



PLANNING REPORT

PAC – November 15, 2023

File No. Z-31-2023

P.R. No. 84/23

To: Planning Advisory Committee

From: Matthew Robinson, City Planner

Proposal: Rezoning to create an 88-unit stacked townhouse and townhouse development

Property: 501 Gibson Street (PID 01427780, 01476878)

OWNERS:

Peter Adams	City of Fredericton
905 Springhill Road	397 Queen Street
Fredericton, NB	Fredericton, NB
E3C 1R4	E3B 1B5

APPLICANT: Building Prosperity Inc. (c/o Timothy de Gouveia, Dillon Consulting)
 4-920 King Street West
 Kingston, ON
 N2G 1G4

SITE INFORMATION:

Location: Large interior lot parcels off Gibson Street

Context: Undeveloped lot and a portion of park land behind a low rise residential area

Ward No: 6

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone Two (R-2) and Park Zone (P)

Existing Land Use: Vacant / Park

Previous Applications N/A

EXECUTIVE SUMMARY:

The Applicant is proposing an 88-unit stacked townhouse and townhouse development on portions of 501 Gibson Street and the Irvine Street Park. Both properties are subject to a purchase and sale agreement with the current owners, pending a planning approval. The intent of the development concept is for 26 1-bedroom units to be affordable housing, while the remaining 62 2-bedroom units would be market-level rentals. By including a portion of the adjacent city park land in this proposal, the building layout can be better separated from the adjacent single-detached dwellings. Even though the stacked townhouse dwellings already represent an infill concept that is sensitive to the low-rise residential neighbourhood, townhouse dwellings have been placed in a manner to transition from the 3-storey heights to the neighbouring properties.

Staff are of the opinion that the low-rise multi-residential buildings with a significant affordable housing component is an appropriate infill development for the area. The Applicant has worked to address many of the site constraints and staff concerns through a thoughtful site layout with

common amenities, pedestrian connectivity, building transitions and buffering. Therefore, staff recommends approval subject to terms and conditions.

APPLICATION:

Timothy de Gouveia (Dillon Consulting), on behalf of Building Prosperity Inc., has made application to rezone a portion of 501 Gibson Street [PID 01427780] from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2) and Park Zone (P) and a portion of Irvine Street Park [PID 01476878] from Park Zone (P) to Multi-Residential Zone Two (MR-2) to permit a stacked townhouse and townhouse development.

PLANNING COMMENTS:

Background

- At the Regular Council Meeting on October 23rd, 2023, City Council approved a land transaction conditional on a planning approval to allow the proposed concept to be heard. This includes an exchange of park land (Irvine Street Park) as well as financial considerations. Additionally, the applicant has a purchase and sale agreement for 501 Gibson Street that is pending a planning approval.
- It should be noted that these types of land transactions are in keeping with the City’s Affordable Housing Strategy. In particular, recommendation #7 contemplates the provision of land to support developments with affordable housing components:
 - *“Review existing unused land holdings and undeveloped lands held for future public purposes, such as undeveloped park lands, for their suitability as potential housing sites.”*
- Currently, the Irvine Street Park is not developed and does not have a suitable access point along Gibson Street. City staff have indicated that there are no immediate or long-term plans to develop it into a usable park. It is stated that the land transaction (as shown on Map I) will better protect the watercourse, provide better access to the existing storm sewer system, and may provide an opportunity for a trail connection in the future. Therefore, staff is of the opinion that this development meets the City’s goals and strategies to deliver much needed affordable housing.

Proposal

- The Applicant is proposing an infill development concept with a total of 88 stacked townhouse and townhouse units, including the provision of affordable housing. 26 1-bedroom units are identified as affordable housing, while the remaining 62 2-bedroom units would be market-level rentals, spread out across the site.
- While there is not an approved funding program in place at this time, the applicant has been in ongoing discussions with Provincial and Federal funding sources to ensure this funding can be made available prior to building permit approval. Staff would note that the inclusion of affordable housing units is central to the viability of this application, and confirmation of Provincial or Federal supportive funding will be a requirement prior to construction. The Applicant also intends to incorporate rapid housing through off-site

construction methods that streamlines construction times and minimizes disruptions to the local area.

- The Applicant is intending to provide a public amenity space in a portion of the land that would be transferred from the City following approval. It is stated this will be an accessible recreation space for the community that can connect to a future trail connection through the Irvine Street Park.

Municipal Plan

The subject property is designated Established Neighbourhood. The Municipal Plan contains the following relevant policies for the Established Neighbourhood designation:

Section 2.2.1(17): Lands within the Established Neighbourhoods Designation may include a full range of residential dwelling types, community facilities, parks and open space, institutional uses and neighbourhood-supporting uses intended to serve local residents, such as local retail and service commercial uses.

Section 2.2.1(18): The City shall support the stability of Established Neighbourhood by:

- i. Encouraging the maintenance of the existing housing stock;*
- ii. Discouraging the encroachment of incompatible uses;*
- iii. Routing higher volume traffic along arterial and collector roads;*
- iv. Maintaining community services and facilities at a scale appropriate for the neighbourhood;*
- v. Encouraging the relocation of existing compatible uses;*
- vi. Enforcing by-laws to ensure acceptable maintenance and occupancy standards; and,*
- vii. Requiring that new or infill development be compatible with adjacent properties.*

- This low-rise multi-residential development concept, with a combination of stacked townhouses and townhouses, provides a compatible infill development that introduces a greater range of dwelling types along a minor arterial road. Since the Irvine Street Park is not planned to be a usable park in the long-term, the transfer of land to accommodate this development will provide a new opportunity for the City-owned land to be a future trail connection.

Section 2.2.1(20): Where desirable, the City will pursue opportunities within the Established Neighbourhoods Designation to improve pedestrian and cycling connections to schools, parks, trails, other community facilities and local shops.

- As part of the development concept, an internal pedestrian network has been considered, which provides a direct connection from the dwelling units to Gibson Street, an internal linear parking, and a common amenity space, as well as any future trail connection through Irvine Street Park. This offers a significant improvement to the active transportation connections in the area.

Section 2.2.1(21): To maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and

redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods, by ensuring that:

- i. Any new lots are consistent with the lot pattern in the neighbourhood;*
- ii. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;*
- iii. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,*
- iv. Healthy, mature trees are protected whenever feasible.*

Section 2.2.1(22): Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.

- While the land transaction does increase the overall size of the subject property, the lot pattern remains consistent as a large interior infill lot. Building design has been sensitively transitioned from a maximum of three-storey stacked townhouses to two-storey townhouses in a way that achieves a critical density while respecting setbacks from the surrounding single-detached dwellings. All servicing and infrastructure on site will be private and readily provided off Gibson Street.

The proposed development is a low-rise residential infill opportunity that includes a significant number of affordable units. Building heights have been sensitively transitioned with townhouse dwelling types that are compatible with the neighbourhood. It is supported by several community amenities, which includes the remnant park land, transit service along Gibson and Irvine Street, schools, and the nearby Nashwaak Trail. Site design has been carefully considered to create a functional internal pedestrian network that will be able to connect with the surrounding active transportation infrastructure.

Rezoning

- The Applicant is requesting a rezoning to MR-2 to allow for the construction of 18 stacked townhouse buildings (66 units) and 12 townhouse buildings (22 units) for a total of 88 units, which includes 26 affordable units. Both dwelling types are permitted uses in this zone. The purpose of the MR-2 zone is to provide a transition in building forms and densities at low- to mid-rise heights, that is appropriate adjacent to low-rise residential areas.

The distinct areas within the subject property to be rezoned can be described as follows:

R-2 to MR-2 (brown on Map 1)

- This portion represents the area of the 501 Gibson Street property proposed to be developed. Following the proposed land transfer that removes 1,950 m² (0.48 acres) of lot area, it will be left with the 36 metres of lot frontage along Gibson Street and a total area of 8,197.3 m² (2.03 acres).

P to MR-2 (purple on Map 1)

- This portion represents the total amount of City-owned park land that is proposed to be transferred for development. It amounts to an area of 5,210.5 m² (1.29 acres), which will bring the total development area up to 13,407.8 m² (3.31 acres).

The proposal meets the MR-2 zone standards as follows:

Standard	Permitted	Proposed	Variances
Density (max)	*with proposed affordable unit density bonus: 105 dwelling units	88 dwelling units	-
Lot Frontage (min)	34 m	36 m	-
Lot Depth (min)	30 m	191.7 m	-
Lot Coverage (max)	35%	~2,387 m ² total building area / 13,407.8 m ² lot area = 17.8%	-
Landscaping (min)	35%	45.1%	-
Building Height (max)	14 m	11.8 m	-
Building Setbacks (min)			
Front Yard	6 m	7.5 m	-
Side Yard (R-2)	7.5 m	7.5 m	-
Side Yard (P)	4 m	4 m	-
Rear Yard	4 m	28.2 m	-

R-2 to P (orange on Map 1)

- This portion of 501 Gibson Street will be transferred to the City of Fredericton, if approved. As stated, this represents an area of 1,950 m² (0.48 acres). It would be added to the ~2.5 metre wide strip of park land under City ownership and provide a future access corridor into the Irvine Street Park to the north. The newly consolidated park area will total 6,969 m² (1.72 acres).

Parking and Landscaping

- The overall parking layout was designed to meet Zoning By-law requirements, taking into account the 10% reduction due to the proximity to a transit route. Alternatively, a reduction for the affordable housing units could have been applied, however, since multiple reductions cannot be combined on a single development, the transit reduction proved to offer a lesser number of required spaces. A total of 114 parking spaces are proposed to accommodate the 108 parking spaces required. This surplus will provide flexibility in the final site design, without needing to return for an additional parking variance.
- A total of 27 bicycle parking spaces are also required per the Zoning By-law. City staff will work with the applicant on the final parking and landscaping plan to locate these spaces throughout the site to best serve the future residents.

- To visually screen the development, fencing will be included along property lines shared with all Residential Zone Two lots and required landscaping will be included where there is proposed to be parking adjacent to these neighbouring properties.

Building Design & Layout

- In order to reduce the impact of the multi-residential development on the adjacent low-rise residential area, the applicant has created a site plan that places the three-storey stacked townhouses in the locations furthest from the adjacent single-detached dwellings. Two-storey townhouses are then located closest to the neighbouring areas as the transitional dwelling type.
- Since there will be multiple buildings on site, staff will note that no more than two buildings shall appear the same with regard to overall design and colour. However, given the modular nature of this affordable and rapid housing project, building façade colour will be the primary method for variation in design.
- The 3-unit townhouse located at the entrance to site, facing Gibson Street, was an important consideration to provide a consistent street-front appearance. This building will need to incorporate at least two different exterior building finish materials, to meet the Zoning By-law requirements. Staff will work with the Applicant to ensure the entrances are well connected to the public sidewalk and incorporate appropriate architectural features, where feasible.

Public Engagement

- A representative from the consultant team went door-to-door to meet directly with adjacent property owners. The applicant has reported thus far that while the scale of the development was better than some expected, there is still a strong desire to leave this area undeveloped and/or for a development with significantly less units. Some of the concerns included traffic, drainage, and tree/park retention. City staff recommends that if the proposed development is approved, the applicant continue engaging with these property owners to address these concerns where feasible prior to building permit approval.

Subdivision (consolidation)

- The land transaction, if approved, will not create any new lots. The portion of park land to be rezoned to MR-2 would be consolidated with the MR-2 portion of 501 Gibson Street, and the two remnant portions will be consolidated to form the new park land area. Therefore, a land for public purpose contribution is not applicable.

Access and Servicing

- Infrastructure for water, sanitary, and storm connection is available on Gibson Street. The proposed development includes all private streets and therefore the underground infrastructure for the entire property will be private as well. The developer will be responsible for the cost of operation and maintenance of infrastructure. A single service lateral and water meter location (in a heated and accessible building) will need to be sited near the access off Gibson Street.

Active Transportation

- The Nashwaak Trail is within proximity of the subject property (~250 metres from the lot frontage), which can be accessed off Gibson Drive and Murray Avenue. A monolithic sidewalk on the north side of Gibson Drive provides additional pedestrian connectivity. Site design has also considered an internal pedestrian system (shown as the dashed green lines on Map II), which connects to a linear park space for residents and a common outdoor amenity space at the north edge of the property.

Transit

- The subject property has immediate access to the 16N/17S route, with stops on Gibson Street and Irvine Street.

Traffic

- The Developer's engineering consultant has provided traffic data to comment on the expected traffic volume that will be generated by the proposed Development. The City's traffic engineer has reviewed the anticipated traffic volumes and patterns provided and does not anticipate that the traffic generated from this development will result in any traffic or safety issues for Gibson Street. The amount of traffic generated from this development will be relatively low and constitute a minimal impact to current traffic conditions as Gibson Street, which is classified as a minor arterial road, was constructed to handle this type of traffic volume.

Stormwater management

- The Developer's consultant has provided an overview of the intended stormwater attenuation and municipal services. Due to limited space on the site, they intend to use shallow ponding, swales, and underground storage to manage site runoff. An approved Stormwater Management Plan (SWMP) will be required in conjunction with approval of construction drawings. The purpose of the SWMP is to ensure that surface water is managed and attenuated such that there will be no negative impact, from the development during storm events, on the City's public storm system, adjacent properties, or wetlands/ watercourses.

Wetland and watercourse


- There is an existing watercourse on the west side of the property, based on SNB mapping. Any work within 30 metres of a watercourse or wetland requires a permit from Department of Environment and Local Government (DELG). Proposed buildings have been located outside a projected 15 metre buffer from this watercourse, which is a typical requirement. Surface water runoff must be managed during all phases of construction so as not to negatively impact adjacent properties, or wetlands/ watercourse water quality.

RECOMMENDATION:

It is recommended that the application submitted by Timothy de Gouveia (Dillon Consulting), on behalf of Building Prosperity Inc., to rezone a portion of 501 Gibson Street [PID 01427780] from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2) and Park Zone (P) and a portion of Irvine Street Park [PID 01476878] from Park Zone (P) to Multi-Residential Zone Two (MR-2) be approved subject to the following conditions:

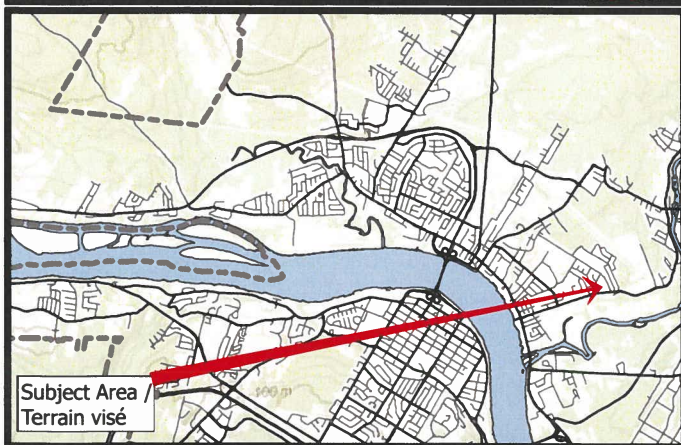
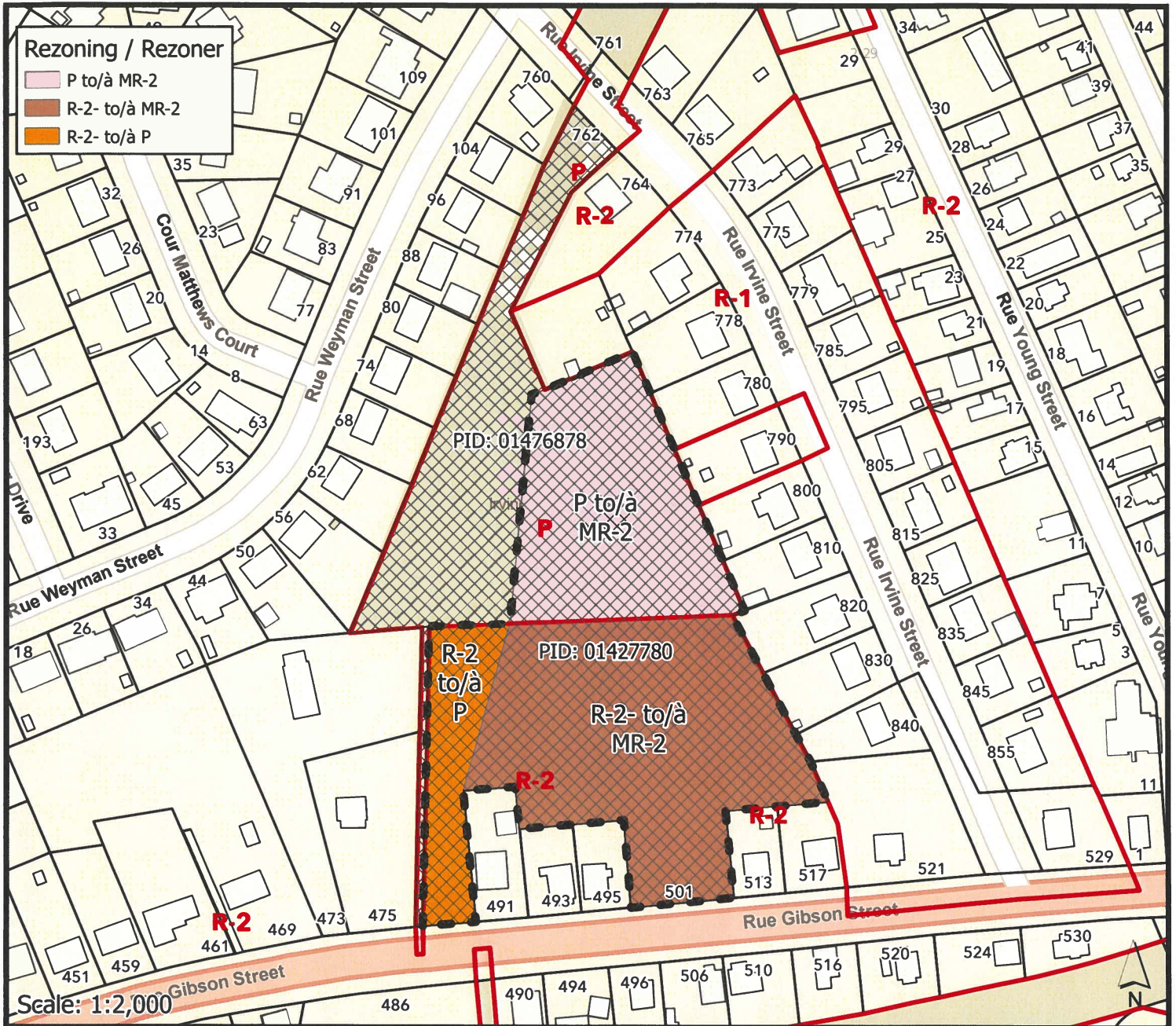
- a) The site be developed generally in accordance with Map II, III, IV, and V attached to P.R. 84/23 to the satisfaction of the Development Officer;
- b) Final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- c) The Developer provide confirmation of support for affordable housing through a Provincial or Federal authority, or that the Developer and City enter into an agreement that the Housing Accelerator Fund will be used for the provision of affordable housing within the approved development;
- d) Servicing, access, lot grading, and storm water management to be provided to the satisfaction of the Director of Engineering & Operations;
- e) All design, construction, and inspection to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineer, are required at completion of the project.
- f) The Developer is required to obtain a Watercourse and Wetland Alteration (WAWA) permit from the Department of Environment and Local Government.
- g) Public Utility Easements (PUE), Drainage Easements, private streets, and stormwater ponds are to be located/ designed to the satisfaction of the Director of Engineering & Operations.



Prepared by:


Matthew Robinson, MCP, MCIP, RPP
Planner
Community Planning

Approved by:

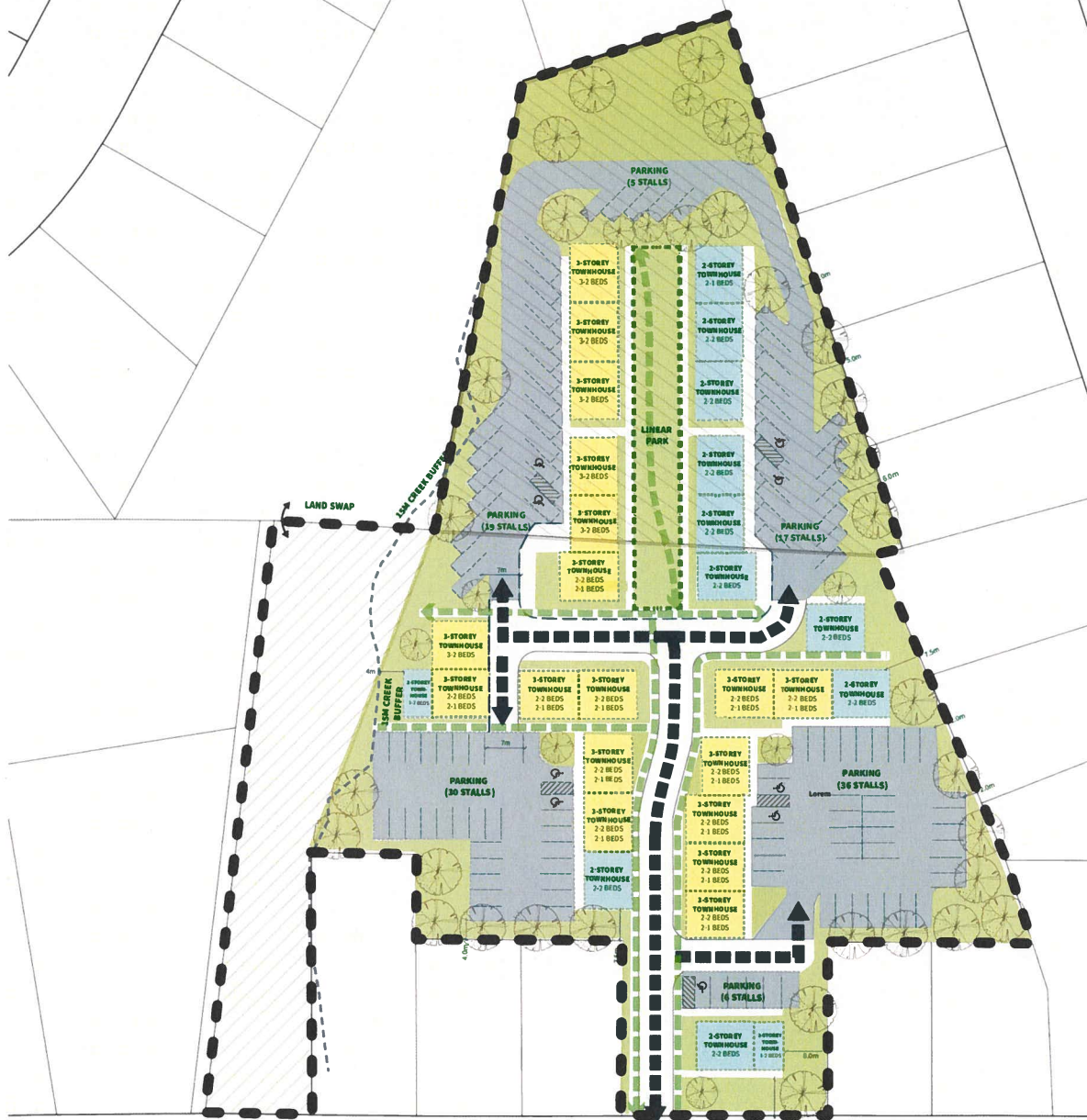

Marcello Battilana, MCIP
Assistant Director
Planning & Development



 Subject Properties / Propriétés Visé
 Subject Area / Point d'intérêt

Rezoning PID 01427780 from R-2 to MR-2 and P and PID 01476878 from P to MR-2 to permit a stacked townhouse and townhouse development.

Le rezonage du NID 01427780 de R-2 à MR-2 et P et du NID 01476878 de P à MR-2 de façon à permettre un aménagement comportant des maisons en rangée superposées et non superposées.



Rezoning PID 01427780 from R-2 to MR-2 and P and PID 01476878 from P to MR-2 to permit a stacked townhouse and townhouse development.

Le rezonage du NID 01427780 de R-2 à MR-2 et P et du NID 01476878 de P à MR-2 de façon à permettre un aménagement comportant des maisons en rangée superposées et non superposées.

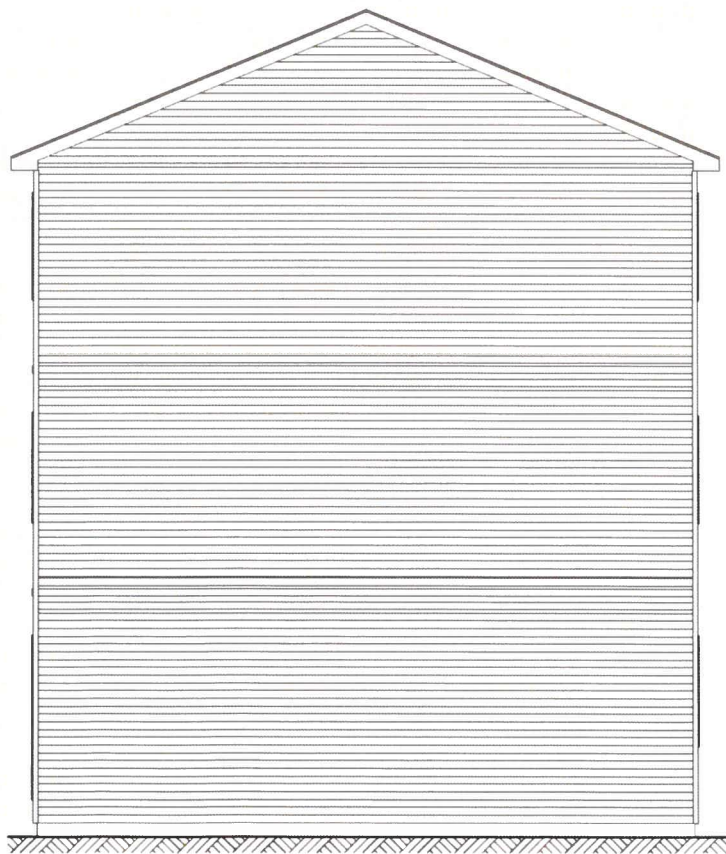
Site Plan / Plan du site



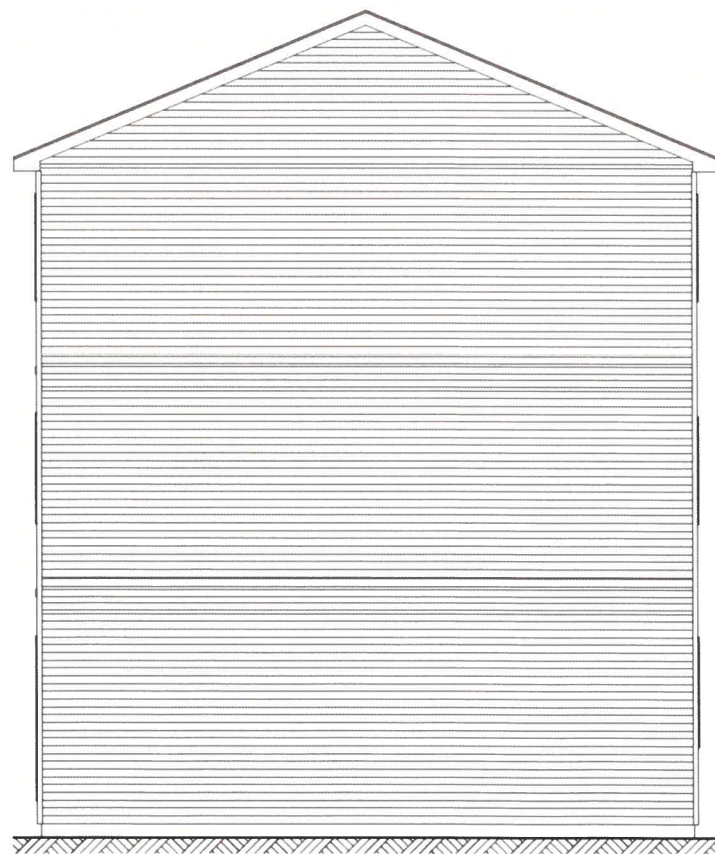
Front / Avant



Back / Arrière



Left / Gauche



Right / Droit

Elevations - Stacked Townhouse / Élévations - maisons en rangée superposées

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-84-2023

Date \ date: novembre \ November 15, 2023

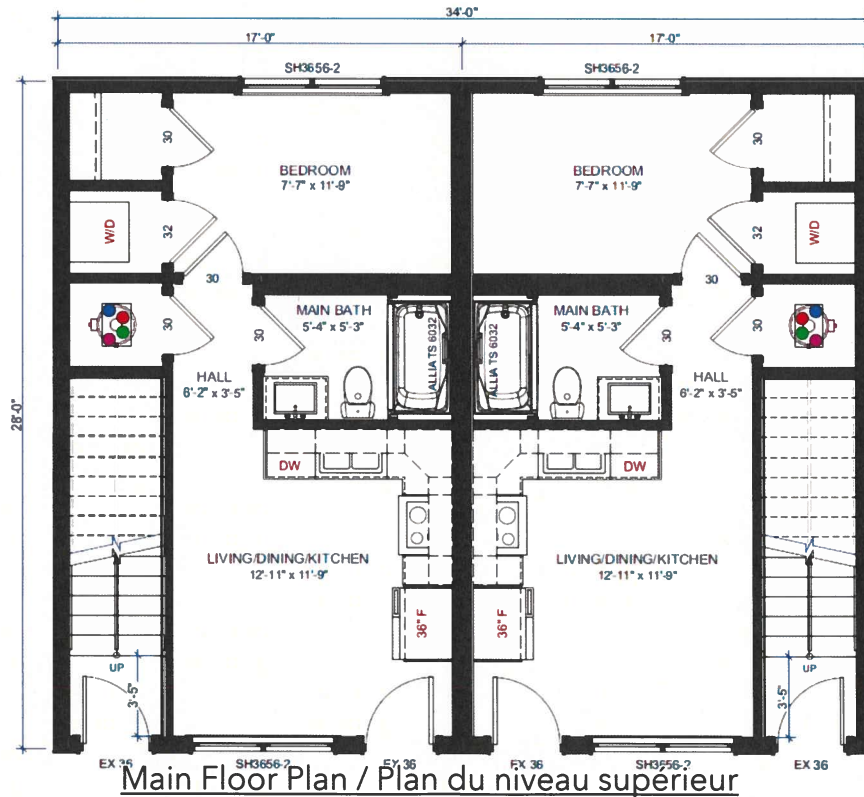
Subject \ sujet: rue 501 Gibson Street

Building Prosperity

(c/o Timothy de Gouveia)



Townhouse - Front / Maison de ville - Avant



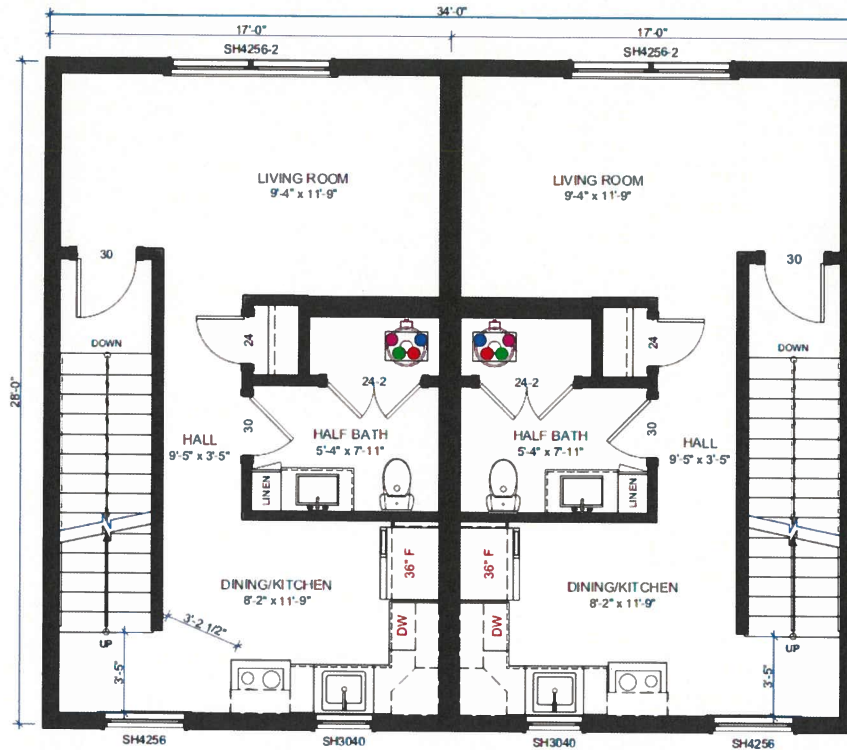
Main Floor Plan / Plan du niveau supérieur

Elevation - Floor Plans / Élévation - plans d'étage

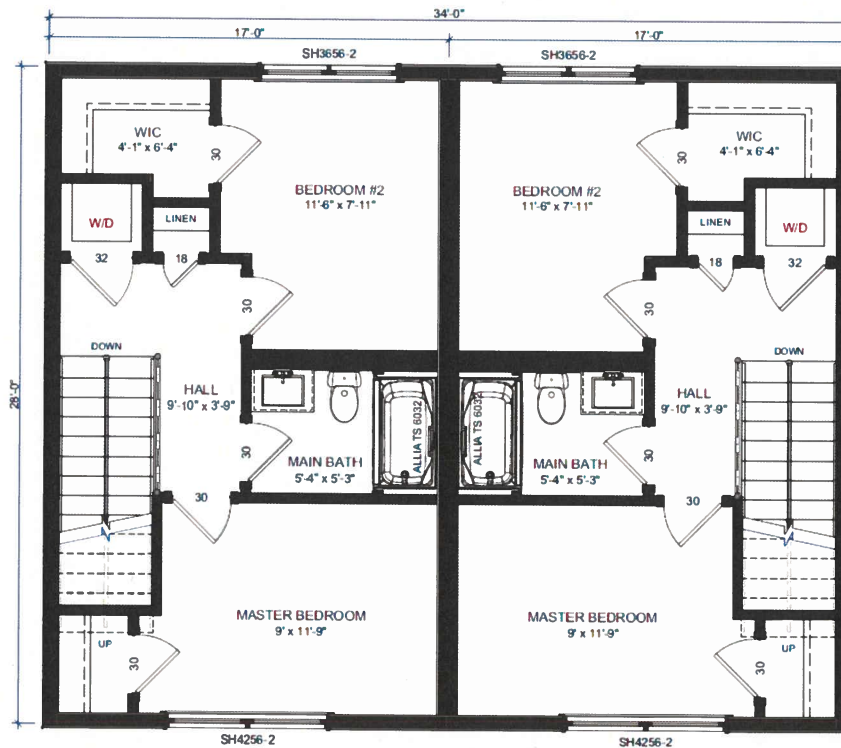


Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-84-2023
Date \ date: novembre \ November 15, 2023
Subject \ sujet: rue 501 Gibson Street
Building Prosperity
(c/o Timothy de Gouveia)



Second Floor / Deuxième étage



Third Floor / Troisième étage

Floor Plans / Plans d'étage

501 Gibson Street

Murray, Elizabeth

From: Kim B [REDACTED]
Sent: Friday, November 3, 2023 1:55 PM
To: PLANNING AND DEVELOPMENT; CITY CLERK'S OFFICE
Subject: The proposed townhouse development at 501 Gibson Street (PID:01427780,01476878) in Fredericton, NB (Opposition)

Some people who received this message don't often get email from kimmiocats@gmail.com. [Learn why this is important](#)

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.

This email is in relation to the proposed 30 unit townhouse development directly behind my property.. When the gentleman came to tell me I wasn't shocked, I knew eventually something would go in there but when I saw the proposal on paper it really came to life. That development is large, it spreads pretty much from edge of the property to the other and as they say, it's a little too close for comfort for me to have against my property line. When I was speaking with him it was going to be the front yard of the units facing me and I didn't know there would be a parking lot there. Parking lots as large as the ones that would be required for this size development require a lot of maintenance, be it paving or winter plowing and with it so close to my property line snow banks could become an issue. With that many parking spaces, there will also be a lot of traffic, we already have an abundance of traffic on this street now because of the French school at the other end of our street, we have many apartments at that end, also. I believe we are also being used as a shortcut to get to the high school and to various other locations on Cliffe Street and beyond. My family has been here since the mid 1960's and a few of my neighbors have been here even longer. We have enjoyed relative peace here and I have a feeling that this will no longer be the case should this proceed. Privacy is very important to many of us, if not all of us and with two to three storeys peering down into our backyards that privacy will be taken away.. My understanding is that a certain percentage of this will be subsidized housing, we have that at the other end of our street and we have endured many problems because of it and when you have certain situations such as drug use which you sometimes get with these types of developments, I think we have endured enough. As to the park land trade from the update version of the latest documentation for this development, it would seem that this neighborhood will be losing a quiet and quaint parkland that albeit was never developed to its full potential but it was there. The trade off will be a strip of land that is not much more than a hill and a stream. That does not seem like a very fair trade-off for a well-established neighborhood that has come very accustomed to that being a green space. For my final comments in relation to this development, I find that my neighbors and myself have not been given very much time to absorb all that they are expecting of us, a project like this does not happen lightly. There will be a lot of traffic, a lot of noise, perhaps, a lot of problems and we haven't had time to absorb it or feel that the city has even investigated all the potential problems there could be with this large of a project.. We are homes that have been here since the 60's, these homes are our nest egg. They are where many of us have raised our children and have looked forward to retirement, a quiet retirement, this will take that away. I don't know of any townhouse development apartment or anything on a large scale that can promise that that lifestyle will be preserved.. We as taxpayers have a right to give our opinions on this and we have a right to expect that our councilor and other city members will have our best interests at heart. I think there are probably better locations for this large scale project to be placed. I don't feel that this is one of them.

Best regards,
Kim Buckley
[REDACTED]

501 Gibson Street

Murray, Elizabeth

From: Jennifer Purdue [REDACTED]
Sent: Sunday, November 5, 2023 6:58 PM
To: PLANNING AND DEVELOPMENT
Cc: dianapurdue@rogers.com
Subject: 501 Gibson Proposal

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

External email:

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Dear Planning Advisory Committee,

My name is Jennifer Purdue and I, together with my mother Diana Purdue, am a partial owner of the property at 778 Irvine St in Fredericton. I am writing to voice my opposition to the proposed development at 501 Gibson Street as it now stands.

778 Irvine was my grandparents' house, and I spent much time as a child playing in the parkland behind their property (the same land in question in this proposal). It might be surprising to know that this land supports a variety of wildlife. Just today, there were six deer in the backyard of 778 Irvine who then walked back into the parkland at 501. There are porcupines and raccoons who live on this land, as well as cardinals and catbirds. Where are these animals going to go?

I am concerned with the sheer number of people that are proposed to live in the space at 501 Gibson. I could understand building a couple homes, or a small set of townhouses, but 88 housing units and 107 parking spots is mind-boggling to me for the size of the land area. I do not understand how all those people are going to be able to move in and out of the driveway without adding considerable noise to the neighbourhood. This is, quite literally, in our backyard.

I understand that there is a housing crisis, but I fail to see how building brand new, expensive rental townhouses is going to help. I am about to be married, and my fiancé and I are renting while we attempt to save for a house of our own. The people of my generation are paying over a thousand dollars a month for basic apartments, unable to save money to buy homes of our own. Are these townhouses even going to be homes that can be purchased, or will they be long-term luxury rental units? That's not what young families want - we want affordable homes that we ourselves are able to purchase, not rent. Yes, building more rental homes will help increase supply and therefore reduce demand, however this is simply not a feasible location for expensive townhouses.

I will see you at the meeting on the 15th,

Jennifer Purdue

501 Gibson Street

Murray, Elizabeth

From: [REDACTED]
Sent: Tuesday, November 7, 2023 10:58 AM
To: PLANNING AND DEVELOPMENT
Subject: Opposition - 501 Gibson Street

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External email:

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To whom it may concern,

As the 501 Gibson re-zoning butts up against my property, I must express my displeasure with this proposal. This part of Old Devon I refer to as country in the city with lots a little bigger and numerous large trees and more green spaces. Adding high density housing will take away from this country atmosphere and ruin the quaintness of this special place.

The area of this proposed re-zoning is an ecosystem of it's own and a corridor to other habitats around Devon. In the spring the deer use it as fawning grounds and in late fall they use the south facing hillside as a place to lay in the sun and get warm. Squirrels, raccoons and other small animals call that place home and I enjoy watching them!

I am adamantly opposed to this proposal and would like this area left as natural green spaces for all to enjoy.

Thanks
Mark Astle

[REDACTED]

501 Gibson Street

Murray, Elizabeth

From: Erin Fellows <erinfellow@gmail.com>
Sent: Friday, November 10, 2023 3:45 PM
To: PLANNING AND DEVELOPMENT
Subject: File Z/31/2023 PR 84/23 - Rezoning and subdivision of 501 Gibson St
Attachments: Letter to City Planning.pdf

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External email:

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Hello

Please find attached my letter outlining my opposition to the above.

Thank you,

Erin

November 10, 2023

Dear Sir/Madam

I am writing in response to the proposed development of 501 Gibson St and the reasons I oppose this project. Items I will discuss in this letter are:

1. Traffic
2. An unfit development for the neighborhood
3. The proposed trade of parkland space
4. Affordable housing from a mortgage associate's perspective

We have always known that 501 Gibson St property would eventually be developed, however, we were assuming it would be a new home or two or three, rather than an entire community being crammed on one plot of land. We also did not expect that the city would "trade" almost 2 acres of land that was set aside as a parkland area only a few years ago, for a lesser amount of land that is not able to be developed.

1. Traffic

Has the city conducted a traffic count on this street, and if so when was the count conducted; if not why has this not been completed? I have lived in this area for 20 years and I can speak directly to the amount of traffic on this street, as it is one of the main arteries for those living in the Marysville, Penniac, Durham Bridge areas, etc. travelling into the city center and other parts of the north side. The intersection at Irvine and Gibson is now also quite heavily trafficked, given that this connects residents with Cliffe St, and the Two Nations Crossing area, via Eco Terra, Hillcrest & Sunny Brae, and this area has seen a lot of commercial development in the last decade which has increased traffic. Have the traffic counters, if any were conducted, taken that all of this into account, ie the addition of up to an extra 107 vehicles (based on the proposed amount of parking spots for the development) as well as the potential increase of delivery vehicles, and other visitors that will be travelling not only on Gibson St but up through these residential neighbourhoods?

2. Unfit development for neighbourhood.

This mostly single-family residential neighborhood becoming filled with high density housing and becoming overpopulated overnight is not something our community is interested in having, given the fact that most homes in the immediate area are single family homes and that there are very few multi unit homes in our immediate area currently.

When I spoke with the developer he stated that the high density for this development was needed for him to obtain the necessary financing for the project, so I am not certain that, in reality, it is for the bettering of our city, bettering our neighborhood, or filling a gap of housing needs and affordable housing as he claims he welcomes, as stated on the pamphlet that was left at our doors a few weeks ago, or more likely a way to have the profits needed for him to see the venture as feasible.

There are other reasons that this development is not a good fit for this particular lot, such as the light and noise pollution that it will create from heat pumps, cars running in winter with lights on, possible dusk to dawn lights in the parking areas, lawn maintenance and snow removal noise, etc. Additionally there is the possibility of changes to snow/watershed due to giant snow banks being piled up from the parking areas or the rain run off from paved parking areas and the slope that this property development will sit on, which may cause water issues in basements of the homes located on the downhill side of the development, not to mention potentially trespassing issues, given the one entrance only, and the overall the lack of privacy that will now happen due to the high density of the development and therefore the need to have the homes and parking come practically onto the property lines.

The average family has 2.2 people per household. So, if there are to be 88 units that is a possible influx of about 193 people in a 4 acre lot. Given that, one can assume, some people with families will rent here; this means children will form some of that 190+ persons. Has there been any consideration of the impact on the nearby schools and the classroom sizes? Some of our schools are already at max capacity, not to mention that a new bus stop will need to be considered, which on a busy street, with a blind hill just before/after the proposed entrance, could be dangerous to children and drivers.

3. Proposed land trade

The community has serious concerns regarding the proposed land trade of a large portion, of the now park zoned area that sit adjacent to the back of the lot that is

for sale, which, supposedly, would be in return for a much smaller, and less desirable, from a developmental perspective, portion of lot that is being sold. It seems that this topic was discussed at a city council meeting on October 23rd, however none of the residents who boarder the park area were notified as to this possible rezoning /trade may occur. I would ask why that was the case? What is the reason that this potential land trade was seemingly kept "secret" from the residents whose properties boarder this acreage until we received the plan from the city showing the parkland would be re-zoned and practically given to the developer; should the community members not have a say in how the park land, that their tax paying dollars support, is treated? It is especially sad to hear that this trade will likely take place if the development is given the green light in its current proposed form, since currently that park land provides shelter to a fairly health dear population and in general provides green space for the surrounding community.

4. Affordable housing, the reality

If high density housing is what is needed to solve the housing crisis then there are much more suitable areas for development; currently there are many multi unit properties being constructed not far from here on Cliffe St, which would bring renters to this area. There is also land off Gilbert St, which at one time was listed for sale, that would be a far better place to place high density development. What is really needed is affordable homes, not only to rent but for people to purchase. Currently we lack a supply of single-family homes that are reasonably priced in the city. I believe that some focus should be shifted to this gap, not just high density, multi unit rentals, as every day I work with people wanting to buy homes, who wish to stop renting, however for many this has become hard to achieve. I hear stories all the time from prospective clients about the high rents they pay currently and how it's challenging to find affordable houses to buy or to try and save for a down payment while paying high rents.

The city says affordable housing is needed but then seems to gives passes to the developers to continue to build these high density apartments/developments that may or may not have affordable units in them, and, in this specific instance, one that offers only 30% of the units that will be affordable, according to the CMHC definitions and calculations. From my understanding, after speaking with the developer, those affordable units would mostly be the one bedroom units, which precludes families from having affordable rents. So, I am going to give some hard

numbers to consider, hard facts that many don't see because they are not in this industry.

First a group of people to consider are seniors...our aging population could have some financial trouble if they don't have family support. First, let's consider that most, if not all new buildings have rents of \$1800 - \$2600 per month for market rent, and that the city requires only a percentage, in some instances, of the units to be deemed affordable. Most existing rental properties are also increasing rents to a degree as well, to keep up with rising costs, to continue to have a profitable investment, etc.

The average senior will make just a little over \$1900 per month with CPP and OAS. For a single senior/widow that is renting alone, if their rent is somewhere between 1500-1800 per month, they cannot afford groceries, to buy gas or even pay their other monthly bills in addition to their rent. This is the harsh reality and I see many people borrowing money against their homes to build suites for their elderly family members or seniors refinancing their homes to try and maintain the monthly costs of it and/or to have some quality of life since they cannot afford to "downsize" to an affordable apartment or a smaller more affordable home since they pay less now for an oversized home they no longer may want but cannot afford to sell since that will mean paying more out of pocket potentially.

Now, here are some even scarier numbers:

--You have a middle-class family with 2 incomes. Median household income is about \$73,000 in our city, so the take home income is about \$64,000 a year, which works out to \$5333 monthly after taxes. Now let's take \$1800 for rent because this couple only needs a 1 bedroom apartment, add in an equalized monthly power bill of \$200 per month, 2 cell phones for \$150 per month, for cable/internet/streaming subscriptions for let's say \$200 per month, car payments for \$350 each a month (which is a very low car payment I see many more that are much higher), groceries of \$150 per week/\$600 month, the insurance for the cars and renters insurance for the apartment so lets assume \$300 per month for those and \$200 total for gas a week for both cars so 800/mth...we won't put in any funds for entertainment, gifts, health insurance, hair cuts, clothing, student loans or other debt payments, etc. This would leave about \$583 per month for savings if we don't include any other costs, which I believe we can all agree there would be, so they can hope to save some funds to someday buy a home.

--Same scenario but they have 1 child, so the necessity of a 2 bedroom apartment goes from \$1800 to \$2100+ for the cost, and we add in daycare of \$600 per month. Now we are likely at a loss, and they are now forced to use credit to get by each month, which increases their debt load and makes it further challenging to buy a home based on the lenders stress test requirements for calculating debt repayments.

So lets put some real numbers in to see the affordability for Fredericton families to buy homes:

Before taxes come out, gross median income is \$73,000 annually, \$6083 monthly. As a mortgage associate, based on lender and government regulations, we can lend up to 42% of total debts on this income, in some instance as much as 44% is allowable, but here is the calculation based on 42% which is pretty much the standard maximum:

42% of the gross income is \$2555 per month

I will be kind and take out 1 car payment of \$350 per month

I will consider \$300/month for property tax

\$100/month for heat.

This totals 750.00 for the car, property tax and heating costs, which leaves roughly \$1800 for a mortgage payment.

Based on today's rates of about 5.70% for a 5 year fixed rate (shorter terms have higher rates currently and this is if you have good credit, poor credit will mean higher rates possibly) and the requirement of adding 2% to the contract rate for qualifying as per stress test regulations, we would calculate a rate of about 7.7% over 25 years and use this to see what the potential mortgage amount is and it works out to about 235,000 – taking into account a 5% down payment this means they can potentially purchase a home around 237,000 when we then add in the required 4% default insurance fees to the mortgage ($237,000 - 5\%(11,850) = 225,150 \times 1.04 = 234,156$ mrtg amt).

Keep in mind, this example shows minimal debt and that this couple somehow managed to save \$11,850 for a down payment and an extra \$5000-6000 for closing costs. This scenario entirely knocks out the family with a child, but the

childless couple has a chance in 5 years if they do nothing but stay home and don't enjoy life, and if their rent doesn't go up and they have no debts aside from that one small car payment.

So is \$237,000 a healthy purchase budget in today's market? Unfortunately, with a lack of housing for sale, it's a very competitive landscape, so the short answer is no. As of this week, according to MLS, in the city, there would be 11 available properties to purchase under 250,000, which include condos and mini homes on leased lots, but because those properties have lot rents and condo fees, we cannot include 6 that are listed below a 250,000 price point, as that would mean that this couple doesn't qualify for those due to the higher costs that would need to be factored in to the debt calculations.

Out of those remaining 5 houses, they will have competing offers on all of them, likely as high as the buyers can go. So, it's likely this couple will lose the bid to bully offers and escalation clauses as the end sale prices will likely exceed their budget. This has been our reality for 3 years now. But if you look on Kijiji, property management companies and around the city of all the new constructions that are going in there are lots of rentals, with little to no affordable units in them, so is high-density, high-priced rentals really what is needed to help solve our housing crisis only?

My whole point is that the city is preaching about the need for affordable housing, but with the lack of single family homes to purchase, combined with developers looking to cash in on 6 – 8 story apartment buildings, or 88 town house units in the middle of an established neighbourhood in just 4 acres, then how can Fredericton say that we are working on creating "affordable" housing and the needed homes when we are only really placing a band aid on the issue? Sorry, but I believe the developers are now just looking to create a bigger bank for themselves and pay only as little lip service as needed to "affordable units" in their properties. What we need is affordable housing.... that is, affordable housing for people to buy so they can build a life and live. What happened to encouraging the building of modest homes, the 3-bedroom home with 1 bathroom as a starter home...even a townhouse to offer ownership? The city growth plan includes this affordable housing and population growth, but the affordable isn't happening and therefore, the growth won't either as people will not be able to afford to live here.

The developer for this project claims to be contributing to solving the housing crisis, however I disagree. They are taking land that could have affordable homes

or townhouses built on it that could be purchase and instead building more buildings that will not provide affordable housing. I would be less opposed to the development in this area if the plan was to build duplexes or town houses that were then sold at an affordable price point, and less high density. The only housing crisis is the lack of homes for people to buy, not rent. Because of the lack of homes, simple economics of supply and demand pushes the values up. That 3 bed, 1-2 bath bungalow that was \$179,000 5 years ago is now selling at \$350,000 because there is nothing else on the market.

In closing I would like to say that while I am not opposed to housing being built on this particular lot, I do not feel that an 88 unit complex is the best use of this land, especially at the cost of the parkland. Thank you for your time in reviewing this letter.

Thank you,
Erin Fellows
TMG mortgage group
506-261-6505
Resident of 513 Gibson St.

Murray, Elizabeth

From: Todd Astle <astle_todd@hotmail.com>
Sent: Friday, November 10, 2023 7:13 PM
To: PLANNING AND DEVELOPMENT; Megarity, Eric
Subject: 501 Gibson Street Rezoning and Subdivision PID: 01427780, 01476878

External email:

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I am writing to express our **absolute strong opposition** to the proposed rezoning and subdivision 501 Gibson Street of the parkland in our neighbourhood and most importantly our backyard.

We reside at **780 Irvine Street** and this development will be literally in our backyard and will destroy our privacy and peaceful property and neighbourhood.

The proposed development is simply too large for this neighbourhood consisting of older style small bungalows and is backed up to supposedly parkland in which would never be developed. We had looked into buying a portion of this wooded land to ensure this type of thing would never happen and always enjoy the peace, tranquility and privacy of our lot in the city.

In the past year alone there have been three houses sold, single dwelling properties (bungalows) on Irvine Street in this exact area the population has gone from seven to at least 22 people at these locations. These were all single family homes that the city has now allowed to be turned into glorified rooming houses or Airbnbs.

The construction of this project would result in destroying natural habitats to all the wildlife who live in this parkland. Every year since this home has been built have up to three families of deer with 2 to three fawns each year who live and play in this park land among all the other wildlife. Thus putting the wildlife at risk. Why can't this lot be used for single-family homes instead of towering buildings looking down into everyone's backyard and homes, not to mention the parking lot noise, traffic, exhaust fumes and lights leaving the peace and tranquility and privacy to our neighbourhood and yard to enjoy our private pool area. The city obviously doesn't care about the resident families who have lived here for years in this section of Irvine and writing this letter likely won't make a difference to the people who vote on this. We don't want our yards used as a short cut to the bus stop just up the street and if this proposal goes through we want a fence installed to make sure this doesn't happen.

While we recognize the need for affordable housing, we believe that this project is simply not the right fit for our used to be quiet, peaceful, private neighbourhood.

In conclusion the excessive parking area and total loss of the parkland except for wet area on the other side of the park which we will have no access too. All the green park land and cutting of the treed area will not only be detrimental to the wildlife but our privacy, peaceful tranquil property that we take pride in. Where our grandchildren play everyday and enjoy while being safe.

Todd Astle & Laurie Hersey & Family

501 Gibson Street

Murray, Elizabeth

From: Megarity, Eric
Sent: Saturday, November 11, 2023 12:46 PM
To: Shawn Coughlan; CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT
Subject: Re: Development at 762 Irvine Street (501 Gibson Street)

Shawn,

First, thank-you for reaching out with your concerns regarding the rezoning project at 501 Gibson street. The Planning and Advisory Committee (PAC) is meeting this Wednesday, Nov 15th, 7pm at City Hall to hear this application. Regardless of it being approved or not approved by PAC, the application will carry on to City Council for final approval/not approved. You can ask the City Clerk to address the PAC on Wednesday night and further address City Council during the 1st/2nd readings at a future Council meeting. I have included the City Clerk's office in this email.

Again, thank-you for reaching with your thoughts and concerns regarding this rezoning.

Eric Megarity
Councillor, Ward 6
South Devon, Barkers Point and Lower St. Mary's
Chair, Liveable Community

From: Shawn Coughlan <coughlan.shawn@gmail.com>
Sent: Thursday, November 2, 2023 10:14:17 PM
To: Megarity, Eric <eric.megarity@fredericton.ca>
Subject: Development at 762 Irvine Street (501 Gibson Street)

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External email:

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Dear Eric,

Wondering if you can lend some of your constituents a helping hand regarding this proposal which will apparently go before PAC on November 15. I say apparently because there has been NO communication with the residents from neighboring properties by the city despite some changes having already gone to Council at the meeting held on October 23.

To say that I am concerned is an understatement. Prior to purchasing my home I contacted the Planning Department to confirm the zoning of the land immediately behind my home. I was reassured to learn that the land was zoned P-Park and chose on that basis to purchase my home. I erroneously believed that the city would notify me of any application to amend that zoning as a community member directly affected by the change.

The current plan for the land will put a parking lot within 10 feet of my property line (effectively a roadway as the parking continues for roughly 200 feet beyond my property.) I'll also have townhomes up to 10 meters high in my backyard, after choosing to purchase a home on a residential street, with single family, single storey detached homes. The entire plan comprises 88 units I am told. Perhaps you can help me to understand how this fits into the Municipal Plan?

Residential intensification initiatives within the Established Neighbourhoods designation are intended to be limited. That does not mean that these communities will not evolve. Intensification will be primarily through complementary and compatible development on vacant lots, minor infill development, and accessory units

Town homes are not compatible with this neighborhood where the majority, if not all of the homes, are single story and detached. Most of the homes, if not all, are also owner occupied and this development is planned as rental units as I understand. There are also provisions within the plan for Parks, recreational uses, watershed protections, as well. The development will require filling in a swale that allows for drainage of a natural spring that runs roughly along my property line.

Residents were assured years ago at a public meeting that the land zoned P-Park would not be developed. I would welcome your input and intervention on our behalf.

Regards,

Shawn Coughlan
810 Irvine Street

501 Gibson Street

Murray, Elizabeth

From: Mark Jacobs <mpj1214@gmail.com>
Sent: Sunday, November 12, 2023 10:10 AM
To: PLANNING AND DEVELOPMENT
Cc: Megarity, Eric
Subject: Proposed development at 501 Gibson St

Some people who received this message don't often get email from mpj1214@gmail.com. [Learn why this is important](#)

External email:

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Hello PAC,

I am writing this letter in support of the proposed development at 501 Gibson St.

I believe more housing is required in Fredericton to help relieve the high rent and home prices. This infill requires no new public streets which should mean good value for taxpayers. I believe the new houses are an appropriate height and design to fit in with the existing houses. All traffic will be diverted to an arterial road which has plenty of capacity. It is also located close to a bus stop with 10-15 minute service to and from downtown Fredericton. The mix of affordable and market rate units is also welcomed.

If possible, it would be great if the city built a trail along the new Park corridor that will be created by the swap.

Thank You,

Mark Jacobs
775 Irvine St.

501 Gibson Street

Murray, Elizabeth

From: Margo McConnell <margomcconnell756@gmail.com>
Sent: Sunday, November 12, 2023 1:04 PM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson St

[You don't often get email from margomcconnell756@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External email:

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Planning Advisory Committee

I am sending this email to express both my concerns and strong objections to The proposed land development at 501 Gibson Street.

I am a resident of Irvine St and have been for over forty years . We purchased this property years ago with the understanding that the property behind us was to be developed as a park and not a large scale housing development with subsidized units . The area in question is much to small for what the land developers are trying to push through .

I see in the copy of the planning report that the Developer mentioned going door to door to speak to all the Irvine St residents .Showing up Monday to Friday between working hours while many of the residents are not at home is not a legitimate attempt to reach anyone. Also a coloured flyer stuffed into mail boxes which in no way resemble what is shown in the planning report is leaving residents with conflicting information.

I see also that the homes with an R2 zoning are to receive a landscaped fenced buffer ,what about the majority of the homes that are R1 zoned .Why are they not given the same consideration?

Is this development to have only one accessible entrance which is located on a bit of a blind hill off of Gibson St . If not where is the other entrance to be located .Does this allow safe accessibility for emergency services.

With the property bordering directly onto the existing home owner's property what is the plan for snow removal .What is the impact on the water shed which feeds into the Nashwaak River for the sand and salt that a parking lot of this size will generate .The Street lights alone are also going to cause the existing neighbours an uncomfortable amount of unwanted night time glare .

The land developer is also located in Ontario, why are we once again giving out of province developers a say in what goes on in our own local communities. We all know how well absentee land lords work out . Where is our local city council and why are they not looking after their wards best interests .

Margo McConnell
Irvine St .

Sent from my iPad

501 Gibson Street

Murray, Elizabeth

From: Diane Fraser <mama_di@hotmail.ca>
Sent: Monday, November 13, 2023 2:58 PM
To: PLANNING AND DEVELOPMENT
Subject: Rezoning and Subdivision at 501 Gibson St

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External email:

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As a property owner who will be directly impacted by this proposed development, I'd like to add my name to, what I can only surmise will be a very long list, of objectors....

The entire neighborhood will be altered, and not in a positive way.

Gentle densification, to my mind, would not be 88 rental units stacked 2, and 3 stories high in an area which is surrounded by mostly detached homes. Owned homes. Maintained homes, with maintained yards. All taken care of by property owners, who pay property taxes.

The so called affordable units will be priced well out of range for people hoping for them. We all know how that goes, so... Building Prosperity can save their breath...

This will be nothing more than a long term building site, destroying natural habitat, taking down trees that have always done more good, simply by standing there giving shade, protection, preventing soil erosion, than any number of rental units could take the place of.

Most of us will end up with parking lots in our back yard. Parking lots...where trees used to stand! Try picturing that in your back yard!

NOT ACCEPTABLE!!

Diane Fraser

Get [Outlook for Android](#)

501 Gibson Street

Murray, Elizabeth

From: Lisa Beaudry <lisabeaudry64@gmail.com>
Sent: Monday, November 13, 2023 6:16 PM
To: PLANNING AND DEVELOPMENT
Subject: Objection to proposed townhouse development 501 Gibson Street

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External email:

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November 13, 2023

Dear planning committee,

My name is Marie MacKay and I reside at 830 Irvine Street. I am a senior citizen and am unable to attend the upcoming scheduled meeting on November 15, 2023 regarding the proposed townhouse project for 501 Gibson Street, Fredericton, NB, which is directly behind my residence. Do not misunderstand my absence at this meeting for agreement with this proposed project.

I have been living in my home since it was constructed in 1966. My husband and I raised a family here and I am hoping to finish my days in my home. I am very concerned with the future of my neighbourhood and keeping my residential area "residential" (owner occupied homes) with common housing and common socioeconomic neighbours who abut my property. I am also very concerned with maintaining the value of my home.

This type of proposed housing clearly does not fit with the existing surrounding neighbourhood. As per section 2.2 1(18) of the municipal plan, the City of Fredericton has an obligation to support the Established Neighbourhood by: **V11. Requiring that new or infill development be compatible with adjacent properties.**

The fact that this property will need to be rezoned from Residential Zone 2 to Residential Zone (MR-2) in order to permit stacked townhouse and townhouse development **clearly** indicates that this proposed type of housing is not suited for this plot of land and that a more suitable location should be selected.

In closing, as a taxpayer who has been living in my home at 830 Irvine Street for over 57 years, I am asking that my name be added to the list of my other neighbours, who are against the proposed project for 501 Gibson Street, which is to be brought in front of the planning committee on November 15, 2023.

Regards,

Marie MacKay

830 Irvine Street

Fredericton, NB E3A 3E7

501 Gibson Street

Murray, Elizabeth

From: Timothy Bicknell <tpbicknell@gmail.com>
Sent: Tuesday, November 14, 2023 8:22 AM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson St comments on development proposal

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External email:

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File: Z/31/2023. PR: 84/23
Planner: Matthew Robinson

Dear Sir, Thank you for sharing this planning proposal for the new development at 501 Gibson St for our comments. We are residents on Irvine St.

Our thoughts are as follows

1. There are far too many dwellings proposed to be built on that area of land and they are not in keeping with the surrounding community. It seems as though as many units as possible are being crammed on to that piece of land which smacks of the intention to milk as much profit from it as possible rather than considering how the buildings/homes there compliment the surrounding community.
2. It looks like there are two styles of buildings. Three level, and two level. The three level buildings are too tall for that area and don't fit in with the surrounding buildings.
3. It looks like all the trees are going to be cut down to make way for the development and we object to that area becoming a concrete jungle where until now it has been a haven for wildlife. It has made this area a very pleasant place to live.
4. There should be a barrier of trees between the new houses and the lots surrounding.

The solution.

Whilst we know it is land that can be built on, we would request that this proposal be modified significantly so that it compliments rather than alters the community completely. We would have expected two or three family homes on that lot rather than a development of the proposed size.

We look forward to seeing the revised plans.

We often hear at elections of building a better, greener future. Here is a perfect opportunity to put that into practice for all of us and the residents that will live there. Let's be more creative in how we shape our community and we will build a better future for the community and our children. Let's set a great example of how it can be done. Thank you.

501 Gibson St

Murray, Elizabeth

From: Emilie Chiasson <emilie.chiasson2@gmail.com>
Sent: Tuesday, November 14, 2023 1:02 PM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson St Development

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External email:

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This email concerns the proposed development at 501 Gibson Street. The development would be directly behind my property. I am particularly concerned with how close the townhouses and parking would be to the neighbouring properties. The land behind my house is very wet, indicating the presence of underground springs. I would like to know how the developer intends to redirect these underground waterways as well as the snow being cleared from the parking, and how the run-off will be managed so existing properties' yards and basements are not flooded.

I am also concerned with this section on page 4 of the Planning Report:

R-2 to P (orange on Map 1) .

This portion of 501 Gibson Street will be transferred to the City of Fredericton, if approved. As stated, this represents an area of 1,950 m² (0.48 acres). It would be added to the —2.5 metre wide strip of park land under City ownership and provide a future access corridor into the Irvine Street Park to the north. The newly consolidated park area will total 6,969 m² (1.72 acres).

This narrow strip of land between 475 and 491 Gibson houses a stream that brings all the run-off water to the Nashwaak river. How will the city create an access corridor to a park on this land? I believe an access is not needed at this location given the proximity of the planned development entrance, three houses down, at 501 Gibson. More importantly though, removing trees from the slopes next to the stream could create significant erosion, compromising the structure of nearby houses, yards, and the integrity of the stream. I am also concerned about privacy if a trail is placed in such proximity to existing houses.

Fences are mentioned on page 9 of the Planning Report. How tall will these fences be? A development of this size on just two acres would compromise the use and enjoyment of our back yards, create lack of privacy and lower the value of existing homes. I would like to see a revised development plan that addresses the many concerns voiced by citizens.

Thank you in advance for addressing our concerns,

Emilie Chiasson

501 Gibson Street

Murray, Elizabeth

From: Nathan Ward <nward222@icloud.com>
Sent: Tuesday, November 14, 2023 11:22 PM
To: PLANNING AND DEVELOPMENT
Subject: Re: 501 Gibson St. PID:01427780,01476878

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Marcello Battilana,

Regarding the townhouse project planned for 501 Gibson, I would like to know if there has been an ungulate impact study?

It is well observed that the proposed project land is frequented by white-tailed deer.

Please provide the study or discuss conducting a study that is concentrated on this topic.

Additionally, the properties involved in the project currently contribute to the overall water absorption of the City as a part a natural drainage. What measures will be enacted to ensure flood mitigation is enhanced?

I look forward to further correspondence.

Thank you,

Nathan Ward

Sent from my iPad

501 Gibson Street

Murray, Elizabeth

From: Carol Alexander <Carol.Alexander@danascollision.com>
Sent: Wednesday, November 15, 2023 9:19 AM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson Street

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External email:

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Planning Advisory Committee,

I live at 529 Gibson Street and I am not affected directly by this proposed development. I certainly understand, how this as it is planned now will affect our neighbours. I do not agree with changing the designated parkland..

A development of two story buildings and leaving the parkland as it is may be more acceptable to the taxpayers directly affected. The people on Irvine Street will lose all privacy and they have been paying taxes for many decades.

The city is very strict about building a garage or shed on your own property but this project as it is proposed seems to show greed on the part of the city.

Again, leave the parkland as is because the developer did not purchase it!

CAROL ALEXANDER

P: 506-472-0113

Caroldoodle14@gmail.com

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Murray, Elizabeth

From: natmarjar <natmarjar@gmail.com>
Sent: Wednesday, November 15, 2023 9:26 AM
To: PLANNING AND DEVELOPMENT
Subject: PAC

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External email:

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Good morning.

I am emailing today in opposition of an application for the property at 501 Gibson Street.

My name is Natalie Jardine, I am someone who has recently moved onto Weyman Street. I currently reside in my family home that was built in 1975/76. I have inherited the home from my mother who passed earlier this year, who had inherited the property from my grandparents.

The house, the property and the surrounding neighborhoods hold a lot of memories for me personally. This is one of several reason I oppose the development proposal.

Other reasons are;

- 1) I do not believe the proposed structure is a good fit for the neighborhood.
- 2) I do believe that the residents of Weyman Street will lose their sense of calm and peacefulness, having the park land taken away from their backyards.
- 3) I do believe that building this many units on this small of land will have adverse effect on traffic in the area.
- 4) I do not believe that such a building will help with the housing issues in this city. (A separate issue) but this city needs more affordable housing, not brand new, over priced townhouses.
- 5) The neighborhood has become accustomed to viewing wildlife in this area, and we are worried about the environmental impact of this plan.

Along with this email, I will be attending both meetings in regards to this plan.

I hope the communities questions and concerns are addressed and some more thought goes into this plan before it is passed.

Thank you for taking the time to read my concerns.

Natalie Jardine

501 Gibson Street

Murray, Elizabeth

From: Brandon Curtis <brandonccurtis@gmail.com>
Sent: Wednesday, November 15, 2023 10:03 AM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson Street

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External email:

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My wife and I reside at 516 Gibson St. and are writing to express our opposition to the proposal for the rental complex development planned for 501 Gibson St.

Our biggest concern is the concentration of units proposed for this area and the lack of true affordable units that will be offered (i.e. only the single bedroom units falling under the category of "affordable" when a family would require more space than a single bedroom unit can offer). We are not concerned with a development in our neighborhood as housing is a concern everywhere in our country, however, this is obviously a primarily for profit venture. Ridiculously utilizing every bit of space this lot has to offer (even trading an undesirable parcel of this lot with the city for more usable space located on designated park land) will infringe upon the privacy and comfort of the full perimeter of neighboring lots which is comprised of an established area of single family dwellings.

Other concerns include a drastic increase in the volume of traffic and noise, water runoff altered by the development of this land, and a loss of the natural throughway and green space used by deer populations in the area.

Again, we are not opposed to development on this lot but a more reasonable and truly affordable proposal is required in the context of both this neighborhood and the community as a whole.

501 Gibson Street

Murray, Elizabeth

From: Rita McCarthy <ritaterry01@gmail.com>
Sent: Wednesday, November 15, 2023 10:47 AM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson St. Rezoning and Subdivision

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External email:

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The proposed development of 501 Gibson St. will affect numerous property owners who have taken great pride in maintaining their homes and properties. I'm not opposed to the development of 501 Gibson St., if the dwellings were in accordance with surrounding homes. This area has 1 & 2 story homes, creating 3 story homes seems excessive. Is Mel Vincent, absentee owner who lives in Saint John area, not able to reap enough income with 1 & 2 story homes? I've lived in my home since 1996 and have often wondered why Irvine Park was never developed. There were certainly enough children in the area for the city to develop it. The fact that Peter Adams and Mel Vincent were able to persuade the city to swap a good portion of green space for development, which will bring more children in with even less access to a designated play area is very disappointing. The only green space close to this area is at the far end of Noble St. across from Fisher Field which is too far away for children to safely access. The congestion of increased traffic on Gibson St. with a blind hill in same location is numerous accidents waiting to happen. Albeit Gibson St. is no longer a truck route, except during summer road work to our streets and the detour for the entire season is Gibson St., it still handles a lot of traffic at peak times. The spring run off from snow melt, when not piled into large mountains of snow turned to ice, is gradual and doesn't create problems for current home owners. Is it going to be trucked to a designated dumping site after each storm? The elevation of said property sits higher than the existing homes on Gibson St., has Mel Vincent given any indication of how this issue will be addressed? Absentee landlords are an on going issue in numerous homes, semi detached, townhouses, apartment complexes etc. in our city which can impact the value of surrounding homes and cause ongoing grief to property owners in an established neighborhood that has never had to deal with this situation. Numerous times the city's hands are tied as the issues are dealt with lawyers. Has the developer indicated how issues will be handled?

Lastly it will be a shame to disrupt the natural habitat for a herd of 8 to 10 deer that have been established there since at least 1996. On a yearly average 3 does will each have 2 fawns and spend the season raising them in our area. Throughout the winter, while snowshoeing, there are plenty of signs indicating where the deer have bedded down. Since Neil's Farm, Eco Terra Dr. area is in the process of developing a massive amount of land the deer, like us humans are also in dire need of being taken care of.

Hoping our city councilors minds have not already been swayed by the current proposal before tonight's meeting.

Rita McCarthy

501 Gibson Street

Murray, Elizabeth

From: Mt Race <racemt56@gmail.com>
Sent: Wednesday, November 15, 2023 10:48 AM
To: PLANNING AND DEVELOPMENT
Subject: Fwd: Rezoning
Attachments: 15 November 2023.docx

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External email:

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Dear council/planning committee,

I have written a few concerns for your review.

I am looking forward to attend the meeting tonight please provide direction to be included on the list to be in attendance.

Thank you

Therese Race

----- Forwarded message -----

From: Donald & Therese <dtrace321@gmail.com>
Date: Wed., Nov. 15, 2023, 10:38 a.m.
Subject: Rezoning
To: Mt Race <racemt56@gmail.com>

Sent from [Mail](#) for Windows



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15 November 2023

Fredericton City Council
397 Queen St (City Hall)
Fredericton, NB
E3B 1B5

To the Council (Ward 6)

I am writing you regarding rezoning of PID:01427780,01476878.

The rezoning of the above mentioned will affect the area tremendously. Although I am aware the need for the housing, I don't think the donation of the park should be included in the rezoning. In the days and age that we are, it seems that green space is a must for all, included the neighborhood wildlife habitat.

Traffic on Gibson St is already pretty steady and busy and I would see this development increasing this situation. What is the suggestion for the solution? Hopefully not another one of those famous roundabouts.

What about busing? Will it change the route?

What has been proposed, in my opinion is better than multifamily units which could affect even more. But the park should not be touched in my opinion.

It seems that not all the neighborhood has received a letter regarding this rezoning. May I suggest that the whole neighborhood be notified and if addressed to two members, the second name be put on the second line as it otherwise gets cut off during the distribution.

Best Regards,

Therese Race
462 Gibson St Fredericton
Fredericton, NB

501 Gibson Street

Murray, Elizabeth

From: Jenn Wambolt <jennwambolt@gmail.com>
Sent: Wednesday, November 15, 2023 11:06 AM
To: PLANNING AND DEVELOPMENT
Subject: 501 Gibson Street

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External email:

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We've been saving money to buy this property. We want to put a small community house/co-op housing on it and leave as much as possible as green space.

Jenn Wambolt

Murray, Elizabeth

From: Shawn Coughlan <coughlan.shawn@gmail.com>
Sent: Wednesday, November 15, 2023 11:36 AM
To: PLANNING AND DEVELOPMENT
Cc: CITY CLERK'S OFFICE; Robinson, Matthew
Subject: Fwd:
Attachments: 501 Gibson Street - response to proposal.pdf

External email:

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Please see the attached document for consideration of the PAC relating to the development proposed for PID 01427780 and 01476878.

Regards,

Shawn Coughlan

501 Gibson Street

Murray, Elizabeth

From: Shawn Coughlan <coughlan.shawn@gmail.com>
Sent: Wednesday, November 15, 2023 11:31 AM
To: PLANNING AND DEVELOPMENT
Cc: Robinson, Matthew
Subject: Fwd:
Attachments: 501 Gibson Street - response to proposal.pdf

External email:

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Coughlan, Shawn
810 Irvine St

City of Fredericton
Planning Advisory Committee

Dear Committee Members:

I have been trying for days to write this letter to the PAC to express the concerns that I have regarding the destruction of the Irvine Street Park at 762 Irvine Street and the development of 501 Gibson Street. My property, at 810 Irvine Street, backs onto the Irvine Street Park – something that I confirmed with the Planning Department before ever putting pen to paper on the offer I made to purchase this home over 18 years ago. This development will significantly impact both the value of my home and my enjoyment of it.

I had lived on Irvine Street for 5 years prior to purchasing since first coming to Fredericton in 2001. I initially rented one of the duplexes opposite the apartments at 721 Irvine. I had a chance to observe first-hand some of the social issues; crime, substance abuse, domestic violence, etc. that can be amplified by such close quarter living. That end of Irvine has a reputation and, sad to say, it is often much deserved.

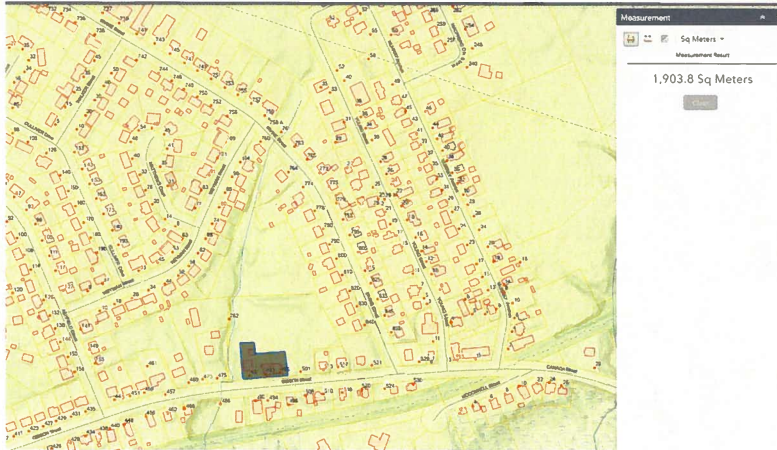
My fear for the development proposal for 501 Gibson is that it will mean more of that especially as the units are smaller and there is much less green space surrounding it to buffer the surrounding homes and provide recreation for residents. I also feel that the city is being much too hasty to dispose of a piece of Park land. Make no mistake, this is a commercial development, and the landlord is trying to maximize their rental income. The provision of housing aspect is just a convenient coincidence.

This development will see what is effectively a roadway, with the associated safety lighting, noise, traffic, headlights, exhaust, etc. running within 2 meters of some of the back yards. All this with the backdrop of frankly. Ugly, plain two-storey building despite having installed in a neighborhood of bungalows. I haven't seen any information yet regarding how garbage will be handled but I expect my neighbors and I will have dumpsters with feet of our property lines as there is no other place to put them. We can only hope that they are kept tidy and emptied frequently enough that we will not be overrun with some of the rodents I understand are making such a nuisance of themselves in some nearby areas.

This application is being recommended by the planner, in part, because of the inclusion of **affordable housing units**. This supportive Federal or Provincial funding is not yet in place. If it does not come to be, the Park land will already have been given away (swapped) and the re-zoning will already be in place. Where the **"funding is identified as central to the viability of this application"** I would submit that **the application is pre-mature**. After re-zoning, the citizens most impacted would completely lose their opportunity to assess or influence future proposals. The land would already be zoned MR2, opening the door to multi-story apartment building if desired. I would ask that the Committee return this application to the developer pending the necessary funding, redesign and and resubmission.

There are a total of 29 residential properties that physically abut the the Irvine Street Park (762 Irvine Street) and 501 Gibson Street. Using the GEONB website, a rough measurement of the physical area represented by these properties was obtained. They total approximately 26,935m². Divided among the 29 properties, that equals an average of 929m² per lot with some properties measuring larger and, some, significantly smaller. The creation of a lot that measures **15,258m²** significantly dwarfs the properties surrounding it. It is in **no way consistent with the lot pattern in the neighborhood and it does NOT reinforce the existing pattern, scale and character of this Existing Neighborhood** as required under Section 2.2.2(21) of the Municipal plan. As can be seen from the graphics below, the properties in the wider neighborhood are also more in keeping with the smaller lot size surrounding the subject property.

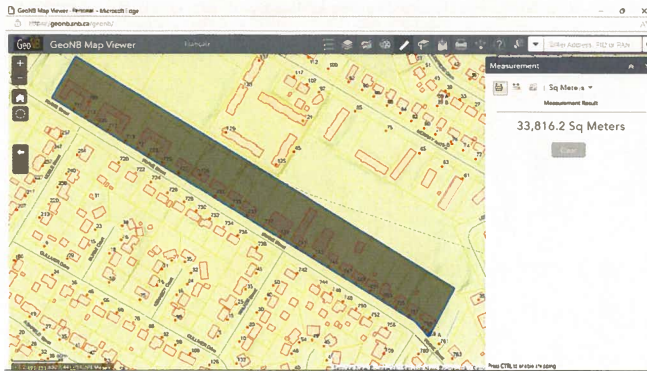




There is special mention of the 3-unit townhouse at the entrance to the site facing Gibson Street in the Planning Department Report. It is noted that it is “important to provide a consistent street-front appearance” and that it will need to “incorporate two different exterior building finish materials to meet Zoning By-Law requirements.” Although the city will hold the developer to the letter of the law in this regard, the creation of this massive lot means, that the balance of the development will not be held to the same standard, even though the neighboring properties will have to overlook the buildings daily. This does not uphold the intent of the By-Law to ensure an acceptable standard. **This double standard means that the development appearance will NOT be in keeping with the character of the Existing Neighborhood.** It also fails to meet the goal of supporting a high-quality of life for existing and future residents as described on the first page of the Municipal Plan.

I also did a review of the more densely populated area of Irvine Street. I discovered that to reach 88 units we would have to consider most, if not all, of the properties from the 709 through 759. I recognize that without access to a complete database my measurements and my unit count of mailboxes may be off somewhat, but this works out to roughly **384m²** per unit. (33816m²/88) The developer proposal documents identify the area after land swap as 15258m² and with 88 units this equals just **173m²** per unit. With 384 m² in the most densely developed area of this Existing Neighborhood and 929 m² in the immediate area of the Existing Neighborhood, **this does NOT reinforce the existing pattern, scale and character of this Existing Neighborhood** as required under Section 2.2.1 (21) of the Municipal Plan.

Coughlan, Shawn
810 Irvine St



Currently, the properties that adjoin directly to the subject properties (PID 01427780 and 01476878,) are zoned R1 and R2. There are 29 of them. Twenty-four (24) bungalows, a solitary two-storey home, three (3) one-and-a-half storey homes - where the ceilings on the second floor are sloped, and one (1) split entry home.

This proposal will introduce what is being characterized as a “medium density” **rental development of two and three storeys** into a neighborhood comprised **predominantly of single storey, detached, owner-occupied homes**. While there are some that have taken advantage of the R2 zoning and have a basement apartment, this is an exception, rather than the rule. This condition is true of the larger neighborhood including Matthew’s Court, Gulliver Street and Ashfield Street, as well. **Section 2.2.1(18) vii. of the Municipal Plan requires that new or infill development be compatible with adjacent properties.** With 88 rental units of 2 and 3 storeys, I would submit that the **development is NOT compatible with adjacent properties** with the exception of the fact that they are all residential.

Section 2.2.1 (20) of the Municipal Plan addresses improvement to pedestrian and cycling connections to schools, parks, trails, etc. I would submit that we do not need to give away the Irvine Street Park to obtain the “future trail connection” unless there is a concrete plan and budget, in place, to accomplish this goal. The residents of this **community are still waiting for the city to develop the Park they were already promised in the 1960’s**. The reality is, that the developer wants the relatively level portion of the Park because it is useable land where the **land offered in exchange is in a swale and within the buffer zone of the stream, so is not able to be developed anyway**. This is NOT a “gift” to the city. There are already environmental regulations in place to protect the watercourse.

It should be noted that the Irvine Street Park, while not developed by the city, is also not neglected by the neighborhood. All around the park, citizens do what they can to maintain it for public use. Many, including my neighbors and I, mow beyond their fence lines in an effort to maintain public access to the park. In fact, family members of one of the individuals proposing this development were seen strolling there many evenings this past Summer. Somehow they managed to pick berries, play soccer and hold a special 6th Birthday Party for a delightful pair of twins in a park their consultant is now describing as overgrown with shub and tree growth.

The Park supports a wide range of wildlife including serving as the delivery room and nursery for a herd of deer. We have had visits from Moose, wild turkeys, mink, a bobcat and have an abundance of song birds and amphibians that call the park home. Several residents have chosen to fence their properties but have maintained gates to ensure that they were still able to access this wonderful natural resource that belongs to all of us. Without a concrete plan to develop the land, this **new opportunity for the city owned land to be a future trail connection** described by the planner will simply become a **ditch without purpose**.



The photo above (left) was taken on the park and the shadow of the neighbors fence can be seen to the right of the deer. The photo on the right shows two backyards and Irvine Street Park beyond.

The **interior linear park** as described in the development concept is, based on the scale of buildings on the sketch, approximately 30 feet wide, 200 feet long and bounded on all sides by sidewalks. This is not a park, it is a lawn, and not an acceptable trade off. The local school district values natural spaces and has built a nature classroom at Devon Middle School. Devon and Marysville seem to be growing at a pace that outstrips a lot of Fredericton. I hope that the city will recognize that wild spaces have value for the future before that nature classroom is the only wild space left in the neighborhood.

A significant feature of the development plan for the land currently zoned as P-Park, has the buildings located at the center of the development in order to comply with the necessary setbacks. "Parking" is located around the exterior. Based on the directionality of the parking spaces it is apparent that the intent is for vehicles to travel around the development in a counter-clockwise fashion. The width of the laneway makes two-way travel impossible meaning anyone accessing the 3 storey units along the stream will have to pass along the property line with the homes on Irvine Street. **This effectively turns the connecting laneway into a roadway. I contend that the developer should be required to provide a further set back as would be required between the bordering properties and a road way.** The necessary security lighting alone to support the parking will result in significant light pollution mere meters away from existing properties.

Coughlan, Shawn
810 Irvine St

The city planner has noted that, **to visually screen the development, fencing will be provided along property lines shared with all Residential Zone 2 lots and required landscaping will be included where there is proposed to be parking adjacent to these neighbouring properties.** As I live on a property that is Residential Zone 1 it appears that no such provision is being made? **The need for fencing, and landscaping further reinforces that the planner himself is aware that this development is NOT compatible with adjacent properties.** The last infill at this end of Irvine Street was the home at civic number 825. I've checked and there was no suggestion when the builder approached the city for that permit that a fence or landscaping was required to visually screen it from its neighbors. That structure matches the character of the neighborhood. This development does NOT.

I have tried, as much as possible to reign in emotion, and rebut the points of the developers plan and the city planner's report that prove this development does not fit our neighborhood. Having said that this is my home, and my connection to the Park is intensely personal. I understand that we have a housing crisis and that while we may enjoy our wildlife, people must come first. Having said this, this is NOT the right development, for this piece of land.

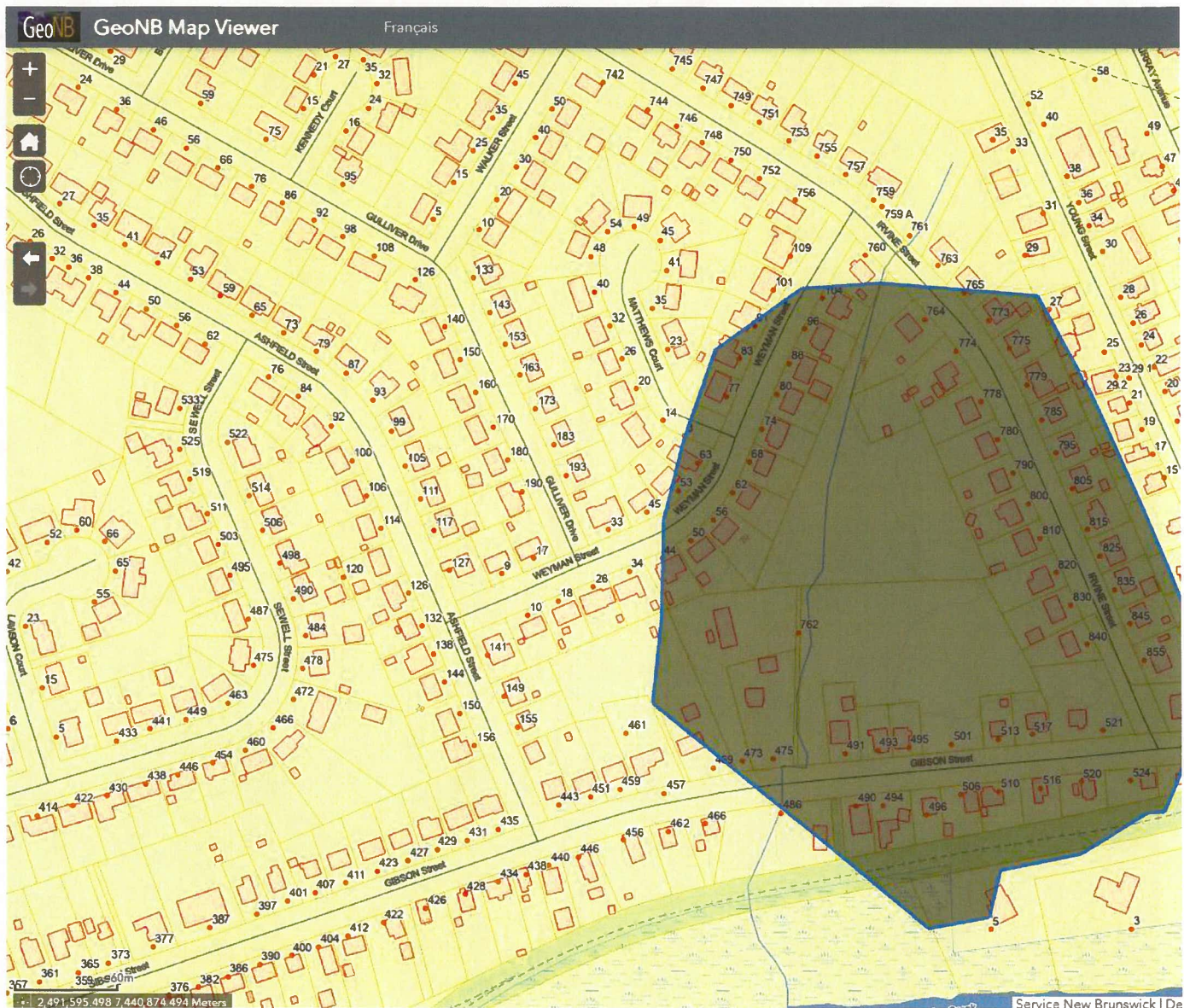
This piece of property represents a "keyhole" in an Established Neighborhood and with minor exceptions it is surrounded completely by single family, single storey, predominantly owner-occupied homes. When people invest money in a neighborhood there is an expectation related to the type of property that they buy and the neighborhood they are joining. We chose this neighborhood because it was mostly single homes, on full lots. We are just asking that future development reflects that.

Imagine, if you can, the Doone Street development with about 175 apartments in it. That would match the density being proposed by this PAC application. By my estimation there are about 65 units there now, on twice as much land as is proposed for the development.

Please require the developer to sub-divide the parcel of land to force compliance, not only with the letter of the Zoning By-Law, but the spirit of it. This will ensure that the development supports a high-quality of life for existing and future residents as required under the Plan.

Regards,

Shawn Coughlan
810 Irvine Street



Neighbourhood, immediate geographical area surrounding a family's place of residence, bounded by physical features of the environment such as streets, rivers, train tracks, and political divisions. Neighbourhoods also typically involve a strong social component, characterized by social interaction between neighbours, a sense of shared identity, and similar demographic characteristics such as life stage and socioeconomic status.

Coughlan, Shawn
810 Irvine St

From my perspective, I define further define neighborhood as where I would reasonably choose to go for a walk. On this basis, my neighborhood does not encompass Young Street, despite its proximity to my own residence (and peripheral inclusion within the 100m of the proposed development.)

501 Gibson Street

Murray, Elizabeth

From: DIANA <dianapurdue@rogers.com>
Sent: Wednesday, November 15, 2023 11:43 AM
To: PLANNING AND DEVELOPMENT
Cc: deanandstu@rogers.com
Subject: Opposition to the 510 Gibson Street development
Attachments: Opposition to the 501 Gibson St Development (1).docx

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Please accept this statement of our opposition to the proposal for 501 Gibson Street.

501 Gibson Street Proposal

Here in the affected neighborhood, we hear overwhelming opposition to your project. It's a poorly conceived endeavour which could much better serve the city if developed in the proper setting and with land suitably sized to the concept.

Other land is available closer to the services needed by the potential new tenants. Why don't you develop the land as a park as was planned for the past 50 years. This was one reason why people bought houses here to begin with.

Greg and Diana Purdue

501 Gibson Street

Murray, Elizabeth

From: Cynthia Allen <marjorie1940@gmail.com>
Sent: Wednesday, November 15, 2023 12:04 PM
To: PLANNING AND DEVELOPMENT
Subject: Fwd: Proposed rezoning of 501 Gibson Street and City-owned designated parkland

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----- Forwarded message -----

From: Cynthia Allen <marjorie1940@gmail.com>
Date: Wed, Nov 15, 2023 at 10:39 AM
Subject: Re: Proposed rezoning of 501 Gibson Street and City-owned designated parkland
To: <planning@fredericton.ca>

Nov. 15, 2023

To: Mayor and Councillors, City of Fredericton

I have carefully read and considered the proposal to rezone 501 Gibson Street from R-2 to MR-2, and to change a large portion of parkland (PID 01476878) to MR-2. As a long-time resident of Irvine Street, I have several concerns about this proposed development.

If approved as submitted, this development will have a detrimental impact on our whole neighbourhood, particularly in regard to the following:

1. In the letter to the City from Dillon Consulting, it refers to the City of Fredericton's Municipal Plan and states that: ".....the Established Neighbourhoods Designation calls for intensification that is complementary and compatible.....and by way of minor infill development." As well, it ..."aims to enhance the local community without compromising its character." I do not believe that putting up 2 and 3-storey "stacked townhouses", **not** to be **privately owned**, but **rented** (read: **Apartments**) on such a relatively small piece of land is neither *complementary and compatible, or minor or ...enhancing the community without compromising its character.*
2. The letter refers to revitalizing a portion of underutilized city parkland into a public amenity space, creating an accessible and appealing recreational space for the community. I propose that this would be at the expense of destroying green space and important habitat for deer and birds, which is already benefitting and being enjoyed by the greater community in general. In addition, I cannot see how the general public would be able to access this proposed recreational space.

3. The proposal includes large areas designated for parking. It is of note that these areas are all adjacent to established housing. This would suggest that, with the lighting in the parking lots as well as the lights from vehicles parking there, that the previously dark & quiet back yards of our community will now be subject to light and noise pollution, destroying our ability to enjoy spending time in them, interfering with our sleep patterns, and making star-gazing next to impossible.

4. I am very concerned about the increase in traffic that will be created by adding 88 units to our community. Adding more cars to the area would result in much slower morning & evening commutes, and increase the already heavy traffic on Gibson and other main streets that lead to both bridges, not to mention the increased wear and tear on the bridges.

5. The developer states that: "By utilizing federal and provincial funding sources, the applicant will be able to contribute to increasing housing stock for populations who are the most vulnerable." While commendable and desirable that we establish affordable housing for those who are most in need of it, the result of these efforts sometimes results in low-income, high crime areas, with little or no hands-on management by the landlord, diminishing our standard of living and our property values.

In closing, I would urge council to take another close look at this proposal, and consider the nature and flavour of the existing, long-established community before making your final decision.

Yours truly,

Cynthia Allen

501 Gibson Street

Murray, Elizabeth

From: Talbot Crowe <cromagnum04@gmail.com>
Sent: Wednesday, November 15, 2023 12:05 PM
To: PLANNING AND DEVELOPMENT
Subject: Re-Zoning of PID 01427780

You don't often get email from cromagnum04@gmail.com. [Learn why this is important](#)

External email:

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To: City of Fredericton – Planning Advisory Committee

November 15, 2023

From: Talbot & Krista Crowe

493 Gibson St.

Fredericton NB.

Sir/Madam: This letter is to voice our objection to the proposed re-development of the property labeled PID 01427780 from residential Zone Two to Multi-Residential Zone Two.

As a home owner of 493 Gibson St. for the past 20 years, we feel that this development project, if it is approved, will negatively impact our quality of life. Not only us but the other 20-25 homes directly adjacent to us, that will also be affected.

How will this affect us all:

1. The increase in traffic. Gibson Street is already a very busy street and this development will only serve to further increase the traffic.
2. The impact on property values. This development would negatively impact not only ours but also all our neighbors' property values adjacent to the development. With the proposed project being situated in most of our backyards, we will have to build fences (an additional cost borne by the affected homeowners) to ensure a small semblance of privacy.
3. These first 2 points outlined above will only serve to take away any appearance of privacy that we have enjoyed at our residence over these last 20 years and reduce our quality of life at thi location.

In closing, we understand the need of the City of Fredericton to provide more rental units in the city, but this should also be balanced with the needs of existing homeowners and a balance should try to be maximized. In our opinion, this development would constitute a project that is too large for this area and would welcome an amendment that would reduce the size of the project, thus ensuring a healthy balance could be struck for both sides of this development.

Sincerely,
Talbot & Krista Crowe
493 Gibson St.

501 Gibson Street

Murray, Elizabeth

From: Rojy Frank <rdavid.frank@gmail.com>
Sent: Wednesday, November 15, 2023 12:15 PM
To: PLANNING AND DEVELOPMENT
Subject: Objection to new buildings on Gibson

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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,

We reside on Weyman st and we are against the new construction and rezoning done on Gibson. Sacrificing public amenities for denser population, high traffic and unsafe conditions is not acceptable.

Thank you
Rojy Frank

501 Gibson Street

Murray, Elizabeth

From: Andrew and Vivian Lavigne <anvicain@hotmail.com>
Sent: Wednesday, November 15, 2023 12:41 PM
To: PLANNING AND DEVELOPMENT
Subject: File: Z/31/2023 PR: 84/23

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External email:

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With regards to Development Proposal for 501 Gibson Street, we are in opposition.

The park zone should remain as is. The wildlife that live there are already in short supply of habitable space.

Sincerely,
Andrew & Vivian