

Brown-Snook, Julie

From: Brooks, Sarah (DNRED/MRNDE - DAAF/MAAP) <Sarah.Brooks@gnb.ca>
Sent: Saturday, November 12, 2022 8:31 AM
To: PLANNING AND DEVELOPMENT
Subject: 219-231 Smythe St Rezone

External email:

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Hello PAC -

I am writing concerning the proposed rezone of properties 219-231 Smythe St to allow construction of a 5 story apartment building.

My family and I have lived at 243 Smythe for over 10 years and while I understand that development is necessary, I am not opposed to the development of an apartment building. I am opposed to the proposed height of the building.

A 5 storey complex is too large for the neighborhood. Comparable buildings found in the downtown core are on an average 3 stories and a few are 4. I am hoping that you and the developer Gardiner Realty will take this into consideration and amend the design to adhere to these norms so that the building may fit better into the neighborhood.

I am unable to attend the in person meeting on Nov 16th but will be following this application closely.

Thank you for your time and consideration.

Sarah Brooks
243 Smythe Street
(506)476-6892

Brown-Snook, Julie

From: Benjamin Hayward <benjamin.b.hayward@gmail.com>
Sent: Monday, November 14, 2022 3:38 PM
To: PLANNING AND DEVELOPMENT
Subject: Comment for Nov 14 on proposal for **Smythe St** (#219, 223, 231)

You don't often get email from benjamin.b.hayward@gmail.com. [Learn why this is important](#)

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Hi,

I am providing the following comments for the meeting of the Planning Advisory Committee on November 14 regarding the proposal for Smythe St, civic numbers 219, 223, and 231.

Fredericton doesn't need housing; Fredericton needs affordable housing. (I emphasize the word affordable.) The Planning Advisory Committee should withhold approval of the zoning change for this apartment development unless the developer includes a plan for mixed-income housing. The plan should include a guarantee for the first decade like, "half of units in the building will have an average rental price per bedroom that is at most half the average rental price per bedroom of the other units in the building"—for example. I am a resident of Ward 10 on Smythe Street, and I want to see our neighbourhood grow and flourish. This requires new housing units that a wider range of Frederictonians can afford.

Thank you,
Benjamin Hayward
Resident of Smythe St, Fredericton

I can be reached by email or at 506.498.9220 for further comment if desired.