

**Nakhle, Doreen**

---

**From:** Cynthia Allen  
**Sent:** Monday, November 27, 2023 11:48 AM  
**To:** CITY CLERK'S OFFICE  
**Subject:** Rezoning of 501 Gibson Street

You don't often get email from [Cynthia Allen](#). [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.**

Nov. 27, 2023

Irvine St., Fredericton, NB

Re: Proposed rezoning to 501 Gibson Street and adjacent parkland

To: Mayor and councillors, City of Fredericton

Dear Mayor and Councillors:

As the City Council goes to first and second reading tonight on the rezoning proposal of 501 Gibson St., I would like to reiterate a few points from my letter to PAC on Nov. 13, 2023 :

1. The proposed development is neither compatible nor complimentary to the surrounding, (mostly) single storey, owner-occupied homes.
2. The location of the parking lot/road around the proposed development is situated in such a way that it will greatly impact the neighbourhood's back yards, **adding** both light and air pollution to the community, and **removing** the greenspace and natural habitat that assists in blocking and removing such pollution.
3. Traffic will be greatly increased on Irvine and Gibson Streets, and inevitably on both bridges.
4. In looking at the proposed development, what I am seeing is a large, plain, concrete box, 2 or 3 storeys high, to be **rented** (not owned) by occupants and surrounded by paved parking. If management of this property turns out to be mostly absentee in nature (which we have seen in other areas close to our community), how will this: " .....enhance the community without compromising its character."?

In closing, I would again urge council to **take another look** at this proposal and consider, not just the increased tax base, but the **negative impact** to the nature and flavour of the existing, long-established community, before making your final decision.

Thank you.

Cynthia Allen

501 Gibson Street

**Murray, Elizabeth**

---

**From:** Legere, Kathy (LEG)  
**Sent:** Wednesday, November 15, 2023 1:45 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** RE rezoning of Gibson and Irvine

**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.**

As a resident on Irvine St. I do have a few concerns of course,  
But hope to have answers this evening...

Property Value

Garbage Bins (the bins at the block 700 area are usually overloaded and spread around the area)

As for needing housing, yes we do...I'm not opposed to that factor

Kathy Legere  
Irvine St  
Fredericton, NB

## Nakhle, Doreen

---

**From:** Mayor's Office  
**Sent:** Friday, November 17, 2023 10:31 AM  
**To:** Carol Alexander  
**Cc:** \*COUNCILLORS AND MAYOR; CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT  
**Subject:** RE: 501 Gibson Street

Good morning,

On behalf of Mayor and Council, this will confirm receipt of your comments.

Thank you,

Angela DuPlessis

**Office Administrator | Administratrice de bureau**

Office of the Mayor and Chief Administrative Officer | Bureau du maire et directeur général

City of Fredericton | Ville de Fredericton

T: 506-460-2090 | F: 506-460-2905

397, rue Queen Street, Fredericton, NB (N.-B.) E3B 1B5

[angela.duplessis@fredericton.ca](mailto:angela.duplessis@fredericton.ca) | [www.fredericton.ca](http://www.fredericton.ca)

---

**From:** Carol Alexander

**Sent:** Friday, November 17, 2023 9:09 AM

**To:** Mayor's Office <[mayor@fredericton.ca](mailto:mayor@fredericton.ca)>; Ericson, Gregory <[greg.ericson@fredericton.ca](mailto:greg.ericson@fredericton.ca)>; Breen, Ruth <[ruth.breen@fredericton.ca](mailto:ruth.breen@fredericton.ca)>; Darrah, Kevin <[kevin.darrah@fredericton.ca](mailto:kevin.darrah@fredericton.ca)>; Grandy, Bruce <[bruce.grandy@fredericton.ca](mailto:bruce.grandy@fredericton.ca)>; Hicks, Steven <[steven.hicks@fredericton.ca](mailto:steven.hicks@fredericton.ca)>; LeBlanc, Cassandra <[cassandra.leblanc@fredericton.ca](mailto:cassandra.leblanc@fredericton.ca)>; jason.lejuene@fredericton.ca; Mallet, Henri <[henri.mallet@fredericton.ca](mailto:henri.mallet@fredericton.ca)>; Megarity, Eric <[eric.megarity@fredericton.ca](mailto:eric.megarity@fredericton.ca)>; Peters, Mark <[mark.peters@fredericton.ca](mailto:mark.peters@fredericton.ca)>; Pike, Jocelyn <[jocelyn.pike@fredericton.ca](mailto:jocelyn.pike@fredericton.ca)>; Sheppard, Margo <[Margo.Sheppard@fredericton.ca](mailto:Margo.Sheppard@fredericton.ca)>

**Subject:** FW: 501 Gibson Street

Some people who received this message don't often get email from

[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.**

---

**From:** Carol Alexander

**Sent:** November 15, 2023 9:19 AM

**To:** [planning@fredericton.ca](mailto:planning@fredericton.ca)

**Subject:** 501 Gibson Street

Planning Advisory Committee,

I live at 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:**

**Please consider the environment before printing this e-mail**

This electronic mail, including any attachments, is confidential and is for the sole use of the intended recipient and may be privileged. Any unauthorized distribution, copying, disclosure or review is prohibited. Neither communication over the Internet nor disclosure to anyone other than the intended recipient constitutes waiver of privilege. If you are not the intended recipient, please immediately notify the sender and then delete this communication and any attachments from your computer system and records without saving or forwarding. Thank you.

501 Gibson Street

**Murray, Elizabeth**

---

**From:** Dan Weston  
**Sent:** Wednesday, November 15, 2023 2:34 PM  
**To:** PLANNING AND DEVELOPMENT  
**Cc:** Dan Weston  
**Subject:** PAC Object to development at 501 Gibson Street 15 November meeting

You don't often get email from

[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.**

November 15, 2023

Planning Advisory Committee:

Proposed Development at 501 Gibson Street.

My name is Dan Weston and I am writing to express my objection to the proposed 88 unit stacked townhouse development at 501 Gibson Street in Fredericton.

I own a house across the street from the proposed townhouse development. I have many concerns ranging from its unsuitability for the Gibson Street community - which consists of one family properties all along the street - to the inevitable massive increase in traffic that these high density, 88 family units will bring to this 4 acres which is a very small slice of property.

I am also concerned about the loss of the 2 acres of parkland which we, who actually live in the area, have come to love not only for its beauty and pastoral nature but because it is a refuge for deer who have been basically chased out of the area due to development.

I frequently take my dog for walks in this parkland. We need more parkland on Gibson Street, not less. There are no actual parks in our area. You may say we have the Gibson Trail but the trail stopped being restful and relaxing the minute the City paved the path and put stripes down the middle. Now it's like the autobahn of trails, with ebikes, motorbikes and even cars frequently seen. In the winter, it's ski-doo's. The trail is not a peaceful place whatsoever and anyone who lives on the trail can attest to that. We look to the parkland for peace.

I am also very skeptical of the developer Mel Vincent's opportunistic pitch that the proposed development will help with the housing crisis. "We Welcome Your Support in Solving The Housing Crisis" it says in big bold letters. If ever an advertisement for high density unaffordable housing went through a public relations spin cycle to make it sound good, the flyer he sent around to our neighbourhood has got to be it. I was sickened when I saw how he used words like "gentle intensification" "housing crisis" and even worse, used photos of people walking in beautiful forested area when he knows full well there will be no more nature once he tears down the parkland for a parking lot. He even says "Together we'll make a positive impact on our neighbourhood....". It's not your neighbourhood Mel Vincent. You live in Saint John according to your website. There will be no nice trees anymore and beautiful scenes for the people who actually live on Gibson Street. It will be paradise paved over for a parking lot, like the Joni Mitchell song. You'll be long gone while we who are left behind will have to deal with the aftermath of your monster development.

Mr. Vincent is known as a Luxury Home Broker, or so it says on his website. I can assure you Mr. Vincent that creating

more high cost unaffordable apartments in Fredericton will not solve the housing crisis. It actually creates higher rents when landlords see how high they can raise rents because people are so desperate that they have no choice but to spend 50% and higher of their income on housing.

We have many friends who are struggling to pay their rent, who are living in slum apartments in this city and barely have enough to eat. It is dispicable that Mel Vincent uses these catch phrases like "housing crisis" and "gentle intensification" to gloss over what he really intends to do which is to create more unaffordable housing in a city which is already full of apartment buildings that the majority of working class people - and certainly low income - cannot afford. They can barely muster up the courage to look at those places. They are out of reach for them and they number in the thousands.

Rather than tearing up this beautiful parkland and destroying the last little bit of nature on Gibson Street, I see this is an opportunity for the City to commit itself to building partnerships with provincial and federal governments in developing more REAL affordable housing, not FAKE affordable housing that only reaches those who can pay the \$2000 in monthly rent.

I object to this development and plan to continue to object for as long as I have a voice in this matter|

Dan Weston

Email: "



Virus-free.[www.avg.com](http://www.avg.com)

501 Gibson Street

**Murray, Elizabeth**

---

**From:** Doug Winter  
**Sent:** Wednesday, November 15, 2023 1:23 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** 501 Gibson Street Rezoning and Subdivision

You don't often get email from

[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.**

---

Hi:

I live at Weyman Street. When we moved here over 20 years ago I was told that this area was going to be set aside for a park. Nothing has been done with it since.

We moved here because of the nice and quiet neighbourhood with very little traffic

I am very concerned about all this extra traffic from this project. How is it going to affect the water table with all the construction? There is a stream that runs through that land.

I like looking out of my backyard now and seeing trees. I do not want to look out on some apartment buildings associated with noise and lights.

I am not in favor of this proposal.

Doug Winter  
Weyman Street



## Nakhle, Doreen

---

**From:** Mayor's Office  
**Sent:** Monday, November 27, 2023 11:04 AM  
**To:** 'Todd Astle'  
**Cc:** \*COUNCILLORS AND MAYOR; CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT  
**Subject:** RE: 501 Gibson St

Good morning,

On behalf of Mayor and Council, this will confirm receipt of your comments.

Thank you,

Angela DuPlessis

**Office Administrator | Administratrice de bureau**

**Office of the Mayor & Chief Administrative Officer | Bureau de la mairesse et directeur général**

City of Fredericton | Ville de Fredericton

T: 506-460-2090 | [angela.duplessis@fredericton.ca](mailto:angela.duplessis@fredericton.ca)

397, rue Queen Street, Fredericton, NB (N.-B.) E3B 1B5

FB: [City of Fredericton](#) | TW: [@CityFredGov](#) | [www.fredericton.ca](http://www.fredericton.ca)

---

**From:** Todd Astle  
**Sent:** Monday, November 27, 2023 4:38 AM  
**To:** Mayor's Office <[mayor@fredericton.ca](mailto:mayor@fredericton.ca)>  
**Subject:** 501 Gibson St

You don't often get email from [\[redacted\]](#). [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.**

We are writing this letter in opposition to the proposed development at 501 Gibson St. This development is not a proper fit for this area. We are going to lose access to a forested park that our family and others use almost daily. We do not want it replaced with 2 and 3 storey townhouses with huge parking lots right in our very back yard. We bought our house because of this park land being behind us. We will lose all privacy we have to enjoy our home if this goes through. There is very much wildlife that calls this place home also. Every year there are 10-20 deer that winter here and have their babies in the spring. This area is all single storey family bungaloes that will lose a way of life that we have enjoyed for many years. The city and province is all about going green so why take a park and fill it with 100 plus cars. We realize there is a housing crisis, not just here but all across the country, but this development does not fit this neighbourhood. We are hoping that we could get your support against this development and preserve our park that we all enjoy. Thanks

Irvine St

## Nakhle, Doreen

---

**From:** Mayor's Office  
**Sent:** Monday, November 27, 2023 11:16 AM  
**To:** 'Shawn Coughlan'  
**Cc:** \*COUNCILLORS AND MAYOR; CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT  
**Subject:** RE: Council meeting information

Good morning,

On behalf of Mayor and Council, this will confirm receipt.

Kind regards,

Angela DuPlessis

**Office Administrator | Administratrice de bureau**  
**Office of the Mayor & Chief Administrative Officer | Bureau de la mairesse et directeur général**  
City of Fredericton | Ville de Fredericton  
T: 506-460-2090 | [angela.duplessis@fredericton.ca](mailto:angela.duplessis@fredericton.ca)  
397, rue Queen Street, Fredericton, NB (N.-B.) E3B 1B5  
FB: [City of Fredericton](#) | TW: [@CityFredGov](#) | [www.fredericton.ca](http://www.fredericton.ca)

**From:** Shawn Coughlan  
**Sent:** Monday, November 27, 2023 10:30 AM  
**To:** Mayor's Office <[mayor@fredericton.ca](mailto:mayor@fredericton.ca)>  
**Subject:** Council meeting information

You don't often get email from [redacted]. [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.**

What follows is my submission to the PAC regarding the development at 501 Gibson Street. It is on page 242 of tonight's agenda package which was only issued late Friday. I can't imagine having to review so much information before making the decisions you face each week. This speaks directly to the application of the Municipal Plan relating to the development so, I hope you will have time to review it before the meeting.

My property, at [redacted] 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 26,935m<sup>2</sup>. Divided among the 29 properties, that equals an average of 929m<sup>2</sup> per lot with some properties measuring larger and, some, significantly smaller. The creation of a lot that measures **15,258m<sup>2</sup>** 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 **384m<sup>2</sup>** per unit. ( $33816\text{m}^2/88$ ) The developer proposal documents identify the area after land swap as  $15258\text{m}^2$  and with 88 units this equals just **173m<sup>2</sup>** per unit. With  $384\text{m}^2$  in the most densely developed area of this Existing Neighborhood and  $929\text{m}^2$  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.

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 shrub 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.

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

Irvine Street

## Nakhle, Doreen

---

**From:** Mayor's Office  
**Sent:** Monday, November 27, 2023 4:16 PM  
**To:** 'Andrew and Vivian Lavigne'  
**Cc:** Rogers, Kate; Ericson, Gregory; Grandy, Bruce; LeBlanc, Cassandra; Megarity, Eric; Mallet, Henri; LeJeune, Jason; Pike, Jocelyn; Darrah, Kevin; Sheppard, Margo; Peters, Mark; Breen, Ruth; Hicks, Steven; CITY CLERK'S OFFICE; PLANNING AND DEVELOPMENT  
**Subject:** RE: File: Z/31/2023 PR: 84/23

Good afternoon,

On behalf of Mayor and Council, this will confirm receipt of your comments.

Thank you,

Angela DuPlessis

**Office Administrator | Administratrice de bureau**

**Office of the Mayor & Chief Administrative Officer | Bureau de la mairesse et directeur général**

City of Fredericton | Ville de Fredericton

T: 506-460-2090 | [angela.duplessis@fredericton.ca](mailto:angela.duplessis@fredericton.ca)

397, rue Queen Street, Fredericton, NB (N.-B.) E3B 1B5

FB: [City of Fredericton](#) | TW: [@CityFredGov](#) | [www.fredericton.ca](http://www.fredericton.ca)

---

**From:** Andrew and Vivian Lavigne <

**Sent:** Monday, November 27, 2023 3:51 PM

**To:** Mayor's Office <[mayor@fredericton.ca](mailto:mayor@fredericton.ca)>; Ericson, Gregory <[Greg.Ericson@fredericton.ca](mailto:Greg.Ericson@fredericton.ca)>; Grandy, Bruce <[Bruce.Grandy@fredericton.ca](mailto:Bruce.Grandy@fredericton.ca)>; LeBlanc, Cassandra <[Cassandra.LeBlanc@fredericton.ca](mailto:Cassandra.LeBlanc@fredericton.ca)>; Megarity, Eric <[Eric.Megarity@fredericton.ca](mailto:Eric.Megarity@fredericton.ca)>; Mallet, Henri <[Henri.Mallet@fredericton.ca](mailto:Henri.Mallet@fredericton.ca)>; LeJeune, Jason <[Jason.LeJeune@fredericton.ca](mailto:Jason.LeJeune@fredericton.ca)>; Pike, Jocelyn <[Jocelyn.Pike@fredericton.ca](mailto:Jocelyn.Pike@fredericton.ca)>; Darrah, Kevin <[Kevin.Darrah@fredericton.ca](mailto:Kevin.Darrah@fredericton.ca)>; Sheppard, Margo <[Margo.Sheppard@fredericton.ca](mailto:Margo.Sheppard@fredericton.ca)>; Peters, Mark <[Mark.Peters@fredericton.ca](mailto:Mark.Peters@fredericton.ca)>; Breen, Ruth <[Ruth.Breen@fredericton.ca](mailto:Ruth.Breen@fredericton.ca)>; Hicks, Steven <[Steven.Hicks@fredericton.ca](mailto:Steven.Hicks@fredericton.ca)>

**Subject:** Fw: File: Z/31/2023 PR: 84/23

Some people who received this message don't often get email from

[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.**

Dear Mayor, Deputy Mayor, and City Councillors;

We are strongly opposed to the Development Proposal for 501 Gibson Street.

We feel the stacked townhouse will have a detrimental impact on the quality of life for the families that currently live near the subject area.

I've been a Frederictonian all my life, mostly calling Devon my home, but we only moved to Weyman Street about 2.5 years ago. We've never had so many deer meander through the yard, on a regular basis, as we do on Weyman Street. We're also fortunate to have Woodpeckers, Blue Jays, and Cardinals eat from our bird feeder these past two summers.

We feel the townhouse would serve a better purpose, if it were built in another location. Fredericton still has other space that it can use for this project. Please let the park zone remain a park zone.

Thank you for your time and consideration.

Sincerely,  
Andrew & Vivian Lavigne

---

**From:** PLANNING AND DEVELOPMENT <[planning@fredericton.ca](mailto:planning@fredericton.ca)>  
**Sent:** November 15, 2023 12:43 PM  
**To:** [anvicain@hotmail.com](mailto:anvicain@hotmail.com) <[anvicain@hotmail.com](mailto:anvicain@hotmail.com)>  
**Subject:** FW: File: Z/31/2023 PR: 84/23

Good afternoon,

This will acknowledge receipt of your email.

Regards,

Elizabeth

Elizabeth Murray

Senior Administrative Clerk | Commis administrative principale

Planning & Development | Service de l'urbanisme et de l'aménagement

T. 506-460-2020 | F. 506-460-2894

397 Queen Street | 397, rue Queen

Fredericton, NB (N.-B.) E3B 1B5

[www.fredericton.ca](http://www.fredericton.ca)



**From:** Andrew and Vivian Lavigne ·  
**Sent:** Wednesday, November 15, 2023 12:41 PM  
**To:** PLANNING AND DEVELOPMENT <[planning@fredericton.ca](mailto:planning@fredericton.ca)>  
**Subject:** File: Z/31/2023 PR: 84/23

You don't often get email from

[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.**

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

---

This e-mail communication is intended only for the use of the person or entity to which it is addressed. If you are not the intended recipient of this e-mail, you are prohibited from using it or sharing it in any way, or from relying on it to take on any action. Any correspondence with elected officials, employees, or agents of the City of Fredericton may be subject to disclosure under the provisions of the *Right to Information and Protection of Privacy Act*.

---

Le présent courriel s'adresse uniquement à son destinataire, qu'il soit une personne ou un organisme. Si vous n'êtes pas le destinataire du courriel, il vous est interdit de l'utiliser ou de le partager en aucune façon, ni d'agir en vous y fiant. Toute correspondance entre ou avec les employés ou les élus de la Ville de Fredericton pourrait être divulguée conformément aux dispositions de la *Loi sur le droit à l'information et la protection de la vie privée*.

GOV-OP-073