



**REPORT OF THE ECONOMIC VITALITY
COMMITTEE**

For City Council – December 13, 2021

From: The Office of the City Clerk

Date: Thursday, November 25, 2021

Title: NBEX Secondary Municipal Plan – Initiation of the Secondary Municipal Plan Adoption Process

Description:

The Economic Vitality Committee, at its meeting held on November 25, 2021 considered an administrative report from the Manager of Heritage & Urban Design seeking Council's approval to initiate the process to adopt the NBEX Secondary Municipal Plan By-law.

The City of Fredericton and the New Brunswick Exhibition Ltd. entered into an agreement to create a Site Development Plan for the New Brunswick Exhibition (NBEX) Grounds that would provide for flexible future development on the NBEX Grounds that will benefit both Fredericton Exhibition Limited and the City of Fredericton.

In April 2021, Fredericton City Council adopted the Site Development Plan for the New Brunswick Exhibition Grounds by resolution and directed staff to commence the process to adopt the Plan as a Secondary Municipal Plan in accordance with the *Community Planning Act*.

The proposed New Brunswick Exhibition Grounds Secondary Municipal Plan has been completed and is ready to be adopted. The Plan includes policies and proposals that:

- Create a bold, innovative, and exciting vision for the future of the NBEX site;
- Address the immediate and long-term development aspirations of both the City and Fredericton Exhibition Limited and maximize the value of the site to both partners;
- Contribute to the fiscal sustainability and evolution of Fredericton Exhibition Limited at its current location, and respond to existing development pressures on and external to the site;
- Align with and advance all applicable municipal growth priorities, plans and initiatives;
- Reflect diverse community values, learned through meaningful engagement;
- Develop in a manner that is compatible with surrounding land uses and respects existing community functions;
- Employ sustainable development principles and contribute to Fredericton's overall resiliency to climate change; and

- Communicate the new vision for the site through graphic and written methods in a manner that is compelling and user-friendly.

There are no substantive changes to the Plan from when it was adopted as a site development plan. Formatting was changed to be consistent with how we organize a secondary municipal plan and it has been translated into French as required for the adoption process.

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 hereby directs that the appropriate by-law, By-law No. Z-12, A By-law to Adopt a Secondary Municipal Plan for the New Brunswick Exhibition Grounds, be prepared; that the public notice requirements of Section 25 of the Community Planning Act be fulfilled; and that the regular City Council meeting of January 10, 2022 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the public presentation of the proposed by-law; and

BE IT FURTHER RESOLVED that the proposed by-law be referred to the February 16, 2022 meeting of the Planning Advisory Committee for the views of the Committee pursuant to Section 110 of the Community Planning Act; and

BE IT FURTHER RESOLVED that the Council of the City of Fredericton hereby directs that the public notice requirements of Section 111 of the Community Planning Act be fulfilled; and that the regular City Council meeting of February 28, 2022 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the consideration of objections/support to the proposed by-law; and

BE IT FURTHER RESOLVED that By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing the background to the South Core section contained in Section 2.2.1 and replacing it with the following:

Background The South Core, largely comprised of the Town Plat, includes large sites for potential redevelopments, such as the Railway Lands and the New Brunswick Exhibition Grounds (formerly known as the Fredericton Exhibition Centre or “FREX”) site, as well as small sites for modest intensification along the principal corridors in the area. Given the constrained boundaries of the City Centre, and therefore its limited capacity for residential growth, achieving significant intensification in the South Core will be critical to maximizing downtown vitality; and

BE IT FURTHER RESOLVED that By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, also be amended by repealing 2.2.1 (14); and

BE IT FURTHER RESOLVED that the Council of the City of Fredericton hereby directs that the appropriate by-law to amend By-law Z-6, A By-law to Adopt a

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