

Hello,

I am writing to you today about the property for sale at 501 Gibson Street and the designated parkland behind it.

My parents bought their home on Irvine Street in 1958. It was the last home on the deadend street with fields and forest all around it. There were 6 homes on the street originally. I was born in 1959 and was brought up in this home.

I vividly recall the building of the Henry Park Pool and the excitement that came with it.

There was also an announcement of several parks to come, including one being the Irvine Street Park behind my parent's home!

I have attached a couple of newspaper clippings informing the public about it. One from 1967 and the other from 1968. Many of you may not have been born yet.

As other designated park areas in the city became developed, nothing changed or developed with the Irvine Street Park. Perhaps because other communities amalgamated, a lack of funds, loss of interest by the City? We were never told the reason, but we gladly accepted the privacy and wooded area that came with the area. The park land remained a ravine with pine trees, a grassy field on one part where all the kids played outside and the other part behind my parent's home started growing up with trees. It became a great place for exploring and trails.

As time went by residents in the area grew comfortable with the fact that the grasses, brush, and trees started growing and it became a private oasis for those who lived here. Having playground equipment was not important. The small green space that was once a large field has been kept mowed and used for playing by kids and general enjoyment by neighbours and their dogs. The trees have grown up and have provided a cool place to escape to in the heat of summer and it is peaceful and relaxing. The cardinals and other bird's nest in there. There are saw-whet owls. And all the other wildlife in the area.

To trade this area which has become a special for the people in this small community and for a developer to come in and tear down all the trees and put in large parking lots-enough for 110 cars would be terrible in my mind. Consider the amount of heat will be given off the asphalt.

If the parkland is sold and traded will that mean that other designated park areas will go up for sale? There are numerous small parks in every community. Not all of them are wooded. There is prime land designated as Parkland along the river. Can you imagine parkland along Carleton Park or Waterloo Row being sold?

Please consider saving or revitalizing the neighbourhood parkland area behind Irvine and Weyman Street and NOT supporting the development of 501 Gibson Street as it has been presented.

Thank you,
DL Purdue



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Fredericton**

"Advocating for Inclusion in the
Greater Fredericton Area"

To Mayor Rogers and Councillors,

Re: November 27, 2023 Council Meeting about the Building Prosperity Inc. (c/o Timothy de Gouveia, Dillon Consulting Proposal (Large interior lot parcels off Gibson Street; 88 units)

Inclusion Fredericton is pleased to see that the development of much-needed, affordable housing is being proposed for Fredericton at the November 27th Council Meeting. It is our hope that any new housing built in Fredericton includes affordable, accessible and inclusive housing to achieve the vision of New Brunswick's housing strategy "Housing For All".

Increasing the mixed-income, mixed-density housing supply is an important first step towards creating affordable, inclusive housing opportunities and we are asking that you consider the proposal being presented this evening. As advocates for residents of Fredericton with an intellectual or developmental disability, we highlight the key principle in the National Housing Strategy: "Housing policy should be grounded in the principles of inclusion, participation, accountability, and non-discrimination."

Housing inclusivity is when a person's home actively contributes to their full participation in the broader community. Inclusive housing and affordable housing are equally important but distinct. Inclusive housing accounts for the dispersion of affordable units throughout a building and neighborhood. If vulnerable people are clustered together, they are more likely to be stigmatized and excluded. In contrast, if their homes are dispersed throughout a community, they are more likely to be seen simply as a neighbour and to be included. We are pleased to see that the affordable units are sprinkled throughout market rent units in the proposed development.

If some of the affordable units are made physically accessible and are dispersed, then the Building Prosperity Inc. proposal is an example of inclusive affordable housing, for other developments to follow.

We agree with the recommendation by the City Planning Department: The Developer provide confirmation of support for affordable housing through a Provincial or Federal authority, or should the City's application for Housing Accelerator Funding be successful, the Developer and City work together to utilize the funding for the provision of affordable housing within the approved development.



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"Advocating for Inclusion in the
Greater Fredericton Area"

We are thankful for your work towards increasing housing unit construction in Fredericton.
Sincerely,

Lorraine Silliphant
Chairperson,
Affordable, Accessible, Dispersed Housing Committee
Inclusion Fredericton

Mary Mersereau
President, L'ARCHE Fredericton

Tanya Whitney
Interim Executive Director, Inclusion NB

Nakhle, Doreen

From: The Merlini Family
Sent: Tuesday, November 21, 2023 9:46 PM
To: Mayor's Office; Peters, Mark; Pike, Jocelyn; Ericson, Gregory; LeBlanc, Cassandra; Mallet, Henri; LeJeune, Jason; Breen, Ruth; Darrah, Kevin; Grandy, Bruce; Sheppard, Margo; Hicks, Steven; Megarity, Eric; CITY CLERK'S OFFICE
Subject: 501 Gibson

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Greetings!

I have concerns about the application to "develop" the subject land, part of which is zoned park land, and is "undeveloped" as a park.

At page 31 of the Municipal Plan, the following is found:

"Parks and open spaces are a major contributor to Fredericton's quality of life and a valuable resource for the community."

At page 2 of the Planning Report, the following is found:

"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."

We have here a situation where a park land "undeveloped" by humans, i.e. an untransformed piece of land without any playground equipment, picnic tables, trails, etc., on it, already has a park land nature because of the presence of deer and other wild life animals.

I have two points.

Firstly, land need not be transformed by the hand of humans for it to have purpose. In the present case, Mother Nature provided a park land all by herself to be "a major contributor to Fredericton's quality of life and a valuable resource for the community." It can be left as is.

Secondly, residents could feel cheated when they find out that a "park land" zoned undeveloped park land they enjoy is really subject to review as a potential housing site.

We have here a unique opportunity to just say no to the idea that to have "development", even for a park, humans have to transform land and build something on it. Here, Mother Nature has already provided the development needed to make the subject land a park that every one can enjoy. All that is needed is to leave the subject land as is.

Respectfully submitted,

Giovanni A. Merlini

Nakhle, Doreen

From: Mayor's Office
Sent: Friday, November 24, 2023 10:51 AM
To: 'Kim B'
Cc: *COUNCILLORS AND MAYOR; CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT
Subject: RE: The proposed townhouse development at 501 Gibson Street (PID:01427780,01476878) in Fredericton, NB (Opposition)

Good morning,

On behalf of Mayor and Council, thank you for your e-mail.

Kind regards,

Angela DuPlessis

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From:
Sent: Friday, November 24, 2023 9:52 AM
To: Mayor's Office <mayor@fredericton.ca>
Subject: The proposed townhouse development at 501 Gibson Street (PID:01427780,01476878) in Fredericton, NB (Opposition)

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I'm writing in response to the intended development at 501 Gibson Street, which is adjacent to my property. I am writing to let you know of my objections to this development.

I truly feel this is not the right fit and it is not what I was told was going there. I was told there would be 30 units. There would be a lawn next to my fence and the buildings would face me but they would most likely only be two-story and look similar to the ones by the Young Street store.

When the paperwork came from the city I saw just how truly large a development this was going to be and the trade for park land is just unacceptable to myself and my neighbors.

My family has been here since 1966 and I have seen many changes except for back there. I realized that as a private owner, the owner of the property could sell but at most I was expecting perhaps, a private residence or a few houses spaced with lawns between them..

If you start trading off park land to accommodate developments that are already too big and don't fit into the area, you have gone down a slippery slope. We have many parks in Fredericton and we are going to have more population. Where do you draw the line? Where do you say this person's park is more important than the other person's park? I don't know how you could do that. I think the only way to do that is to protect all of them.. We have at least 11 deer that have made that their home for nearly 30 years and I cannot see a place for them with these new conceptual drawings. The trade-off for the beautiful large park at the end which is tree filled along with animals and other greenery and wildlife is not much more than a hill and a stream.. That does not seem fair to the neighbors who utilize the park daily and it's not fair of the city to have had this park and to have just left it to residents to keep and to never have utilized it to its full potential that's on the city but if we let this go forward without saying anything that's on us..

In regards to traffic, I see that they say that is a low traffic area on Gibson Street. I'm not sure quite when they did their analysis of it but it is a very busy street and our street has got much busier since the extension of Eco Terra. The only reason that Gibson at the moment is perhaps, less traveled is because Riverside Drive has been shut down for months. People have had to either take the city bridge or go out the Marysville Bypass for which with the Marysville bridge out of commission and down to one lane many are hesitant to do but it's really six of one or half a dozen of the other if you come down and go out Watters and then Greenfield Drive.

The parking lot that is proposed to be only a few feet from my property line will entail upkeep other than the initial paving there will be in the winter time plowing and beeping and snow banks which in the spring will melt. Has anyone thought of all that area being paved to a solid base whereas before any rain or run off from snow has saturated into the ground now, it will be running with gravity possibly down into the house on Gibson Street, possibly into my yard..Not to mention the additional lighting from either the very tall and bright lights that most developments like this have in their parking lots and the headlights from the vehicles shining directly into our home and our back yard. Our bedrooms are at the back of our house, I have been quite ill for the past few years and my husband is a shift worker, we need quiet for sleeping. Also, on the back of our house is our deck and we use our deck a lot and our son sits out when the nicer weather arrives in the Spring until well into the Fall until after dark on many evenings. That is his space that he enjoys to have privacy, quiet and fresh air. For 119 cars to come out of one driveway on a blind hill is a recipe for potential disaster. There are large trucks that travel on Gibson Street, there are school buses. Not to mention if there are children in these new buildings you would have buses stopping on a hill to let them out and you would be tying up traffic to pick them up or vice versa..

Our privacy will be taken away, our peace and quiet will be taken away and our very way of life will be altered in such a way that there will be no turning back.

We at this end of Irvine Street are predominantly R1. If there were exceptions they were done for family members and via the sale of the houses the R2 had carried forward.

This project is too big for this area, it does not fit in. It will change the whole footprint and it will pave over a park. I can't even believe I'm saying that in this day and age when we are finding that green space is so important for the environment and for our peace of mind. Instead, we will have potentially 119 cars idling behind us, coming and going and banging doors at all hours. You can seriously hear a pin drop throughout the night here, we are very fortunate and we will fight to keep it that way. I realize that there's a crunch for housing right now but this type of housing is not right for this area we are all private residences bordering the whole property, there are no apartments in close proximity to this.

I will be very disappointed if this goes forward as will my neighbors.

My next door neighbor, for whom I have known for pretty much my whole life, nearly 60 years, is getting up in years and she is fighting to stay in her own home. This has broken her heart when they bought that home and built it years ago. They truly thought that both of them or either the one that was left could finish their time in their home with peace and quiet. I know a few others that purchased their homes because of how the lot is out back, be it the park or the lot that was privately owned. No one could have ever imagined that this massive development could even be on our radar.

I guess that's all I have to say on the matter for now. I hope you really find it in your hearts to look at it from our point of view and imagine if it was your property that was going to be affected and your privacy and your peace and your investment and you were in your latter years and everything would soon be changing drastically. If it doesn't affect you, it doesn't affect you and this affects us greatly.

Thank you, Kim Buckley

Fredericton, NB

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You're welcome. My neighbours and myself are very passionate about this. Kim

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I'm glad you got it okay Eric. The neighbors and I are very concerned and passionate about keeping our neighborhood as close to the footprint as it is now. Kim

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Thank you for getting back to me, I appreciate it. I feel very passionate about this. Kim

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