-2021  
Date \ date: novembre \ November 17, 2021  
Subject \ sujet: rue 359-365 Smythe Street  
Fredericton Exhibition LTD.  
c/o Michael Vokey

**Brown-Snook, Julie**

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**From:** Andrew Valeri <andrewjvaleri@gmail.com>  
**Sent:** Thursday, November 4, 2021 4:14 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** 359 Smythe street z 42 2021.

**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.**

I live across from the exhibition grounds. I enjoy going to the events there and think this amendment would make the events there even better.

I support this rezoning.

Andrew