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February 5, 2021

To whom it may concern:

I understand that the company, All In is leading the initiative to develop a new Phoenix Learning Centre or Sara Burns Centre at 184 Woodstock Road. I am writing today to voice my deep concerns over the proposed building site.

My father who is a senior citizen has lived at 174 Woodstock Rd for 85 years. (next to the Phoenix Learning Centre) He moved there when he was 5 years old. He has seen many changes in the neighbourhood over the years but nothing like the horrors he has had to endure since the property next door has become the Phoenix Learning Centre. This includes: frequent public urination, public masturbation, taunting (all viewed from his dining room table), trespass (in the back yard and on the front steps) and an alleged theft of a propane tank off of a barbeque that was being used daily on the back porch. (footprints left in the snow from where the theft took place were to and from the centre next door.)

Last Christmas, a group of people with substance use disorder entered my father's garage which is attached to the house, covered over the windows with paint, cardboard and whatever else they could find and shot up drugs leaving their syringes and a huge mess behind. No one knows how long they were there or how frequently they used this location. The fact that my father, who is hard of hearing was not aware they were there, is terrifying. As soon as the intrusion was noticed, the police were called and a police record is on file. Having people with substance use disorder and mental illness just "hanging out" unsupervised next door after recently experiencing this type of home invasion is very disturbing to him and to his family. Prior to the Phoenix Centre opening, these folks were over on the river bank, now they are peering in his windows. This is not better, it's worse.

My father and I have spoken with Scott Earle, the director at the centre regarding our concerns and as yet, to no avail. They are still urinating outside and not respecting property boundaries. The guests at the centre are unsupervised while they are outside of the building and there are no security cameras on site. Scott did mention that he would be implementing hourly patrols which is completely inadequate.

I realize that the intention is to build a better suited facility than what is currently located on the property. However, based on the track record of the current safety and security protocols, I am requesting that you find a better suited location. Many are suggesting the area by the old Victoria Public Hospital on Woodstock Road.

Contrary to your presentation in which you announced you would be adding upper levels to the existing building, I understand that now the plan is for the existing structure to be torn down and rebuilt. Therefore, 184 Woodstock Road's value is based solely on a vacant plot of land which; **due to the close proximity of the existing neighbouring residential houses (on all sides, not just the back)** is too small for the purposes of this special needs facility. It needs to be bordering onto open space. Living walls sound nice but it will take more than a hedge to protect the safety and well being of the surrounding residents.

Many of the guests that frequent the Phoenix Learning Centre seem to prefer to be outside with the clouds for their ceiling. They spend most of their time outside in the smoking shelter behind the building. Living rough appeals to many of us, that is why we like to go camping or fishing and hunting. It is liberating. However, this type of free living is not appropriate for a residential community within the confines of the city where there are rules and boundaries that need to be upheld so everyone can feel safe and secure in their own homes and community.

In addition and perhaps most importantly, I also have great concern for the safety of the current guests and future residents of the Phoenix Learning Centre. The patrons of the center are and will be pedestrians and access the Centre solely on foot. Woodstock Road is a very busy and dangerous main road and the sidewalk is located on the opposite side of the street. There are crosswalks at either end of the block but this means the patrons must either walk down the side of the road while pushing their shopping carts or risk crossing it by jay walking in order to get to the center. There have been at least 3 fatalities of pedestrians crossing Woodstock Road on that very block in recent years.

I urge you to consider *all* humans in your “human centred design” as your proposed location for this much needed facility negatively impacts the residents who already live there and is an unsuitable location for the people you are hoping to serve.

Sincerely,

Carol Sykes,
daughter of Donald Fraser
174 Woodstock Road, Fredericton, NB

Laurel Lewey, PhD
123 Henry Street,
Fredericton, N.B. E3A
3H9 506.459.8548

Re: Expansion of Phoenix Learning Centre

184 Woodstock Rd. Fredericton, N.B.

To Whom it May Concern:

I am writing to express my support for the expansion of the Phoenix Learning Centre. It is my understanding that the centre will be named in honour of the late Sara Burns. I certainly would like to support and honour any project in her memory. At the same time, it seems to me that the expansion is a very sound proposition in that it will serve some members of a very vulnerable population in Fredericton by offering supported living units. I am aware that many people in Fredericton have been working for many years to find alternatives for homeless people in Fredericton. I have listened to various interviews on local CBC programs about the needs of the homeless in Fredericton and some of the proposed solutions. One solution that seems to get much support is the conversion of the City Motel. I support that project as well and believe that it represents part but not the whole of the solution. I believe in supporting a many-pronged approach to helping those persons without housing in this city.

The services offered at the Phoenix Learning Centre are very supportive and lead to enhancing future prospects for those who attend. The idea of supported living units provides a particular support not offered elsewhere and I believe is a strong element in helping to provide solutions for some of the most vulnerable in our city. I support the efforts of the Phoenix Learning Centre and support the expansion.

Sincerely,

Laurel Lewey, PhD

-----Original Message-----

From: Joan McCreedy [mailto:jmccread@nb.sympatico.ca]
Sent: Wednesday, March 10, 2021 9:53 AM
To: PLANNING AND DEVELOPMENT
Subject: location for homeless people

I am sure by now you are well aware the Woodstock Rd location for homeless is not suitable. It would be "fool hardy" to spend tax payers money there. There are several locations presented...Victoria Health Centre, City Motel project are two areas I have heard mentioned. I trust you will find a place for these poor people. A place with proper supervision until they adjust to all.

Sincerely Joan McCreedy

Donald Fraser
174 Woodstock Road
Fredericton, N.B. E3B 2H5

Feb. 1, 2021

Fredericton City Hall, Council Chambers
397 Queen Street
Fredericton, N.B. E3B 1B5

To the City of Fredericton's planning advisory committee:

A year ago, I stumbled upon dozens of used needles inside my garage. The windows had been spray painted. My belongings were damaged and scattered all over the floor. My name is Donald Fraser and I live at 174 Woodstock Rd., next to the Phoenix Learning Centre.

Since the daytime shelter was installed, I've had strangers harass me through my dining room window, adjacent to the shelter, as I try to eat breakfast. I've struggled with people banging on my front door and walking across my property to get to the shelter. People are leaving garbage near my property. They're using the outside property as a public washroom, as well as a space for explicit sexual activity. Last week, I went to cook lunch on my barbecue and discovered my propane tank was stolen. I feel violated and I'm terrified for my safety.

I am 89 years old. I live alone, as my beloved wife, Isabel of 63 years, died from Alzheimer's in 2019. I keep my doors locked at all times and have started calling the Fredericton Police Force for help. Both things I never used to do.

I grew up at 174 Woodstock Rd. That's where I raised my two children and hosted family gatherings with grandchildren and great-grandchildren. I never dreamed that one day I would feel like a stranger in my own home.

My family recently spoke with a realtor, who said the value of my property will depreciate up to 40 per cent if a shelter were to be made permanent. I also rent out the third floor of my house, which I rely on as a source of income. If my tenant leaves, it will be impossible to rent out. And my great-grandchildren will no longer have a safe place to play outside when they come to visit.

I was also disheartened to learn I was not involved in any community discussion around the possibility of a new shelter, such as the *Phoenix Learning Centre Neighbourhood Survey* that was posted online in November, 2020 — especially since I live next-door and am directly impacted by the facility.

While I understand Fredericton has been faced with a homeless crisis, a shelter in a residential area with seniors and young families is not the solution. My experience alone is proof. However, if zoning for this shelter is approved, I believe it's only fair the city and/or the Phoenix Learning Centre, adhere to these conditions:

- Security guards on site 24/7, to ensure clients aren't breaking into neighbouring homes, stealing or loitering on neighbours' properties, as well as leaving behind garbage such as needles.

- The driveway between 174 Woodstock Rd., and the Phoenix Learning Centre be removed and replaced with a fence — excluding a living wall — that surrounds the shelter, and separates the two buildings. This would include property line setbacks.
- An installation and full coverage of expenses for a security system at my home, including cameras, sensor lights and annual fees.
- Reimburse the loss in property value. This would also include a new assessed value by the city to reflect on my property tax.
- That 184 Woodstock Rd., not be expanded beyond its current size, as it would create further disruption and fear in my home.

I was an employee at the Chestnut Canoe Company for 28 years. I went on to build canoes for people around the world, including Fredericton residents, for another 28 years. I played bagpipes for the Fredericton Society of Saint Andrew Pipe Band, where we played at local nursing homes and Remembrance Day Services. My wife, Isabel, was heavily involved in volunteering at York Care Centre for more than a decade.

Throughout the course of my life, I have been committed to helping my city. In turn, I hope my city is committed to helping me.

Sincerely,
Donald Fraser

-2-

From: Mark Hazlett [<mailto:alwington@gmail.com>]

Sent: Monday, February 08, 2021 8:20 PM

To: Goodine, Jennifer; MacDermid, John; Chase, Stephen; Rogers, Kate; Darrah, Kevin; Ericson, Gregory; Grandy, Bruce; Hicks, Steven; Keenan, Dan; Mallet, Henri; Megarity, Eric; Peters, Mark; Price, Eric; PLANNING AND DEVELOPMENT; DuPlessis, Angela; Gillis, Dallas

Cc: Mark Hazlett

Subject: 184 Woodstock Road - Phoenix Learning Centre

In October 2020 the Phoenix Learning Centre opened at [184 Woodstock Road](#), in what was a vacant church. It is unclear how the offerings of the Learning Centre – a daytime, emergency drop-in wellness center for the homeless – met the zoning by-laws of the property at that time. Five months later it is now very clear that the activity going on at the Centre does not meet the zoning by-laws – clear because the group operating the Phoenix Learning Centre has applied for a zoning amendment of the property so they can build a 20-unit full-time shelter for people who are not ready or able to live alone, due to physical or mental health reasons. Adding to the concern was the City of Fredericton's decision to provide financial support to the Centre in January 2021 – even though it is operating against current City Zoning By-Laws.

I am writing as a long-time resident of Sunshine Gardens with many other concerns, including my family's safety and the safety of my neighbours. Here are just a few examples that have been experienced by the neighbours since October 2020

- Drug use and sex acts occurring on neighbouring lawns
- Drug use on the property of Phoenix Learning Centre
- Stolen property
- Yelling, swearing and fighting at all hours
- Individuals urinating on neighbouring fences, homes and buildings
- Porches and a playhouse have been used for sex acts and sleeping
- Children being approached in their own back yards
- Individuals looking into windows of homes and going through property in backyards
- Individuals kicking a dog on the property of Phoenix Learning Centre
- Discarded syringes in Wilmot Park and neighbouring streets
- Excessive garbage left behind in Wilmot Park, along the riverbank, and behind the Phoenix Learning Centre from individuals who have been camping
- Neighbours feeling unsafe to walk day or night through the park after intimidating and aggressive encounters
- Police being called on a regular basis to the Centre
- Parents worried about allowing their children to play in the park, walk to school and wait for the bus due to valid safety concerns (needles, aggressive individuals and drug use).
- Seniors worried about their safety
- Neighbours being required to lock our doors, close blinds (to avoid having someone peering in)
- Locking of all possessions both outside and in garages and shed
- Locally businesses are becoming concerned

Representatives from the Phoenix Learning Centre and the City of Fredericton have stated, many times, that the City Motel housing project will provide a solution to the current problems. However, from the Phoenix Learning Centre Open House document, leaders of the Centre state clearly that for people who are not ready or able to live alone, due to physical or mental health reasons the City Motel housing project does not present a good solution. This group of the most vulnerable will remain on the street, unfortunately homeless, and will continue to use what is proposed for the Phoenix Learning Centre*. (* from the Phoenix Learning Centre Open House document)

The City Motel will not house these individuals as they will never have the capacity to live independently. If this Centre is allowed to happen at [184 Woodstock Rd](#), many in this neighbourhood will all be forced to sell their homes and relocate to a safer neighbourhood. This is so unfortunate.

There is definitely a homeless situation in our city – one doesn't have to look very far to witness. There is a homeless issue nationally; and every Canadian city struggles with solutions. But when creating solutions, local neighbourhood impact must be considered. This has not been the case with the Phoenix Learning Centre and the potential zoning by-law changes. The location at [184 Woodstock Road](#) is not suitable for this type of operation.

I challenge members of the Planning Advisory Committee (PAC) and Fredericton City Council to visit the Centre and neighbourhood – and not just for a 20-minute photo shoot or audio clip. Spend time living in the homes of neighbours – seeing the impact on the children of Fredericton (too scared to walk to school, or play in their backyard playhouse); on the residents whose backyards are linked to the Centre (no sleep, calling police, stolen property); on the neighbourhood (residents no longer feeling safe to walk the trails in Wilmot Park – day or night, being asked for money or food; seeing garbage everywhere); and on the Centre users (who must cross Woodstock Road where there is no cross-walk or sidewalk to get to the Centre; that sounds like a very real safety hazard) – this is real life. Don't try and make a decision by sitting in City Hall – get out and experience reality.

The impact on Sunshine Garden in such a short period of time is very real and will forever erode the beauty of this sought-after Fredericton neighbourhood. The situation is critical and should not be taken lightly. These issues will only continue to grow and fester if this project's zoning by-law request is granted. I know the residents of Sunshine Garden are willing to work with the City of Fredericton to find a solution that works for everybody. We encourage the city to seek a more appropriate location – such as the Victoria Health Centre, VHC surrounding land, an extension of the City Motel project, or any other location in an approved zoning location that is not in a residential neighbourhood.

As Mayor, Councillors, City Staff and members of the PAC, the neighbourhood implores each of you to take a hard look and listen to the voices of some very concerned and frightened seniors and young families of this once safe and quiet neighbourhood.

Stay healthy and safe.

Mark Hazlett
184 Parkhurst Drive
Fredericton NB. E3B 2J4
506-471-7531

From: Gisele Belyea [mailto:gisele.belyea@gmail.com]
Sent: Thursday, March 11, 2021 10:01 PM
To: PLANNING AND DEVELOPMENT
Subject: 184 Woodstock Road

March 11, 2021

Dear Members of the Planning Advisory Committee:

I wish to express my concerns regarding the proposed zoning amendment to the property at 184 Woodstock Road. The current location of the Phoenix Learning Centre is not only inappropriate, but also dangerous to both clients and the community.

I'm concerned for the physical safety of the guests of the Phoenix Learning Centre. Woodstock road is a busy highway without sidewalks or crosswalks leading to the building. So many people are dangerously crossing the road, with and without shopping carts, and have almost been hit by cars. This is an avoidable accident waiting to happen. For me, this is a huge concern.

Since the opening of the Phoenix Learning Centre in October 2020, I have witnessed – on a daily basis on my drive to and from work – clients walking out in front of traffic to cross Woodstock road. I often see individuals walking up the wrong side of the road, pushing shopping carts along the side of the road, or driving heavily loaded bikes that seem unstable or unsafe. The large banks of snow on both sides of the road make these behaviours even more dangerous. In one incident, a snowplow driver thought he noticed something on the side of the road and thankfully slowed down. It was a woman with her cart on the road near the center at 1 am. Even when closed, many clients are still walking to the center along Woodstock road.

On several occasions, I have come close to hitting a pedestrian, and have also seen other drivers experience near-tragic events. The latest incident was on February 6th, 2021, and this caused me to reach out to the police. While driving past the Learning Centre heading east, I met an individual on a bike who was not wearing a helmet, had full bags hanging from both handlebars, and was driving towards me on the wrong side of the busy road (please see photo attached). There was a vehicle in the oncoming lane heading west, so I was forced to come to an unsafe and abrupt stop for fear of hitting the cyclist (who then turned into the Phoenix driveway). I immediately reported the incident to the police, who encouraged me to reach out to the Phoenix Learning Centre. When I called the Phoenix Centre, I spoke to an employee who said that he would speak to the clients about safely accessing the Centre, but he said, "I can't control their behavior".

The location of this proposed development is not well suited for safe pedestrian access. A 9 bed special care residential facility, and a drop-in/warming center for many more clients per day, will generate considerable pedestrian traffic both during daylight hours and after dark.

This will be a safety issue for the users of the facility as well as motorists on a high traffic volume street.

I have lived on Parkhurst drive for 28 years and directly observed how dangerous this stretch of Woodstock Road can be. I have vivid memories of the aftermath of the accident that killed my neighbor, Mr. Menzies and his dear friend Mr. Swazey, in May 2016. If the Learning Centre stays in that location it is only a matter of time before someone else is needlessly killed. As a community, we need to ensure that vulnerable individuals can safely access drop-in centres and homeless shelters.

This has been a difficult letter for me to write, I believe in making sure that everyone in our community has a safe and secure place where they can live with dignity. I understand that the fact that I live near the center may make some believe that I am simply interested in protecting my own neighbourhood. This is not the case. I honestly believe that I am witnessing first-hand how a well-intentioned plan can go wrong, seriously wrong, when the details (in this case, the location) are not fully thought out. I understand that we, as a community, have a real challenge to face in terms of properly caring for the most vulnerable among us. We need to keep looking for the right solution, but this is NOT it. I am truly afraid that if this amendment goes through we will be facing a tragic, but very avoidable accident - one that will affect us all.

Thank you for your time.

Gisele Belyea

Sunshine Gardens



-----Original Message-----

From: Sabina Keenan <sabinakeenan@hotmail.com>

Sent: February 9, 2021 6:48 PM

Subject: Proposed zoning amendment 184 Woodstock Road

Dear Mayor, City Councillors and other Officials,

As a resident of Sunshine Gardens, I am writing to you regarding the City of Fredericton's proposed zoning amendment of 184 Woodstock Road. I understand that this initiative will allow for a drop-in centre and housing units for Fredericton's homeless community at the aforementioned address.

I am sympathetic to the needs and challenges facing Fredericton's homeless community. Moreover, I agree that our city's homeless and vulnerable populations need a safe place with resources and programs to assist them in their daily living. In my view, the proposed site (currently Phoenix Learning Centre) lacks consideration of its affects and consequences to the residents in this area. Sunshine Gardens is comprised largely of young families with children. Some residents have on numerous occasions called the Fredericton Police Force for service relating to unwanted behaviours, such as open urination and fornication on private property, theft, destruction of property, and drug use and unsafe disposal of drug paraphernalia (e.g., needles).

Children and teens in this neighbourhood walk to and from school daily, and being exposed to such these behaviours are both frightening and inappropriate for them. In addition, some of the senior residents do not feel safe in their own homes. Wilmot Park has also been adopted by the homeless community as their place of residence.

In my opinion, it is more sensible and appropriate that a homeless drop-in centre be located near other resources and services and not in a residential area.

Thank you for your time and consideration. I remain available should you have any questions.

Sabina Keenan

From: andrew.@bellaliant.net [mailto:andrew.belyea@bellaliant.net]

Sent: Friday, February 12, 2021 2:33 PM

To: PLANNING AND DEVELOPMENT

Subject: Rezoning of 184 Woodstock Road

Good Afternoon,

I am writing to express my opposition to the proposed rezoning of 184 Woodstock Road. The change to a drop-in centre and a ~~twenty~~ nine person ~~institutional residence~~ 9 assisted living units is drastically different from its current approved use as a church. The scale of the project is not in keeping with the surrounding area, mostly single-family homes.

My family home is located at 199 Parkhurst Drive and backs on 184 Woodstock Road. My parents purchased this home and I moved here as a baby before moving away after eleven years. Twenty-eight years ago, as an adult, my wife and I repurchased this home because it was a good neighbourhood to raise a family and care for my late mother. My daughter bought a home on this street a few years ago and with the addition of our granddaughter, four generations of our family have lived in this neighbourhood.

When the Phoenix Center began operating as a temporary, day-use, drop-in centre in October 2020, I was optimistic that it would be okay for our neighbourhood. Realizing that everyone should have a safe place to spend time, I hoped for the best. It was not long before groups of people started congregating in the rear of the building to smoke and use various drugs. Their loud conversations often becoming obscene and their actions violent. This area is also being used as a toilet; taking place at all times of day and night.

On November 23rd 2020 I was in my backyard shed when two police officers came into my yard. They asked me if this was my home and said that someone was breaking into out buildings in the area. They advised me to make sure that things are locked. They also cautioned me that the neighbourhood had become much less safe since the Phoenix Centre located here.

Everyday for decades I have walked or cycled to work in the downtown, often through Wilmot Park. The nearby Victoria Health Center has been helping people in need for a long time with few negative effects on the park. Since the opening of the Phoenix Centre I have observed people living rough in the park. I also witnessed very disturbing behaviour like the screaming of obscenities from people who appear to have very complex needs. My daughter and neighbours have found used syringes in the park. It has come to the point I would not feel safe letting kids go to the park to play on their own. Wilmot Park is a gem of our city and should be a safe place for everyone to enjoy.

Furthermore, the location on the south side of the Woodstock Road has no pedestrian access and is a danger to the large number of guests accessing the Phoenix Centre. I have witnessed many dangerous interactions between pedestrians and vehicles on the Woodstock Road as guests cross the busy road to reach the centre.

I trust that the city will help find appropriate location for this centre. It needs to be safe for its guests and not put them in constant conflict with the neighbouring residents. The location needs to be safe for all.

Andy Belyea

To Whom It May Concern,

I am distressed by the impact the Phoenix Learning Centre is having on our neighbourhood since the Centre opened its doors in October 2020.

We bought our home at 157 Parkhurst Drive 15 years ago, when my first child was an infant. We chose Sunshine Gardens as it seemed like such a wonderful place to raise a family. There are parks close by, children playing in the courts, it is close to schools and is near the trail system for walks and bike rides. Our family has made great friends with our neighbours. Coming from downtown, a walk or drive past Wilmot Park offers a sense of space and separation from the downtown core that speaks to the relaxed, family-friendly neighbourhood.

Our home has a beautiful perennial garden that I maintain; we enjoy our evening meals outside when the weather allows; my children play with their friends in the backyard and the neighbourhood children are often running through it. Friends stop in for a chat on their evening walks. I love our neighbours and the life we have built here.

For context, our yard backs onto the rear of the Centre; the view from the kitchen window is the back of the Centre.

When the Phoenix Learning Centre opened its doors in October 2020, it brought homelessness issues to our doorstep. Our enjoyable yard changed instantly. Now, it sounds very much like the outside of a bar after closing time, except this happens at all hours of the day.

We now witness, often on a daily basis:

- Urination on fence and building
- Swearing, ranting and loud conversations
- What I believe to be hard drug use
- Tenting
- Individuals going through dumpsters and throwing things about
- Individuals on the premises when the Centre is closed

I no longer want my children to hang out with their friends on our trampoline. I don't want them to hear the conversations laden with F-bombs, I am not comfortable to have company in my backyard and I don't want to hear these conversations when I am doing yard work. It is extraordinarily stressful.

I made my concerns known to the Centre when it sent out a survey in November. Their response? A video speaking on behalf of the people who use Phoenix, without any changes made to address the issues at hand.

My husband reached out to the Centre on November 5, 2020 to express our concerns about the noise and security. He spoke with Scott Earle and asked if the people that were outside could move to the front of the building, instead. They discussed the drug use and the serious question of security. Scott said he would encourage people to move to the front and he would do a perimeter sweep every hour. Things seemed to improve for a couple of days. We did see Scott come outside and ask people to move along. We saw the property sweep happen occasionally, but certainly not hourly. This is not an adequate degree of security.

On the morning of November 23, 2020 while I was cleaning up the kitchen, a movement caught my eye. I saw a man from the shelter run up and into a child's playhouse, where my neighbour's small children play. The person laid out his things and was leaning out the window, giving the area a good looking over. He left and came back a couple of times. This was frightening and we weren't sure what to do. My husband ended up calling the police and I notified the homeowner, who was at work. The man ran away just as the police arrived. When the homeowner and I spoke with the police officers, they said there is nothing they could do as there wasn't a door on the playhouse and it should be locked up. The incident left me shaken, worried for the safety of the little children who play there and discouraged by the lack of support from the police.

I am grateful for the work that Sara Davidson and the staff at the Phoenix Learning Centre are doing to help people have a place to go, especially on these cold winter days. The work that the City and its citizens are doing to address the homelessness issues is commendable. I've read the Mayor's Task Force on Homelessness and I've followed the City Motel Project. I believe these are all steps in the right direction.

What I do not support is placing a harm reduction facility* in a residential neighbourhood, resulting in families and seniors feeling unsafe. Sara Davidson has assured us that once these individuals have homes, our issues will go away. I truly hope she is right, but I am not optimistic. I believe that those individuals who want to help themselves, and are given appropriate assistance, *will* improve their situation. My concern arises with those who do not want to improve their situation and those with complex health needs, such as substance-use disorders and mental health issues. These are the people who will be concentrated in our neighbourhood if this project proceeds in this location.

I am extremely concerned about what I believe to be the hard drug use I have witnessed on the other side of the fence! Children and families are on one side and hard drug users are on the other. This facility does not belong in a residential neighbourhood. The risks are too great for our children and our seniors. These hard-drug users are unpredictable in their behaviour and can be aggressive. Adding a fence, a living wall or a hedge, security cameras and security guards won't change this. I don't want to live in a neighbourhood that houses organizations that require security guards to help residents feel safe.

I am also concerned about the poor management I've witnessed to date. It is not sufficiently staffed to provide proper security. The decision to run a day shelter that doesn't have adequate bathrooms for its clients, leaving individuals with no choice than to relieve themselves on the building, doesn't make any sense. COVID protocols are not enforced outside. People congregate without social distancing. There wasn't a plan to keep our parks and riverfront free of debris and needles, all of which increased once the shelter opened. A promise of fundraising for 24/7 security has been made but this isn't a sustainable model. The dumpsters are often overflowing well before the truck comes to empty them. Trash blows into our yard, encouraging an increased presence of raccoons. Instead of trying to fit into the neighbourhood, staff are putting the onus on the neighbours to come up with the solutions. This doesn't leave me confident in their ability to manage complex issues if the project proceeds at 184 Woodstock Rd.

I am asking the City Councillors to withhold their support of the zoning amendment of this location. Please find an appropriate location for this important facility, one that isn't in an established residential neighbourhood. More appropriate locations to consider might include:

- In the Victoria Health Centre
- On land surrounding the Victoria Health Centre
- Near the Dr. Everett Chalmers Hospital
- On land zoned appropriately on the Exhibition Grounds
- As an extension of the City Motel project so resources can be pooled and more services delivered
- Another approved zoning location that is not in a residential neighbourhood

Attached is a list of events and the dates on which we witnessed them. It is not complete by any means. I now have to avoid looking out to the rear of our property in order to keep stress and anxiety at bay. Not dated are the numerous fist fights, an individual looking in the windows of a neighbour's home, an individual kicking a dog hard, various drug users, an individual setting up shelter after dark with a headlamp, ambulance and police cars, the slowing of traffic so people can cross Woodstock Road, tents in Wilmot Park, shopping carts full of personal items along the Park and one on Rookwood Avenue.

Thank you for your attention to, and insight into, this very important issue.

Sincerely,

Jennifer Lutes
157 Parkhurst Drive Fredericton NB E3B 2J5

*From the Phoenix Learning Centre – Winter Update December 2020 YouTube Video

Events:

Nov 3 and 4 - A dog was left outside the shelter. The dog barked constantly when its owner wasn't with it. The barking was disruptive as we are both home all day. My husband spoke with Scott and the issue was resolved by allowing the dog inside the shelter.

Nov 4 - There were a lot of loud conversations, the word 'fuck' was heard often Nov 5 – My husband met with Scott in the afternoon

Nov 9 - Dog barking, people smoking by the fence; we saw someone come out and tell them to move, then people congregated back by the shed again.

Nov 10 - People out back talking loudly at 7:30 a.m. before shelter is open

Nov 11 - People out back talking loudly at 7:00 a.m., F-bombs, dog barking before the shelter opens

Nov 12 - Filled out survey

Nov 13 - Someone out back pacing at 7:00 a.m.; looks like a sleeping bag laid out along heating unit. At 12:13 p.m. two men back near fence huddled together. It looked like they were doing something they didn't want anyone to see. Chairs set up out back, hidden in the corner for an afternoon of hanging out

Nov. 23, 2020 – Man from the Centre went into neighbour's playhouse Dec 18 – Closing day

Dec 20 – Individual singing Christmas carols at the top of his lungs Dec 21 –Blue tent appeared

Dec 24 – Blue tent packed up after the occupant's laundry was hung out Dec 25 – Swearing and ranting, lovely to hear on Christmas Day

Jan 13 – Phoenix released video

Jan 26 – Phoenix Virtual Open House

Jan 27 – Big cleanup in the back of the shelter by PLC staff and at Wilmot Park

Jan 29 - I witnessed an individual throw debris from the shelter into my neighbour's yard. A tarp shelter was erected between the baby barn and the broken HVAC unit behind the centre.

Feb 1 - I learned of Mr. Fraser's (neighbour) story. It is heartbreaking that he would feel so unsafe in his own home.

Feb 4 – My husband video called with Scott and Jules Feb 7 - Neighbour saw cocaine use and called the police Feb 8 – Porta Potties arrived and are used

Feb 9 – Mr. Fraser called the police as someone was set up to sleep in front of the shelter and was being loud. The police told him that it is a shelter and that they have a right to be there. Mr. Fraser had asked for the lights to be on at night, but they weren't on this night. Both Mr. Fraser and my husband phoned Scott Earle.

Feb 10 – Angry man in a red coat throwing garbage, walking intimidatingly towards dumpster, yelling at worker, moving Porta Potty around. When police came, he said: "I'll give it a rest for a little bit". Saw drug use in nook near Mr. Fraser

Feb 11 – My husband received letter from Sara Davidson "Lutes Complaint Letter"

Feb 12 – Group huddled out back. Man in red jacket got pills from someone in a car, gathered some people and they huddled out back.

Feb 16 – Was awoken at 5:30 a.m. by someone banging loudly who seemed to have a tent set up behind shelter.

38 Brookmount Court
Fredericton, NB E3B 2N4

Feb 16, 2021

Dear Mr. O'Brien,

It is with a heavy but hopeful heart that I write this letter.

As you know, the Phoenix Learning Center opened in Sunshine Gardens earlier this year. I was happy to hear that something was being done to help our homeless population. A few months into this, however, I have some concerns.

Our neighborhood has a mix of young families as well as over 60 widows/single women living alone. Many bought homes here because it was presented as a safe neighborhood, where you could walk for groceries, to school, etc. In recent months I have witnessed some frightening events, one in which I had to call the police. A very disturbed man was having some type of violent meltdown. He had some type of rod he was swinging and I had no idea what he was going to do. I have also witnessed some type of liaison happening in Wilmot Park in broad daylight (I didn't look closely enough to see exactly what was going on because I was mortified). I no longer walk alone after dark, even around the block.

I know that people with mental health problems need shelter and help, however placing a Center like this where children walk to school, play in the park, etc is a recipe for disaster. Frederictonians are well aware of what can happen when people with severe mental health problems are left untreated. It can be a dangerous situation.

The Center has been on their best behaviour, trying to gain approval from the residents. I'm afraid if this is what is happening when they are at their best, what will happen once the green light has been given. I hope that another location is found- one in a less residential area. I have raised my 3 children in this neighborhood, and feel that children should feel safe in their neighborhoods, free of drug paraphernalia, public sex acts, and aggressive people with severe and complicated mental health issues.

I hope that some type of solution is found, one that is both safe and compassionate.

Thank you,

Dawn and Stephen Mockler
38 Brookmount Court Fredericton, NB
(506) 230 3296

February 17, 2021

RE: Phoenix Learning Centre- 184 Woodstock Road

I am writing as a resident of Sunshine Gardens to share my views on the out-of-the-cold drop-in centre that has operated at 184 Woodstock Road since early October. My spouse and I have lived at 173 Parkhurst Drive for 28 years. This is a perfect area for people who want to stay healthy and fit by using the parks and trails. It is a sought-after community, usually by families with small children. This is a very cohesive community where you know your neighbors, share in their lives, and stay for a long time. Many residents are seniors. Within our block and adjacent court, there are 15 children, most very young, living next to the Phoenix Centre.

We were surprised at the sudden arrival of the Phoenix Centre/out-of-the-cold shelter. Mr. Earle, their staff person, indicated in one of the early promotional videos that Phoenix centre operated for two weeks on King Street, had to leave, and within a week they found this location on Woodstock Road. That would suggest to me that the choice of location was sudden and may not have been well planned.

Only a fence separates our home from the Phoenix Centre. Since October, the Allinagency (funded by who/what organization) has relentlessly targeted positive messaging to Sunshine Garden residents and Ward 10 through social media and various news outlets. This has been extremely frustrating for me as I can see very clearly the negative impact of this operation on this area. We see and hear many things that others do not and it is not the positive image being portrayed in the promotional videos. I have valid concerns but did not speak up earlier for fear of being vilified and possibly targeted.

From what I have witnessed to date, the Centre is a hangout for Fredericton's homeless population to gather together. At different times throughout the day, many guests congregate outside the building in groups of 4-7, not social distancing and often passing around smoking paraphernalia and drinks while not wearing masks during a pandemic (red or orange phase).

The promotional materials indicate that the Federation of Canadian Municipalities and the Canadian Medical Association Foundation provided funding for the Centre. To not properly adhere to NB Provincial Covid-19 protocols when funded by such organizations seems irresponsible and dangerous for the guests, support staff, volunteers, and the neighborhood.

Promotional videos state that there will be two staff, no substance abuse on the premises, hourly perimeter checks, fenced in smoking area, etc. and I have witnessed that this is simply not true. For example, I did not witness perimeter checks until very recently; but, I have seen staff come outside for a smoke break beside the building while the guests huddle together at the back of the building between vents and a baby barn (which is in plain view of our homes). There is little to no supervision of the guest's activities during those times.

The fence between our property and the Phoenix Centre has been the outside urinal, as is the back of their building, in plain view of all neighbors adjacent. I work from a home office because of Covid-19 and I see the staff and guest's activities daily from my desk.

Where do the guests go once they leave the Phoenix Centre? They go into the neighborhood adjacent. I watched a guest of the Centre exiting my neighbor's children's playhouse while the mother was speaking to police in another yard. I now watch that playhouse closely as I am worried for the children who play so close to the Phoenix Centre.

I don't believe the centre's staff exercise any control over the guests once they are spilling into the neighboring community. I am especially worried about the erratic behaviors that I see regularly. I am witnessing many people who are shouting, ranting, pacing, and looking angry and upset. Sometimes they carry large sticks and swing them around, jump into dumpsters and pull things out. One day, the ranting and anger lasted all day long from one individual.

Basically, our yards have been taken over by the bad behaviors of Phoenix Centre's guests. Now, we look forward to people shouting f--- this, f----- that, while children play next door and skate on home rinks.

-1-

At times, tents & tarps have been set up behind the Centre and in the adjacent parks and surrounding green spaces. I see some of the Centre's guests were camping in Wilmot Park and now a few tents have moved to a location across the street from Menzies. Another of the guests lived, shirtless, in the park's gazebo for most of the summer. Recently, I took pictures of the many piles of garbage, needles, shopping carts, clothes, blankets and tents in my 20 minute noon walk. It was disgusting and I also feel it is a public safety issue.

I don't feel the location of the Phoenix centre has been given proper consideration from a neighborhood and resident's perspective. Is it wise to put persons suffering with mental issues and drug addictions, abuse, and trauma in a location that has a large number of children and seniors nearby?

Once the services for these individuals are anchored in this area of Fredericton, the clients will inevitably live close to those services. After the City Motel project supposedly houses the first 50, more people will arrive in this neighborhood who can't be housed and the parks and riverside trails will be their closest camping sites. Fredericton has developed green spaces with splash pads, tennis & basketball courts and already the park is full of garbage, littered with disposed needles and human waste. This is a dramatic difference from what I have seen in the past in the adjacent parks.

From the promotional materials distributed, the operators of the Phoenix Centre think that 50-100 people could use the Centre daily once the Covid-19 restrictions are lifted. The operators of the Centre aspire to building 20 housing units in addition to the 50- 100 visitor guests. This seems to be an extremely dense use of a small property.

I would add that the property is zoned for a church and it is unacceptable to me that the city has allowed the Phoenix Centre to operate in violation of the city's bylaws that were designed to protect all residents of Fredericton. Yes, sheltering individuals without a home during Covid – 19 was an urgent need; but, I would suggest that there must have been a legal alternative. Now, the city has directed funds to the Centre through United Way in support of this same operation. Surely there was and is a better way to address this issue.

As early as January 13, 2021, the Phoenix Centre proponents have been stating publically that they have secured the building; on January 26, 2021 the proponents stated they were in the process of buying the building; on February 3, 2021 the proponents indicate they now have ownership of the building and the "for sale" sign was removed. As of February 10th, no sale of 184 Woodstock Road had been registered with SNB Land Registry. The proponents talk about "when the rezoning is approved" not "if the rezoning is approved". I find this aspect of the promotional materials very misleading to the public.

I respectfully request that the city councilors and the mayor not support a rezoning of the property or allow the continued operation of a drop-in-centre for an often troubled/homeless population to be located at 184 Woodstock Road and within the Sunshine Gardens residential subdivision.

I thank you for taking the time to read about my concerns.

Helen Hutchison
173 Parkhurst Drive
hhutch@nbnet.nb.ca

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RE: Safety of the children in Sunshine Gardens

Mayor, Councillors and City planners,

I am going to cut to the chase. I understand the pressures you are facing to provide warm locations for the homeless of Fredericton during the winter months. I get it and applaud you on your efforts.

My issue is not with people who are homeless, it is with the prolific drug use and the behaviors that we are witness to each day, since the arrival of the Phoenix Learning Center. The decision you have made to allow the center to operate is a double edge sword. Where on one hand, you are helping the homeless survive the cold and the other you are neglecting my children and my neighbors' children's safety and innocence.

Not for trying we my neighbors and I have tried to voice my concerns to the center's director Scott Earle in regards to stopping the drug use outside the building. He told me personally that he is enacting a zero-tolerance drug policy on the premises. What you are about to read is my experience that took place two Sunday's ago after my conversation with Scott about stopping the drug use outside the building and his so called "zero tolerance drug policy". I will also note that he has said "he can't not manage the behaviors of the individual frequenting this location."

Sunday morning, Feb 7, 10:05 AM

Looking out my kitchen sink window, I notice a group of 3 people sharing a meth pipe, no farther than a few city bus lengths away. Having tired to voice my concerns to Scott about my children's innocence and safety, I can no longer sit and wait for action or lack of action to take place. I pick up my phone and call the city police, my voice shaking with stress and anxiety over having to describe what I am seeing. I can't believe it has come to this.

After hanging up with the police, they arrive on the scene minutes later. They approach the group doing drugs in the squad car but the ice and snow have alerted the drug users to the fact that someone is coming. By the time the police are able to see the group they have hidden their drugs and paraphernalia out of sight. The police usher the individuals along with out consequence, then drive away. Moments later, I see the squad car pull into our court through my front window. By the time I get out the door to speak with them, they are already in my neighbor's house, who had also called the police regarding the same issue. I walked up to my neighbors' front step and open the door. My neighbor's wife is crying hysterically, I can barely make out what she is saying, but it is was something along the line of "she can't believe there are police in her home on a Sunday morning dealing with drug use around her home".

I ask the officer if he would mind stepping outside with me, as to not upset her further. The officer and I chat about the on-going drug use issue we have been facing in the neighborhood. He then says "I wouldn't want to live in a place that had a facility like this" and goes on to warn "it will only get worse" as he has been witness to what has happened at FHS last year, and the continued daily problems in the downtown core. I apologise to him in advance for the fact that I am going to have to start calling on regular base to report what I see as no one is taking us seriously and ensuring the safety of our children. He nods in agreement and pulls away. I go back inside, greeted by son and daughter, asking me why the police car was outside. I tell them not to worry, that everything is "ok", he was a friend just saying hi.

11:53 AM

I am cleaning up from breakfast, look out the window again and notice a different group of 3 are now stating to huddled out back of 184 Woodstock rd. This time they pull out a plate and start snorting lines of white powder off it. I call the police again, describe what I am seeing. In the moment I didn't realize my son has overheard me describing the situation to the police dispatch. After I ended the call my 6-year-old son comes to me and asks "daddy what are lines"? ...my heart races and my blood boils, I can't believe he has just asked me this question...I don't know how to handle the question, I give him a hug and walk him over to his toys to distract him.

1:12 PM

Looking out my kitchen sink window again to see if there is anyone out there again, I see yet another group of 3 are now huddled in the same location, out back of 184 Woodstock rd. They are showing each other sandwich bags of drugs, holding them up in the air for all to see. One takes out a long glass meth pipe, raises the pipe to his lips and the other lights it with a lighter. I call the police, they come and disperse the group, and after the police leave this group returns and continues their drug use. I can no longer take it! I need to leave my home and get out of this unpleasant space in my mind. I pack up my family and head to Odell for the afternoon of sliding.

4:30 PM

We return home from sliding, I start supper, look out my kitchen sink window once again to see that there is now a completely different group of 5 individuals smoking meth at 184 Woodstock Rd. I am beside myself, enraged, feeling completely helpless. I choose not to call the police as I no longer want to stress my family. I have already called 3 times that day to no avail. The drug use continues into the evening...

Monday 7:30 AM

My son looks out the kitchen window and says "no ones out there today dad". I tell him not to worry about what is going on out there and let me know if you ever see anything that looks "weird". What he said he said next brought the issue to a new level of anxiety...

"Dad, me and the (neighbor's kid) have seen people playing "flutes" there before."

I couldn't believe what I had just heard. Up until this point I didn't know if he had seen any of the drug use, I was seeing. Screaming on the inside, I held my composure so not to alarm him...pulled up a picture of a metal flute on my phone, (the kind you play to the side of your mouth), he said "no that's not it". I pull up a picture of a plastic recorder and he said "kinda looks like that one." Then I asked him "did it sound like a flute"? He said "I don't know". So, I played the sound of a flute on my phone, he said "no, didn't sound like a flute". I then asked him if it made a sound at all? He said "I don't know!" At this point I stopped questioning him, and came to the alarming conclusion that my 6-year-old and his friend have witnesses' people around their home using drugs!

This experience was unbelievably stressful. As a parent, grandparent, aunt or uncle I hope you never have to experience such a moment in your lives. As I write to you today, I am still shaking with anxiety as it continues on a daily basis, and the thought of PLC and the associated behaviors being a permanent fixture in this residentially zoned community makes me want to throw up!

Please understand that a taller wall, security system, security guards, and police patrol give no mental comfort or increased safety to our children and community. Respectfully, please do not approve the re-zoning this location under any circumstances or criteria that allows continued illegal drug use at 184 Woodstock rd.

There are 8 children under the age of 10 that live in Manor Court, that is adjacent to 184 Woodstock RD. Including my 4- and 7-year-old.

Derick Weeks
17 Manor Court

In addition:

(Feb 16, 2021, 6:00pm) We took our children for a walk in the snow tonight for some fresh air, as we cross the cross-walk on the Woodstock Rd leading toward the Delta. My wife notices a small clear baggie with hearts all over it laying on top of the snow, right where you push the button to activate the signal. We inspect it, take pictures of it, it has the remains of a white powdery substance in it! Our kids asked us what it is and we say "garbage". I put it in my pocket and act as nothing "big" has happened and brush it off. In the morning I call the police to come and get the baggie and file a report. So unbelievably frustrating...



(506)458-8988 – Phone#

Feb. 23, 2021

Att: Mayor Mike O'Brian

Re: Phoenix Learning Center

I am writing this letter to express my grave concerns regarding the proposed expansion of the Phoenix Learning Center on Woodstock Road to allow overnight accommodations. I am the owner of a 100-year-old 3 generational small business -A.R. Menzies & Sons Ltd., as well as owner of 2 residential properties in close proximity to the Phoenix Learning Center.

While I certainly have empathy for the homeless sector of our community and support low-cost housing, I feel that this is not the location for this type of facility living. This is also an R2 zoned area which as I understand it, prohibits the building to no more than 2 definitive living spaces.

In the Phoenix Learning Center's short history, we personally have experienced extra foot traffic through our private property, shopping carts left in our parking lot and used syringes found in the area of our office front door.

I have always wondered why in one of the wings of the old Victorian Public Hospital has not been considered as a placement for over night accommodations given its close proximity to the community kitchen.

Thank you for allowing me to express my concerns in this matter. I look forward to your reply.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Allan Menzies".

Allan Menzies, C.P(c)

Beth Kelly
35 Brookmount Court
Fredericton, NB E3B 2N4

March 2, 2021

Fredericton City Hall

Mayor, Council, City Administrator & members of PAC
397 Queen Street
Fredericton, NB E3B 185

To all concerned,

I am writing today concerning the Phoenix Learning Centre at 184 Woodstock Road & request that you **do not** approve the rezoning application. While I have empathy for the homeless & believe they are human beings & need to be treated with respect they also need to return the respect. The activities that are currently taking place at this location are not those that I believe anyone wants to see. Drug use, disrespect of property, imposing on private properties is all taking place. These individuals need to be dealt with respectfully but **this is not the proper location** to do so.

The location of the centre presents a risk to those who use it as there is no crosswalk or sidewalk to direct the individuals safely. Unfortunately we have lost community members over the years who have been struck by vehicles while crossing Woodstock Road in this vicinity. Having pedestrian traffic trying to access the centre is not safe. Just this morning in frigid temperatures & extremely icy road conditions there were individuals heading to the centre, walking 3 abreast in the middle of the road with no concern for traffic.

We have resided in Sunshine Gardens for 30 years & have always enjoyed the fact that there is a sense of pride & respect of property. We have 2 beautiful parks that our children had the advantage of enjoying without fear of stumbling across used needles or being approached by individuals who they don't know or trust. Currently I do not feel comfortable walking through the park & would never allow children to head there on their own. I feel for the families with young children who have moved into the community & put tremendous effort into improving their properties only to be infringed on by homeless individuals travelling to & from the Learning Centre.

There must be a better location within the city for this type of operation. Please vote 'no' on this rezoning request.

Sincerely

/

Beth Kelly

February 28, 2021

Janet MacVicar
Shawna Todd
26 Manor Court,
Fredericton, New Brunswick, E3B 2M9

Dear Mayor O'Brien and City Councillors,

This letter is to bring to your attention the significant concerns we have regarding the issues in our neighbourhood resulting from the opening of the Phoenix Learning Center, on Woodstock Road. Specifically, the immoral, indecent and illegal activities that have been witnessed from kitchen windows and backyards, by both adults and children, any time of day, any day of the week.

There are nine children living on Manor Court, between the ages of 18 months to 15 years. In the time Phoenix Learning Centre has been open, our neighbours have had people trespassing on their properties. On several occasions it had been discovered that someone had been in the children's play fort. As a result, the children are no longer allowed to play in their fort, and parents are not comfortable allowing their children to play in their own backyards.

The police have been called on numerous occasions regarding our neighbours' witnessing the use of illegal drugs, people urinating and defecating, and most recently sexual activity in the shrubbery and area of the parking lot of the Phoenix Learning Centre. On one occasion, someone had approached our neighbour's 18-month-old daughter, while she was playing in her backyard.

Another neighbour, who is 90 years old, has had people from the Phoenix Learning Centre in his garage; painting windows and laying out cardboard to make themselves comfortable, as well as sitting on his front steps, and looking into his windows. He has been living in his house since he was 5 years old, and is no longer feeling safe in his home.

We realize that there is a desperate need for shelter and support for the many people who are homeless in our city. However, it is the immoral, indecent and illegal activities which have made a significant impact on the safety, security, and piece of mind for those living within the proximity of the Phoenix Learning Centre, as well as the surrounding neighbourhood. Therefore, we do not feel that this residential setting is an appropriate location for people with complex needs relating to mental health, and substance use disorders.

Respectfully,
Janet MacVicar and Shawna Todd

From: Eve Baird [mailto:eveb@me.com]
Sent: Thursday, March 04, 2021 9:13 AM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre

Good afternoon,

I am a social worker in Fredericton, and I am writing to you to express my support for the development of the Phoenix Learning Centre. I understand that in order for the next stages of development for the Phoenix Learning Centre, we need to undergo a zoning amendment. In the past, I have worked alongside persons who are experiencing houselessness and this intervention is so greatly needed. The current COVID-19 pandemic has revealed the challenges of homelessness, and it is an issue that we can no longer ignore as a community. The mental health crisis is also at the forefront, and I believe that this initiative could support folks who really need it.

Dr. Sara Davidson and her team have acknowledged some of the challenges that community members have expressed regarding the implementation of the PLC and the plan going forward:

- We have rented two port-a-potties to address the significant shortfall of basic hygiene facilities in this city
- There are only two bathrooms in the city dedicated for all of the people who have nowhere else to go to use one.
- We have upwards of 50 visits per day at Phoenix.
- We have ordered two shelter units along the western side of the building, in order to have a sheltered place for people to smoke and 'congregate', and to park belongings, in order to keep the overall location tidier. They should arrive early March and will be installed immediately.
- We have fundraised and installed 45 lockers inside PLC for people without shelter to store their belongings.
- We have increased the frequency of perimeter walks by PLC staff.
- We have installed security cameras to monitor the outside of the building.
- We have hired two full time security guards to prevent people from loitering in the parking lot near neighbouring property lines.

As a social worker and a Fredericton community member, this issue is extremely important to me. I fully support this zoning amendment.

Best wishes,

Eve Baird, RSW

To: Planning Advisory Committee - March 17, 2021
From: Kathy Edwards, resident Sunshine Gardens

March 4, 2021

To Whom It May Concern:

This letter is to convey my concerns and objection to the proposed Homeless Shelter-style project at 184 Woodstock Road.

I have been a resident in Sunshine Gardens for almost fifteen years. It is a wonderful neighbourhood, described to me as Fredericton's first subdivision. We are blessed with quiet streets, mature trees, and a real sense of community. Our residents range from families with young children right up to older folks who have lived here for decades, raised their families and are now in their sunset years, enjoying the camaraderie and, in some cases, delighting that their extended family is also living in the Gardens.

We are all aware of the challenges facing the homeless in our community. We do not have to travel far from our homes to see the impacts of mental illness and drug addiction in the City. Personally, I have stopped biking along the trail behind Government House because, as a single woman travelling to work on my bike, I did not feel safe.

Site selection for a facility such as being proposed should not be a simple process. This facility will not only impact folks living or operating a business within 100 metres of the property. The clients are not simply a bunch of individuals down on their luck. We have watched as progressively harder drugs have made their way into our City. Our fears are that our children will be exposed to drugs that are extremely dangerous. We are concerned that toddlers will pick up discarded needles and become exposed to blood-borne illness. We are concerned about our elementary and middle school aged children walking to school. Our elderly community members will cease to feel safe in their homes. We have become a neighbourhood that has to lock their doors 24/7, erect fences to keep out undesirables and lock everything down.

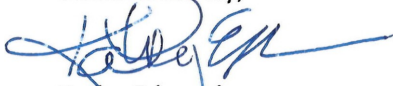
Prior to the global pandemic, one hopes that this sort of project would have included a full public meeting to permit all residents to be heard. This is not simply a change to zoning or a variance. This is a wholesale shift in the flavour of our neighbourhood. It feels terribly rushed, as if there has not been sober reflection on how the project will impact our residents; that somehow, we do not even have a choice even if we identify the vulnerable citizens in our existing community.

We are not a group of NIMBYs. We have our own array of social justice warriors, environmentalists, active transportation gurus, volunteers, etc. We want to help those less fortunate. We just do not feel this project belongs in a residential neighbourhood such as ours. The impacts currently being experienced are disturbing. The homicide in Wilmot Park was a wake-up call. One shudders to think what the next major crime in our neighbourhood will be, whether the next victim might be an innocent bystander. It is not a matter of "if"; it is without a doubt a matter of "when".

As the City proceeds with the development of the NBEX property, perhaps a facility can be properly planned and sited on that property with all the best bells and whistles to help it succeed. A retired church in a residential neighbourhood adjacent to the twin jewels of the southside Parks & Trails system and a grand hotel just does not seem like the best option. I recall that although the Anglican Diocese offered the Bishop's Court as an "Out of the Cold" shelter option, it was determined this was not acceptable for that neighbourhood; one wonders why it might be acceptable for ours.

Thank you for your consideration of this matter.

Yours sincerely,



Kathy Edwards
Inglewood Drive
kedwards@nb.sympatico.ca

From: Judy [mailto:judycoates@rogers.com]
Sent: Thursday, March 04, 2021 9:58 AM
To: PLANNING AND DEVELOPMENT
Subject: letter re Phoenix Centre;

Dear Members of Fredericton's Planning Committee

We live in Sunshine Gardens very near to the Phoenix Learning Centre. As we are avid walkers, we frequently walk through our neighbourhood and into the Downtown and have not personally experienced anything that concerns us in regard to the people who make use of the Phoenix Learning Centre. In fact, we think there is less activity in Wilmot Park, such as homeless people occupying the Gazebo, that had become all too usual in recent years. We think the proposal for the Sara Burns Community Outreach Centre and plans to make it a strategic service for marginalized citizens is a wonderful venture and we strongly support it. Over time the successes of the Centre will improve the well-being of many people and will lead to a reduction in the number of homeless people in our city.

We ask the members of the Planning Committee and members of City Council to support the plans to create the Sara Burns Community Outreach Centre.

I understand the it is possible to participate in the PAC meeting virtually. Can you provide us with instructions on how to join your meeting & confirm date & time?

Sincerely
John and Judy Coates
50 Harewood Cr.,
Fredericton, NB
E3B2P3

-----Original Message-----

From: Maggie Vaughan [mailto:M.Vaughan@Dal.Ca]
Sent: Monday, March 08, 2021 4:08 PM
To: PLANNING AND DEVELOPMENT
Subject: Development proposal 184 Woodstock Rd

My name is Maggie Vaughan. I live in Sunshine Gardens. I am writing to voice my support for the zone amendment at 184 Woodstock Rd.

Sincerely,
Maggie Vaughan

From: Katie Myers [mailto:Katie.Myers@unb.ca]
Sent: Thursday, March 04, 2021 6:53 PM
To: PLANNING AND DEVELOPMENT
Subject: Support for Phoenix Learning Centre rezoning

Good day,

I am writing to you today to share my support for the Phoenix Learning Centre re-zoning plan and the birth of the Sara Burns Community Outreach Centre.

It is a fact that there is a current housing and homeless crisis in Fredericton. This only has been exacerbated by the covid-19 pandemic. Fredericton is now at a turning point. Having the Phoenix learning center be rezoned so it can include further support with beds for the homeless with mental health issues and initiatives is not a plan that Fredericton can even consider turning down - support for Fredericton homeless population reflects on all of us and it is our duty to help them as a city. Further, this community outreach centre would be a tremendous way to show support for fallen Officer Cst. Sara Burns in her memory.

Best,
Katie

Shirley Cleave scleave@nb.sympatico.ca
850 Glengarry Pl, Fredericton, E3B 5Z9

March 4, 2021

Planning Advisory Committee planning@fredericton.ca

RE: Rezoning Application for Phoenix Learning Centre

I am writing in support of the rezoning application filed by Phoenix Learning Centre (PLC) for property located on Woodstock Road.

It is clearly evident that we need to provide more support for the marginalized in our community; the current pandemic has both exacerbated their needs and made them more visible. In the few months since it has been open, the PLC has been able to meet some of these needs as indicated by the services people have accessed.

- 4066 visits to PLC (2919 Male, 1147 Female), a warm safe space
- 1048 showers
- 5505 meals served in partnership with the Community Kitchens
- 17 guests helped into housing
- 4 guests hired in different capacities at Phoenix
- 7 nursing students have done rotation work (24 hours) through Phoenix
- 20 guests helped to keep appointments for health care and legal appointments

It is well known that there is a significant lack of all forms of affordable housing in our city and fortunately a number of initiatives are being considered or are underway to address this need. There is also a particular lack of sufficient supportive housing for those who are unable for a wide variety of reasons to live independently. The proposal by the Phoenix Learning Centre to expand their current building to provide 9 units of supportive housing would help to address this need for the most vulnerable in our community. The PLC's success to date in the initiatives they have undertaken is an indication of their commitment and ability to carry out this new initiative.

As with any request for rezoning, some resistance is to be expected. However, the PLC has shown their interest in being a good neighbour and their willingness to address concerns. For example, they have provided information and invited people to visit, installed security cameras and hired security staff, rented port-a-potties, and arranged for indoor and outdoor storage space for guests. Since social inclusion is part of the vision for the PLC, I am confident that they will continue to work with others in the neighbourhood and the city as a whole.

The current programming and the activities planned for the future put the Phoenix Learning Centre in an excellent position to provide the wrap around services that are needed for the supportive housing units they are proposing. Their location on Woodstock Road facilitates access to other services such as the Community Kitchens and the Downtown Community Health Centre. The support the PLC has received to date from the federal and provincial governments, local organizations and benefactors is a strong endorsement of the organization.

I encourage the Planning Advisory Committee to support this request and recommend the rezoning required for this project to move forward.

cc. Henri Mallet henri.mallet@fredericton.ca
Sara Davidson sara.davidson@medportal.ca

From: Carolyn Wagner [mailto:c.wagner@unb.ca]
Sent: Thursday, March 04, 2021 3:31 PM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre

Dear PAC,

Thank you for your hard work to make decisions that improve the quality of life of Frederictonians. I appreciate the time you've taken to consider the application to update the zoning of 184 Woodstock Road so the Sarah Burns Community Outreach Centre can be built.

I'm writing to voice my strong and unequivocal support for this project to proceed. A warm, safe, stable place to gather is essential for our community's most vulnerable citizens. This transitional space toward permanent independent housing is a vital service we desperately need. I've been impressed by the clear and open communication from River Stone Recovery Centre as the planning for the Centre has proceeded. They have worked hard to engage with citizens and to mitigate any potentially-inconvenient effects of the Centre's presence in the neighbourhood. How encouraging it is to hear that 17 of the Centre's guests have already been helped into housing!

I live in Ward 10 and I regularly interact with folks pushing their carts of belongings. They have complex needs that require supported housing as the first step off the street. It's heartbreaking to have to stop and poke someone passed out on the sidewalk to ask if they're okay. They deserve better, simply because they're human beings.

In an encouraging little video on a similar supported-housing project in Madison, Wisconsin, nearby residents reported feeling safer and more connected to their neighbours than before the project was built. Interestingly, they also reported that property values in the neighbourhood had risen in response to the presence of the new housing for vulnerable citizens. You can see the video here: [Stories from a Tiny Home Village: Madison](#)

Over the past several months Fredericton has welcomed many fellow Canadians flocking here for a fresh start during the pandemic. Let's not forget our responsibility to offer a fresh start to those who have been among us all along.

Thanks for reading! All the best as you make your decision. Thanks again for your service.

Carolyn Wagner
271 Queen Street

From: Peters, Dr. Thomas (HorizonNB) [mailto:Dr.Thomas.Peters@horizonnb.ca]
Sent: Friday, March 05, 2021 8:12 AM
To: planning@freericton.ca
Cc: sara.davidson@medportal.ca
Subject: Phoenix Centre rezoning

I am writing in support of the rezoning amendment for the Phoenix Learning centre.

It is said a society is judged by how they treat their most vulnerable. In spite of how much we would like to pretend that homelessness is not a problem in our city, we only have to walk the streets to know that this is not true. However much we try to rationalize that people are in desperate situations due to their own bad choices which they should be able to correct on their own, we know that this is not so.

We know that correcting homelessness goes a long way to achieving a sense of security and sense of self worth for anyone. We know that correcting homelessness can help send people on the road to re-enter society and go on to lead productive lives.

I know there are those that would oppose this plan and that I understand. However, this is a plan that seems to be well thought out and safe. It will be a big help in the lives of many. I support this plan wholeheartedly and would encourage others to do the same.

Dr. T.H. Peters MD

-----Original Message-----

From: Betty Brown-Martin [mailto:blbrown@nbnet.nb.ca]
Sent: Thursday, March 04, 2021 1:08 PM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre

To whom it may concern,

I am writing to give my support to this organization and it's future goals and dreams. I would hope that the city would back them as well. What a great way to honour the life of Sara Burns by providing this service to our homeless, less fortunate citizens.

Please push this effort forward with your support.

Betty Brown Martin

53 Avondale Ct
Fredericton, NB E3B 1Y3

March 5th, 2021

Dear Planning Board Members

I am writing a letter of support to the proposed zoning amendment needed to develop the Sara Burns Community Outreach Centre at 184 Woodstock Road. There is such an obvious and urgent need to support the homeless in our community right now. I realize that this building may be of concern to homeowners and trust that the River Stone Recovery Group and Phoenix Learning Centre will continue to develop ways to mitigate problems. Ultimately, more services are needed in Fredericton to help our most vulnerable citizens and hopefully this initiative will go forward and be one of many facilities that will be available in the city.

Sincerely,
Heather Marmura

From: Dirk Groenenberg [mailto:dirkgroenenberg@zoho.com]
Sent: Friday, March 05, 2021 7:20 PM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix learning centre

Hello, I visited the Phoenix learning centre some time back and was very impressed with the work they do and the volunteers helping out, places like that are very important to help homeless- and people with mental issues in Fredericton, their plans to expand their support are great too.

Please, issue the permits needed to continue and expand the work.

Thank you, regards,
Dirk Groenenberg.

From: Celine G. [mailto:celine.gorham@gmail.com]

Sent: Friday, March 05, 2021 11:31 AM

To: PLANNING AND DEVELOPMENT

Subject: Support for Phoenix Learning Centre and Sara Burns Community Outreach Centre

Good morning,

i'd like to voice my enthusiastic support for the Phoenix Learning Centre re-zoning and the foundation of the Sara Burns Community Outreach Centre. These are vital initiatives in a time where our city has both a severe shortage of affordable housing and the pressures of COVID-19. By investing in these initiatives we can assist our most vulnerable, who absolutely need these services in an accessible downtown location, in finding safety and skills to transition out of homelessness.

I am a resident of Sunshine Gardens and I am thrilled to have the Phoenix Learning Centre and the Sara Burns Community Outreach Centre as my neighbours. I've lived downtown for most of my adult life and I've seen firsthand the benefits of having low-income and supportive initiatives centered in the downtown area, and I think it's high time we welcome these services in Sunshine Gardens.

The safety and support of our most vulnerable neighbours needs to be prioritized in this re-zoning consideration, not the vocal few who oppose this project but never do a thing to help those in need.

Thank you for your consideration,

Celine Gorham

60 Elmwood Court

From: davmoore@nb.sympatico.ca [mailto:davmoore@nb.sympatico.ca]

Sent: Friday, March 05, 2021 12:41 PM

To: PLANNING AND DEVELOPMENT

Subject: Phoenix Learning Centre

I wish to express my support for the following...

River Stone Recovery Centre has submitted an application to the City of Fredericton to update the zoning of 184 Woodstock Road in order to allow the Phoenix Learning Centre to continue providing a safe space for some of our community's most vulnerable, and to build a second floor to create nine staffed and supported living units for people who need it. This expansion will be renamed the Sara Burns Community Outreach Centre, as a memorial that strives to support among the most vulnerable the way she did as a police officer, and in recognition of Steven Burns significant support of the centre. Phoenix Learning Centre will continue within the Outreach Centre, initially as a drop in location, but over time as more people are housed and basic needs are met, it will become a place for socially marginalized people to engage in workshops, capacity-building opportunities, volunteerism opportunities, and educational upgrading to further support stability.

Valerie Moore

From: Claybourn, Crystal (FTB/FCT) [mailto:Crystal.Claybourn@gnb.ca]
Sent: Monday, March 08, 2021 12:31 PM
To: PLANNING AND DEVELOPMENT
Subject: opposed to Zone Amendment PID (01438225)

I am very opposed to Zone Amendment, I just bought my house two doors down from Phoenix Learning centre) there is no mail service at my place 198 Woodstock Road I have to use the Community mailbox, I am afraid to check my mail, because they hang out on the other side of street where the mailboxes are with carts. They said rude things to me, there is also bras and underwear on sidewalk. My son was coming home from work and they got right in his face, also when I am in my backyard I can see and hear them cursing and smoking pipes. I do not feel safe in my house now, thanks!

Crystal Claybourn

From: Angus Fletcher [mailto:ethdem@gmail.com]
Sent: Saturday, March 06, 2021 12:14 PM
To: PLANNING AND DEVELOPMENT
Subject: Support of the Phoenix Learning Center

To The PAC,

I'm a resident of Sunshine Gardens and a former volunteer at the Out of the Cold shelter. Consequently I've served homeless folks firsthand and have seen the tension that results from the presence of shelters. Given these experiences, I'd like to voice my full-throated support for the zoning application at 184 Woodstock road in order to allow the Phoenix Learning Center to continue to operate and to build more living units. This project is a crucial response to a crisis in housing access and will ultimately contribute to providing long term capacity to house more Frederictonians.

I live in this neighborhood and know that there will be friction. I believe that Phoenix Learning Center is working with our community in good faith and will continue to do so.

We should expect the next few years to be difficult for Frederictonians, some of whom will have had their access to housing made much more difficult from loss of income and increasing rent prices. Additionally, access to shelter space and adequate affordable housing was a major concern **even before** COVID-19. The crisis was already there, we should expect it to worsen.

The **only way** to address this problem in the short term is to provide more shelter space, to provide more housing for the unhoused, and to attack the causes of homelessness, when we can, at their roots. I believe that the PLC is currently doing this work and will continue to do so, and I'd ask that the city not impede it.

Thank you,

- Angus Fletcher

From: Hazel Wright [mailto:hazelizwright@gmail.com]
Sent: Friday, March 05, 2021 3:07 PM
To: PLANNING AND DEVELOPMENT
Subject: Fwd: Homeless shelter proposal for Woodstock Road

Dear Mayor, Councillors and Planning Committee,

I am writing to suggest council and the planning committee deny application for the homeless shelter on the Woodstock Road. I do not live in the area but my children and grandchildren do and I am in the area often.

I used to reside on Woodstock Road and Sunshine Gardens is where my children and now grandchildren are living and growing up. This area is highly residential with numerous young families living in the area.

Our greatest asset, our children, are being put at high risk with this proposal. It is not only harming our neighborhood but is filtering into Wilmot Park where, hopefully our children can enjoy this summer.

The fact that they have been exposed to needles, public urination, acts of indecent exposure and sex are totally unacceptable.

This is a highly sought after neighborhood with a rich history of families passing on their legacy to their children and grandchildren. A rich history which should not be ignored. Our children should be able to go into their back yards and throughout the neighborhood without worry. Something that isn't happening now. We also have our children walking this neighbourhood to get to and from school as no school bus service is provided.

The Woodstock Road itself is a safety factor as there is no sidewalk on that side of the street and at present it is an accident waiting to happen. You can't go by there without someone stepping out into traffic with a shopping cart or on a bicycle. They have no thought of the traffic on this road.

Sunshine Gardens/Woodstock Road is not an area for a homeless shelter. This is not a case of Not In My Backyard. This is a case of better options being available. I do not understand why the two levels of government cannot work together to change part of the Victoria Public Hospital into a shelter. Any government offices already in there can be moved to other government owned or rented spaces. The soup kitchen is right there. This location can be supervised so easily. The space on Woodstock road being proposed is too far from the downtown area. Using the old hospital could also offer space for mental health services, drug services, social services and any other service these individuals need. It could indeed become a Wellness Center for them.

Please return our neighbourhood back to our children and young families. Please return our park back to an area all city residents can enjoy. This is a situation which can and should be rectified immediately.

Please ensure that this letter is forwarded to the planning and advisory committee.

Sincerely
Beth Wright

From: Mary Heffernan [mailto:mary.heffernan6@gmail.com]
Sent: Saturday, March 06, 2021 7:46 AM
To: PLANNING AND DEVELOPMENT
Subject: PAC meeting, March 17: 184 Woodstock Road River Stone Recovery Centre c/o Dr. Sara Davidson

Zone amendment to permit a drop in community centre (The Phoenix Learning Centre) and 9 assisted living dwelling units.

This letter is to advise the City and its planning committee of my opposition to this proposed zoning amendment and to the use of this building as a drop in community centre.

I am very concerned with the short term affects of this proposal on the community, and more concerned with the future. I think it is very short sighted to think this rezoning and expansion for a rooming house floor will not have lasting impacts on the entire neighbourhood. The problem of a tent city has not gone away and this proposal is a bandaid on a greater issue. The problem has been growing steadily over the past few years with no real intervention. The city needs a plan and the cities of this province need to act together with the province. I am aware of what happens to small neighbourhoods and parks when cities don't address the problem of homelessness and addiction. Unwelcome behaviour, criminal activity and drugs are serious issues and are already putting the elderly and our children in harms way in this neighbourhood with the introduction of this centre.

In addition, there is no walkway to access this building and no sidewalk on this side of Woodstock Road which creates serious issues for those accessing the centre and those driving on this busy street. Indeed, I am not sure how the city can legally allow the use of the centre to walk ins at this time given there is no readily available access.

Without financial commitment from the province or the city to ensure the safety and security of our neighbours, without a real plan to ensure children are not exposed to dangerous behaviours and habits, and that neighbouring elders are not harassed, I am strongly opposed to the rezoning of this building.

Mary Heffernan
65 Harewood Crescent

From: Mary Heffernan [mailto:mary.heffernan6@gmail.com]
Sent: Wednesday, March 10, 2021 12:05 PM
To: *COUNCILLORS AND MAYOR; david.coon@gnb.ca; executivecounciloffice@gnb.ca; PLANNING AND DEVELOPMENT
Subject: Opposition to Phœnix Learning Centre Rezoning at 184 Woo Road

Subject: facilities in support of homeless, mental and physical health

This text was posted to a recent Facebook Ward 10 and Sunshine Gardens Neighborhood in response to a group called the Phoenix Learning Centre who wishes to expand the services they are currently providing to vulnerable homeless citizens of our community at 184 Woodstock Road, Fredericton.

I keep hearing how much the Province, the City and our elected representatives want to make a difference. Well, here it is:

I fully support a centre that has the right environment to help our most vulnerable. Many in this pandemic are one paycheque away from losing everything. I am looking at the numbers the centre provided and wow ... why aren't we as a city and province finding ways to help these people? What controls are in place for them to walk safely across the Woodstock Road (provincial highway?) to ensure they are not hit by cars, buses and as was the case recently, almost hit by a snow plow.

There are lots of shower and bathrooms available in our city; portable potties on the Woodstock Road wasn't really what I thought this neighbourhood would see some day. Now they are used for sex and shooting up. Why is the city and province not speaking up and opening the doors to the Victoria Health Centre. Is the grand plan to bulldoze these buildings to make room for wealthier condo owners?

Please share the plan Government of New Brunswick and Mike O'Brien.

We talk amongst ourselves as a neighbourhood knowing the extent of the problem and issues so if we know it, why isn't it a priority for our governments?

Why can't provincial buildings and for that matter municipal buildings be opened to create much needed space to meet hygiene needs. To increase the number of beds needed. Are there showers in the downtown Municipal buildings, John MacDermid. The arenas opened their doors when a tropical storm hit our area. If we had had a plan one of these multiplex buildings with everything we needed could have been built on the ex grounds, complete with a pool, beds, supports for our vulnerable ... but homelessness wasn't a big enough problem when they were built, right? Kind of like now we think a small building like the church (yes, this was its original zoning) is going to take things off the street. The problem to the naked eye appears to be growing exponentially. I just have to look at the number of carts filled with treasured belongings left in our parks and streets to know the issue is way beyond the scope of this building. The city and province have to quit saying it's not our problem. If it's not your problem, whose problem is it?

The city has stats on growth of homelessness, of meth in our area, of the number of times police have been called to the centre. Let's see it. If it's not a problem, great. Let the building be converted and rezoned. But if we have a problem, let's have some empathy for a neighbourhood filled with young children of all ages who found a quiet and safe place to live and thrive. Lets care for the very elderly who are living alone in our area who have their new neighbours from the centre urinating on their sheds and homes, leaving drug paraphernalia in their yards, yelling to them, engaged in lewd behaviour on their porches, children's playhouses and structures and doorsteps. These women and men have lived their lives in this neighbourhood and aren't looking for any support; just an ability to have neighbours act and speak to them with respect. Not intimidation.

Let's not shove something down people's throat without careful study.

I am also a concerned neighbour. The police officers who patrol our hood now with growing numbers have told us we have a meth problem in our area. Personally, we have a small dog who loves to sniff at everything and he has already been taken to an emergency vet due to drug leftovers in the area - naked to most eyes. We pick up our dog's poop but now human excrement is found in the park and beside trees in the hood. So what about the toddlers walking about, the kids playing in our streets finding needles and other drug paraphernalia. What about the parks and splash pads used for spring, summer and fall as bedrooms and bathrooms. Will nine rooms at this new centre for those people with serious mental health issues who cannot live on their own and are not suited for the City Motel facility be cared for by specialists round the clock or will they wander aimlessly in the day. Will the city ensure residents and their properties are safe? Will you take a stand on zero tent cities along the Saint John river banks, in our parks and other infrastructure and assure residents of the entire downtown core that you've got a handle on the problem?

As someone who has seen green spaces in our community grow overnight with our homeless, many who suffer from mental and physical health issue, I wonder where the province and the cities fit in. Where are they in their voices of concern or approval. Why are we taking on the role of creating yet another centre, funded by a not for profit? It's a huge problem that is moving to urban areas with limited resources. Why aren't these priority areas for our taxes. This must be our number one priority.

I'm just saying we have a problem and we need to study the affect it will have on our most vulnerable in our neighbourhood- yes, our children and elderly are vulnerable.

We have men and women shelters, food banks and kitchens, homelessness and addiction. We have a broken health care system that we can't seem to stop talking about and set right. I get that we need temporary measures to help this vulnerable population and my heart certainly goes out to them. I want to see all God's children cared for and supported.

So my request is this: PNB, cities of Fredericton, Saint John and Moncton - find a solution to this growing problem now. It's a similar problem in many communities within our own country. Look at best models and deal with it now.

Stop blaming everything and everyone. The buck stops with YOU.

For the Phoenix centre at 184 Woodstock Road: you have been heard. Can we help you find your dream home as I can't support your request for this location at this time.

--

Mary Heffernan
65 Harewood

-3-

From: Anne King [mailto:anneking68@hotmail.ca]
Sent: Saturday, March 06, 2021 7:02 PM
To: PLANNING AND DEVELOPMENT
Cc: MacDermid, John
Subject: The rezoning of 184 Woodstock Road

Dear Sir or Madam:

It has come to my attention that the City is planning to rezone 184 Woodstock Road to a full-time homeless shelter. I am a homeowner a few houses down from this site, along the Woodstock Road, and I vehemently oppose this plan.

Since this drop-in shelter has been here since October 2020, there has been a huge increase in disturbances in the neighbourhood. I have been approached in an aggressive fashion by mentally unwell individuals while out shovelling snow. I have witnessed, on several occasions, individuals walking along the sidewalks at all hours, yelling and shouting profanities. I have also recently observed two individuals light up and use what I can only assume is some kind of crack pipe right across the street from where I live, near the Delta hotel overflow parking lot. The essence of our neighbourhood, Sunshine Gardens, is changing for the worse.

This area is a residential neighbourhood, full of elderly individuals and young families with children. This area is not an appropriate place for a shelter housing mentally unwell and addicted individuals. There are surely more suitable solutions to this problem than rezoning a family neighbourhood for this type of facility.

Homeless shelters are an important feature in a civilized society, and we have a duty of care to look after those who need their services. But there is no wisdom in placing these shelters in non-suitable areas where they will only create new problems for residents, through the introduction of criminal, dangerous, and questionable activities. Residents of Sunshine Gardens, including those on the outer periphery of Sunshine Gardens along the Woodstock Road, have the right to safety and security in our own neighbourhood.

Respectfully,

J.A. King

-----Original Message-----

From: Abbey Lane [mailto:abbeylane158@gmail.com]
Sent: Sunday, March 07, 2021 11:52 AM
To: PLANNING AND DEVELOPMENT
Cc: MacDermid, John; Rogers, Kate
Subject: Support for Phoenix Learning Centre

Hello,

As a past resident of Ward 10, and a current resident of Ward 11, I would like to express my utmost support for the Phoenix Learning Center. I currently work with the Fredericton Homeless Shelters and I've been very glad to be able to refer and recommend folks to the Phoenix Learning Center when our shelters are at capacity. I'm impressed with all the support that homeless folks and new housing initiative have gotten in Fredericton, but am very disappointed to see how many people in my old neighbourhood, Sunshine Gardens, have not been supportive.

I hope that Fredericton and its city councillors will prioritize the lives of the most vulnerable over those of the privileged and entitled.

I 100% support Phoenix Learning Centre and whatever they have to do to support, care for, and house homeless individuals.

Best,

Abbey LeJeune
They/Them
Abbeylane158@gmail.com

-----Original Message-----

From: Larry Phillips [mailto:pegasus@nbnet.nb.ca]
Sent: Sunday, March 07, 2021 1:48 PM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix

I do not agree with the installation of the Phoenix Center located in a neighbour hood that has been designated for decades as the nearly dead and newly wed. The home to the most vulnerable of the cities population, children and seniors. By moving a large group of the drug addicted and mentally challenged into the area the city begging for a nasty incidents and retaliations.

Since you have allowed this, Wilmont park has seen a marked increase in garbage, and illegal drug abuse paraphernalia I often feel threatened walking in the area where meeting a group of unmasked men is common. Unless you plan to add considerable to local policing. This will cease to be a area safe for seniors and children.

Larry Phillips
Parkhurst Dr

From: spope@bellaliant.net [mailto:spope@bellaliant.net]
Sent: Sunday, March 07, 2021 2:44 PM
To: PLANNING AND DEVELOPMENT
Subject: Re: The Phoenix Learning Centre

To Whom It May Concern:

I am writing this letter in support of the Phoenix Learning Centre re-zoning application. It was a neighbourhood protest that closed the shelter on Church Street last year. Please don't let the objections of a few neighbours in Sunshine Gardens scuttle this attempt to provide safe, friendly shelter to the homeless population in our city in the midst of a global pandemic. It is imperative that the shelter be located in the downtown area, close to the Community Kitchen and several Tim Horton's franchises as well as the added amenities of benches in and around the river and O'Dell Park. As the spokesperson for PLC stated, they are just in the beginning stages of their development and plan to build a fence and install a portable toilet to address the expressed concerns of neighbours. You can't solve the problem by simply pushing it away. The vision of the future Sara Burns Community Outreach Centre is so vitally important a project to address the physical, psychological and emotional needs of this needy population that you must not let it be undermined by the NIMBY attitude of a few dissatisfied people. I trust cooler heads will prevail and thank you for your support of this project going forward.

Sincerely,

Sharyn Pope
spope@bellaliant.net

7 March 2021

John MacDermid
Councillor, Ward 10
Fredericton NB

from : Dorothy Turner
364 Charlotte Street
Fredericton, NB

Mr MacDermid,

I am writing to express my unconditional support for the Phoenix Learning Centre's proposed zoning change required to serve the most vulnerable population in our city.

Please support the necessary changes, in my name.

With thanks.
Dorothy Turner

From: Julia Hansen [mailto:julia_hansen@hotmail.com]
Sent: Sunday, March 07, 2021 6:42 PM
To: *COUNCILLORS AND MAYOR; PLANNING AND DEVELOPMENT
Subject: I support the Phoenix Learning Centre/Sara Burns Centre Expansion

To the PAC, Councillors, and Mayor of Fredericton,

I am writing you today to express my strong support for the proposed expansion of the Phoenix Learning Centre (PLC), at 184 Woodstock Road, to become the Sara Burns Community Outreach Centre. I support this project for numerous reasons.

First, supported housing works! Fredericton is facing a crisis of homelessness, stemming from many factors, including a lack of affordable housing, the COVID-19 pandemic, lack of treatment for mental illness and substance use disorders, and widening income inequality. I am a registered nurse that works closely with vulnerable members of our community, and I have seen first-hand how homelessness harms people and interferes with their ability to realize their full potential. I have also seen how projects such as the PLC provided essential supports and help address the many problems these folks are facing.

There is a significant body of evidence demonstrating that supportive housing works, and is integral to helping folks move along the housing continuum. For example, clients may move out of the emergency shelter system but need extra help to maintain their housing, such as reminders to pay rent on time, learning lifeskills, connecting with health services, including mental health and substance use recovery programs, or help to manage their diet, transportation, and medications.

Research from the Mental Health Commission of Canada and the Centre for Addictions and Mental Health highlights the need for supportive housing, demonstrating that those with supportive housing tend to visit institutions and emergency services less. The Portland Hotel Society in Vancouver is one example of a successful supportive housing project, in the Canadian context.

Second, this project coincides with both the municipal and provincial governments' plans to address the interconnected problems of housing, homelessness, mental health and addictions. For example, the plan recently released by the provincial government included the "creation of various forms of supportive housing for addiction and mental health clients" as one of 12 key priorities.

At the municipal level, the Fredericton Mayor's Task Force on Homelessness supports a Housing First strategy and identifies supportive housing as a key component of the continuum of housing needs. The Task Force has already acknowledged that Housing First not only works, but also is a more affordable solution to homelessness than "the status quo".

The proposed Sara Burns Outreach Centre expansion project fits within several of the recommendations outlined in the Mayor's Task Force paper on homelessness.

- The site is located well within the zone deemed "preferred area for site locations" for housing first projects by the Mayor's Task Force (See page 5 of the report¹⁽¹⁾)
- The project would lead to improved housing retention rates and reductions in homelessness-related cost drivers through social inclusion and integration of Housing First clients (the entire purpose of supportive housing is to facilitate social skills development and integration – services that are not offered at shelters or conventional rental housing stock)

- The project is already raising awareness about the broad community benefits of affordable housing. The city could lend support through a ‘Yes in My Backyard’ education campaign, as recommended in the Mayor’s Task Force paper
- The city could raise awareness of the social and economic benefits of mixed communities, as recommended by the Task Force
- The city could, as suggested by the Task Force, amend the definition of “assisted living” to include “permanent supportive/supported housing” to avoid the necessity of rezoning and allow churches to more easily build Housing First developments on their own land (the site at 184 Woodstock Rd was a church)

The existing project and proposed expansion meets the needs of community and fits within the City’s plans for affordable housing and homelessness. The PLC is already providing a safe space for our community’s most vulnerable folks. It offers a warm drop-in centre, with bathrooms, showers, food, and a place to connect with outreach workers and build relationships and skills. This is helping folks to stay healthy and off the streets, especially in the context of COVID-19 pandemic and a shrinking of these already limited services. The PLC is also offering education to clients (as a result, four people have already obtained employment), but also for nursing students from UNB, who are completing their clinical rotation there. In only five months the PLC has had >4,000 visits, offered >5000 meals and assisted 17 guests obtain housing.

The expansion will be renamed the Sara Burns Community Outreach Centre, as a memorial that strives to support the most vulnerable, the way she did as a police officer, and in recognition of Steven Burns significant support. The expansion would create a second floor to create nine staffed and supported living units for people who need it. PLC will continue within the Outreach Centre, initially as a drop-in location, but over time as more people are housed and basic needs are met, as a place for socially marginalized people to engage in workshops, capacity-building opportunities, volunteer opportunities, and educational upgrading to further support stability.

Finally, the staff and team behind PLC have already shown their willingness to work with the community to address diverse needs and concerns. They have rented portable bathrooms; fundraised for lockers to store clients’ belongings; installed security cameras to monitor the building and surrounding areas; hired two full time security guards, and are in the process of constructing two shelter units to provide a place for clients to congregate outside while sheltering from neighbours' view. All of these modifications have been in response to the needs identified by the community, and demonstrate willingness to work with all members of the neighbourhood to ensure everyone is supported in meeting their basic human rights and needs.

In summary, the Phoenix Learning Centre/Sara Burns Community Outreach Centre would be a strong addition to Fredericton’s community and would address diverse needs. The project fits well within the recommendations of the Mayor’s Task Force on Homelessness. As a resident of downtown Fredericton and a registered nurse working in community health, I strongly support this project, because I believe it will benefit not only the most vulnerable, but also the rest of our community.

Regards,

Julia Hansen
 She/her pronouns
 Fredericton, NB
 Unceded Wolastoqiyik Territory

From: theresa thibodeau [mailto:tthibodeau999@hotmail.com]

Sent: Sunday, March 07, 2021 9:15 PM

Subject: Phoenix Learning Centre

To Whom It May Concern

This letter is in support of the Phoenix Learning Centre and the Sarah Burns Learning Outreach Centre. The homelessness in this city is on a very high level. Working people have problems finding affordable housing so there is no way those less fortunate can afford it. They need a place to go and grow during these trying times.

Please consider the importance of this centre. Sarah Burns was a very well-liked police officer in this city and I think it would bring her family a great deal of comfort for this project to continue to move ahead.

Regards

Theresa Thibodeau

-----Original Message-----

From: Lynne jenkins [mailto:lilysandsparrows4@gmail.com]

Sent: Sunday, March 07, 2021 10:46 PM

Subject: Letter of support.

To whom this may concern.

Dr. Sara Davidson, clearly has passion for compassion to our community that are suffering mental health issues, compounded by homelessness. It seems that Sara, has a vision of long term relief for these desperate people. I not only support her efforts, I seriously encourage you to help finance a wisdom filled vision, that must remain focused on a very long term commitment for these wonderful people in need.

Let's honour our memory of Ms. Barns with a long term focus and unswerving devotion. It is after all, what all compassionate people hope towards relieving some of the most immense need of the most neediest people in our community.

Yours sincerely Lynne Read.

-----Original Message-----

From: jodi gay [mailto:jodigay_rmt@yahoo.ca]

Sent: Tuesday, March 02, 2021 7:51 AM

Subject: Phoenix Learning Centre

Hello, I am writing in support of the learning centre. I am a Fredericton native and live in the area of the centre. Homelessness has been on the rise in the city while support for them has been slow to come. However, I feel the centre is a step in the right direction. It will going a long way to taking care of our fellow human beings. Dr. Davidson is providing an essential service and with the support of Steve Burns the centre will be a much needed space for people to get help. Please consider allowing the centre to expand. It has my full support.

Regards, Jodi Gay

From: Jana Olmstead [mailto:jolmstea@unb.ca]
Sent: Monday, March 08, 2021 12:12 AM
Subject: Development Proposal, 184 Woodstock Rd. Phoenix Learning Centre

This is to express my deep concerns with respect to the proposed zone amendment in order to permit a drop-in community centre (now identified as "Phoenix Learning Centre") and 9 (nine) assisted-living dwelling units, in my immediate neighbourhood.

I have lived at the same location in Sunshine Gardens since the summer of 1978 and consider myself one of the "old-timers", fortunate enough to share the Gardens with residents of a similar life-style persuasion. Although the idea of providing a shelter to the less fortunate among us is commendable, badly needed and necessary in a civilized society, the hard reality of having such an establishment literally just around the corner from one's home is quite another thing. Let me illustrate my point:

1. Last fall (2020) one nice morning I found a piece of clothing (black hoodie) and a single sneaker on my property next to the garage. These were definitely not mine.
2. On my frequent walks and bicycle rides around Wilmot park, I had noticed a couple of metal shopping carts heaped with articles of clothing, plus other items scattered in various locations throughout the park, obviously abandoned there overnight as they were still there the following day.
3. Walking/bicycling trail along the river in the section between Delta Hotel and Light House did not fare any better before the tent encampment below the Government House was liquidated.

To the point of ownership and other aspects regarding the property in question:

1. Daily Gleaner newspaper reported in the February 4, 2021 issue that - quote - "Fredericton's Phoenix Learning Centre, a drop-in shelter for the homeless, now has ownership of its own property..... Centre co-ordinator Scott Earle ... wasn't able to say what the final purchasing price was..." A partial photograph of the building with a realtor's Clint Kingsbury c/o Royal LePage agency sign "SOLD by The Coach" was attached.
2. There are various conflicting pieces of information circulating in the neighbourhood as to who actually owns the building, who is responsible for paying the utilities at the location, whether the property is insured, who is in charge of supervision of the "guests" and such.
3. To place and operate a homeless/out-of-the-cold shelter under the current chaotic circumstances is, in my opinion, very problematic. It will cause headaches not only for the Sunshine Gardens permanent residents, but ultimately for those who own/operate the Centre.
4. Problems which have occurred since the opening of the Centre (e.g. drug use, trespassing on and wanton damage of the neighbour's property, various forms of public indecent exposures, all done by "guests") would be only compounded by the intention to expand the existing structure by another floor to accommodate 9 dwelling units.

In conclusion, please be advised that I strongly oppose the application for Zone amendment by the said applicant. The location of the Phoenix Centre is not suitable for a shelter by any means. A much better location to serve the needs of the homeless, may I suggest, would be the old Victoria Hospital building complex with some facilities already in existence and operational.

In addition, I urge you to consider the well-being of not only the City's homeless, but the City's residents at large, who are directly impacted by the comings-and-goings at the Centre. Although I feel very sympathetic to the plight of the homeless, I cannot, in good conscience, support the application. I also make a request to remove the Centre from its current location. The building may be better used as a Learning Centre for another, better-conceived purpose.

Sincerely

Jana Olmstead
205 Parkhurst Drive,
Fredericton, N.B., E3B 2J7

From: J Abrams [mailto:dijabrams@gmail.com]
Sent: Monday, March 08, 2021 10:24 AM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre

This letter is to show support for all planned for 184 Woodstock Road & the Phoenix Learning Centre. We would like to agree in all that is necessary for proper zoning.

Sincerely
Dianne & James Abrams

From: Keirsti Drost [mailto:drost.keirsti@gmail.com]
Sent: Monday, March 08, 2021 11:04 AM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Center Zoning Issue

Hello,
I am sending this email to express my support for the Phoenix Learning Center to be rezoned. I have been volunteering there since early December and have seen many improvements with the facility as well, the team has been listening to, and addressing concerns voiced by the surrounding community. If there is any more information you would like to know feel free to contact me.

Have a great day,
--
Keirsti Drost

From: Joel Levesque [mailto:Joel@joellevesque.com]
Sent: Monday, March 08, 2021 11:04 AM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre rezoning

I would like to add my support for the proposed rezoning application by the Phoenix Learning Centre. I am a downtown resident and I witness firsthand the effects of homelessness and the fine work accomplished by Phoenix to address this issue. Please recommend the rezoning so Phoenix can continue its fine work.

Sincerely,

Joel Levesque
2-271 Queen Street
Fredericton, NB
Canada E3B 1A9

APPLICATION TO AMEND CURRENT BY-LAW NO. Z-5
PROPOSED BY-LAW NO. Z-5.219
FILE: PR-12-2021

FOR

184 WOODSTOCK ROAD, FREDERICTON

REVIEW OF SOME ISSUES

March 5, 2021

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CURRENT ZONING – PAST AND PRESENT USES

In 1983 the Odell Park Congregation of the Jehovah’s Witnesses applied to rezone 184 Woodstock Road from R-2 to Institutional 1. The Planning Report of September 21, 1982 recommended the request be denied. The planners recognised the potential problems, as 184 Woodstock Road was and is surrounded by R-2 zoning. The report said in part:

***From the writer’s perspective the most suitable land use for the subject property is some form of low density to medium density residential development.
----- It would appear to staff that the subject proposal is a relatively intense use of a small parcel of land and that the use may not necessarily be compatible with the surrounding residential land uses.***

Council, by By-Law 690 of 11 April 1983 approved the application but set strict requirements under the I-1 zoning. The By-Law said in part:

“---Shall be used only for the purposes of a religious institution and purposes ancillary thereto”

It appears the property was used as a religious meeting place for over 30 years when it was sold to 678734 NB Inc. in 2018. The usage of the property between 2018 and October 2020 is unclear, but it is evident the usage should have been limited to religious purposes.

During October 2020 the property began to be used as a drop-in centre by River Stone Recovery Centre using the name “Phoenix Learning Centre”. That usage as a drop-in centre for the homeless continues with the operating hours being 0800-2030 seven days a week. If the city planner of 1983 was uneasy about the intensity of the church use, he would no doubt have concerns at the present use which is so intense that the 2 inside washrooms are insufficient to handle patrons’ needs – necessitating the installation of two porta-potties in the parking lot.

The applicant does not currently own the property which is subject to an agreement of sale conditional on the requested zoning amendment being granted (Webinar, January 26, 2021)

THE PURPOSE OF ZONING

“Zoning is intended to permit the rational use of lands by grouping similar or consistent uses and activities into areas within a given jurisdiction. It gives meaningful legal and geographic expression to the goals of the official plan.

Zones may encompass building types and land uses. When a zone is established for an area it is reasonable to expect that future development in that area and as well as use of the area would conform to the designation in the zoning by-law.” (The Law of Canadian Municipal Corporations, 2nd edition, Rogers, Thomson Reuters. Section 137.11, pages 810-811)

PROJECTED USAGE & FREDERICTON ZONING BY-LAW

In a memorandum of 16 February 2021 to City Planning Staff, Dr. Sara Davidson wrote: ***“we have the opportunity to develop the site to create 9 staffed and supported homes for the people who need it. A safe and secure place to live”.***

And later: ***“This would be for people who are not ready to live alone”.***

It is further evident the applicant intends to operate the drop-in centre as well as the housing units from the same facility. Dr. Davidson wrote: ***“We therefore expect the community centre to host approximately 20 visitors per day in addition to supporting 9 residents”.***

The Development Application reflects the above statement. It says: ***Application for a Zone Amendment to permit a drop-in community centre, 9 supported housing units (assisted living) at 184 Woodstock Road.*** (underlining added)

The Neighbourhood Notification of March 3, 2021 says in part, ***“9 assisted living dwelling units ---”.*** The words “dwelling units” are added to the wording in the Development Application.

The words “community centre”, “assisted living” and “dwelling units” have significance and are defined in the Fredericton Zoning By-Law.

(14) **Assisted Living** means a residential establishment for persons who may or may not be fully able to care for themselves, **yet do not require 24-hour supervisory, personal or nursing care**. The use includes shared or common space(s) for limited health care, social or recreational services and may include communal kitchen and dining room facilities and offer limited health, social and recreational services.

(41) **Community Centre** means a use that provides for non-profit recreational, educational, **social and cultural activities and events**. (*centre communautaire*)

(64) **Dwelling Unit** means a room or a suite of 2 or more rooms for the use, or intended for the use, by 1 or more individuals that **contains a kitchen, living**, sleeping and sanitary facilities. (*logement*) (Emphasis added)

In order to stay within Institutional Zone One, the applicant has applied to move from a “place of worship” to “assisted living dwelling units” – for the residence component of the Application - and “community centre” for the drop-in centre aspect.

It is apparent that the intended live-in use does not fit within the definition of “Assisted Living”. There is no question the applicant intends to provide 24-hour supervision and care for the 9 residents. Their mental and physical needs would require nothing less. An assisted living facility as defined in the by-law is intended for a facility and residents that, “**do not require 24 hour supervisory ----- care**”.

By definition a “dwelling unit” contains a kitchen and living facilities. Map III attached to the Neighbourhood Notification shows that none of the nine rooms above the drop-in centre have either a kitchen or living facilities. They are not dwelling units.

Thus, what is envisaged by the Applicant is not an assisted living facility nor are the rooms dwelling units as defined in the Zoning By-Law.

What is the real projected use of 184 Woodstock Road?

The Zoning By-Law has a definition for a Rehabilitation Centre.

(155). **Rehabilitation Centre** means a *use* where people with alcohol, drug or similar addictions live under the care and supervision of professional health and counselling care providers. (*centre de réadaptation*)

It is clear that is the type of facility the applicant intends to operate. However, to operate a rehabilitation facility requires not an amendment in Institutional Zone One but, rather, a complete rezoning to Institutional Zone Two.

What is the purpose of Institutional Zone Two? It is to accommodate large scale facilities on large parcels of land. The minimum lot size for most I-2 facilities is 1.5 hectares. See: **Zoning By-Law Sections 12.3(1) and 12.3(4)**. An example of a property zoned I-2 is the DECH.

Apart from the fact the applicant has not applied to operate a rehabilitation centre nor for a re-zoning, the lot at 184 Woodstock Road is not even close to 1.5 hectares. In fact, it is about .2203 hectares (43.28m x 50.9m)

Turning to the drop-in centre component of the Application. Since October 2020 it has been, ***“a space where individuals facing homelessness and/or substance abuse disorders can access life saving services such as warmth/cooling during a pandemic and most importantly feel safe and cherished”***. (Dr. Sara Davidson letter to City Planning Staff, 16 February 2021). This use does not come within the commonly held view of a community centre nor does it come within the definition in the Zoning By-Law. There aren't any ***“social and cultural activities and events”*** as those words are commonly understood. It is, admirable as that is, a place to get out of the elements.

THE MUNICIPAL PLAN

The Fredericton Municipal Plan is a statutory document and provides policy guidance on land use and development.

The subject property is in an Established Neighbourhood. See: **Municipal Plan, Page 80, Schedule 2**.

The Municipal Plan says the following about development in Established Neighbourhoods.

See: Municipal Plan, pages 20-21:

Residential intensification initiatives within the Established Neighbourhoods designation are intended to be limited. --- Intensification will be primarily through **complementary and compatible development** on vacant lots ----. Generally, lands within Established Neighbourhoods Designation are not expected to accommodate significant intensification. Rather, they are expected to evolve slowly over time, accommodating new development that is **compatible** with the general character of these areas. ----

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

- ii. **Discouraging the encroachment of incompatible uses;**
- vii. **Requiring that new or infill development be compatible with adjacent properties.** (Emphasis added)

The compelling letters of all the adjacent property owners are before you. Without going into detail, they paint a picture of a substantial alteration of the daily living patterns of the families who live there, owing to the insertion of the drop-in centre in their residential neighbourhood.

When these continuing experiences are taken into account it is immediately apparent that a drop-in centre, which has proven to be, over the last 5 months, an extremely intensive and insensitive use of 184 Woodstock Road is incompatible with all the adjacent properties.

A few years ago, a re-zoning application was rejected for 378 Woodstock Road, Sunshine Gardens – two blocks west of 184 Woodstock Road. The owner applied to rezone the property from R-2 to R-1N creating two lots with the intention of building two houses. The rejection, by Council, occurred partly because the increased density would violate Fredericton’s Growth Strategy of May 2017. Section 4.10, page 56 of that document says in part under the heading, AREAS OF STABILITY AND MINOR CHANGE:

While there are many built-up areas expected to see significant change as Fredericton grows and evolves over the next 25 years, most of the developed city is considered stable and not planned for major growth or other significant physical changes. This includes the city’s established residential neighbourhoods, the urban parks system, and lands located within floodplains.

Maintaining Fredericton’s stable, healthy residential neighbourhoods will be essential to sustaining growth, prosperity, and the city’s high quality of life. Existing neighbourhoods will undergo minor change as older homes are improved or replaced, and modest forms of intensification may be permitted at the edges of neighbourhoods, along main roads, e.g., townhouse developments and low-rise apartment buildings. ----- **All such changes, however, will respect and reinforce the existing pattern, scale, and character of the neighbourhood.** (emphasis added)

The proposal for 378 Woodstock Road that was rejected in 2018 was for a much more minimal change to the existing character of the neighbourhood than the present proposal for 184 Woodstock Road. That rejection – and the reasons for it – should serve as a template for a rejection of the current application.

Accordingly, if any guidance about property development in an Established Neighbourhood is to be taken from the Fredericton Growth Strategy and the Municipal Plan the proposed amendment to the zoning must be rejected.

CONCLUSION

The proposed use in its two aspects does not come within the definitions of “assisted living” or “community centre” as defined in the Zoning By-Law. Additionally, the projected use is incompatible with the uses of the adjacent properties in an Established Neighbourhood and runs afoul of the provisions in the Municipal Plan. For these reasons, respectfully, the requested Amendment to the current zoning should be denied.

David Russell

134 Parkhurst Drive

Fredericton, NB

March 8th, 2021

Dear Planning Advisory Committee,

I am writing to express my concern and opposition to the immediate further development and rezoning of the Phoenix Learning Centre located at 184 Woodstock Rd.

While of course I support efforts to help those in our Community who are vulnerable and in need, I must voice my concerns based on what I have personally witnessed, the overall safety and cleanliness of my neighbourhood, the overall precedence this rezoning would set, as well as the unintended implications further development may cause.

From my understanding, the centre was first purposed as a daytime, temporary, emergency winter shelter for those in need. In a few short months, It has quickly extended it's hours and services, and been proposed as a year round centre with further development and changes to it's use. This presents several concerns, and although the good people in charge of the Centre have tried to deal with the unintended effects of their operation, the reality is there are detrimental effects to the immediate community, and there may be further unintended implications should further development move forward in the coming months.

I would like to start by saying I live in Sunshine Gardens and commute past the Centre at least twice daily. In the morning hours, I have personally witnessed several people on the property, outside of the building, clearly drinking alcohol (these were not water bottles). This presents a significant safety concern. At present I would not feel comfortable walking in my own neighbourhood with my family, knowing that there is drug use in clear view. This also presents a significant disconnect between the safety measures that were outlined to the neighbourhood, and the follow through, therefore before moving forward with further development and change, I would like to be sure that the centre and the surrounding community are safe from this type of conduct or worse.

Furthermore, even with increased security on the premiss, we don't yet know the overall implications a permanent, expanded centre will have on the nearby neighbourhood, as it has yet to be operational in it's current form for a full year. For example, will there be increased security patrolling the neighbourhood? Will the staff of the Centre be responsible for clearing the abandoned shopping carts, suitcases and increased garbage in the neighbourhood, which I have also personally witnessed on my commute.

In terms of the safety and well-being of those using the centre, I also have concerns with access and foot traffic to the building. While I understand the Centre's position of wanting to be in close proximity to downtown, I question whether this location is the best choice for those in need of their services. For example, there is no sidewalk on the Centre's side of the road and no safe crossing directly to the centre, therefore during the pitch black dead of winter, people are walking down the street where visibility for those commuting is limited and presents a serious safety hazard for those pedestrians. We already know this stretch of road is a hazard as per the tragic death of a pedestrian a few years ago, I feel as though history may repeat itself and I personally do not want to be the driver responsible for that tragedy.

I would also like to address a previous proposal and opposition to rezoning in the area in 2018, which if it had been approved, would have set precedence in the development of multi-unit buildings for the neighbourhood. The Council voted to not allow this development and I would ask Council review whether this re-zoning would also set a precedence in multi-unit or rooming houses for the area, and the impact that has on the immediate community.

Furthermore, I also ask that other locations be looked into prior to development for better suitability. For example, repurposing or development of the Victoria Health Centre property; repurposing and development of empty mixed use buildings directly downtown. Would these not be a better, safer choices?

Again, I am not opposed to development in general or the great things this Centre is trying to accomplish, I am simply suggesting that this Centre walk before they run so the unintended effects can be dealt with prior to any expansion, if this location is now meant to be a permanent fixture of our neighbourhood.

Very Sincerely,

Sunshine Gardens Resident, Mother, and Fredericton Employer

From: rhc1@nb.sympatico.ca [mailto:rhc1@nb.sympatico.ca]
Sent: Monday, March 08, 2021 11:48 AM
To: PLANNING AND DEVELOPMENT
Subject: Zoning amendment proposal - 184 Woodstock Rd

To Whom It May Concern:

We are writing to express our concerns about and opposition to the proposed zoning amendment (file: Z-7-2021) application by River Stone Recovery Centre, for the Phoenix Learning Centre at 184 Woodstock Road, and ask that this development proposal be rejected. We are not against the need for shelters, recognizing and understanding the need in our community for them, but we are adamantly opposed to this location.

We have lived in Sunshine Gardens for 25 years, and believe that our grave concerns regarding this project must not be dismissed simply as “not in my back yard.” Since the Phoenix Learning Centre has been operating, the neighbourhood has seen an increase in undesirable, inappropriate, and criminal behavior from the clients of the Centre. Residents have witnessed (and photographed) these incidents and many, ourselves included, no longer feel safe walking in the evenings.

Has the City carried out an analysis of how this proposal, if approved, will affect the character, safety, and property values of this neighbourhood?

Thank you for your attention to this matter.

Sincerely,
Jessica M. Bustin and Robert H. Cockburn

-----Original Message-----
From: Charles Wiesner [mailto:charleswiesner@gmail.com]
Sent: Monday, March 08, 2021 12:53 PM
To: MacDermid, John
Cc: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre-REZONING

Dear Mr. MacDermid,
As a senior and a resident of Sunshine Gardens I wish to register my objection to the location of the Phoenix Learning Centre at 184 Woodstock Road and the proposed rezoning. Like many others I am sympathetic to the need for services and support for the Fredericton homeless community but I strongly believe that the present location is entirely inappropriate for such a facility. There have already been numerous unfortunate and potentially dangerous incidents associated with the Centre which, as you know, is situated within a neighbourhood comprised almost entirely of young families and seniors.

A solution needs to be found that works for everybody and this is not it.

Sincerely
Charles Wiesner
245 Parkhurst Drive
Fredericton



March 8, 2021

The Sara Burns Community Outreach Centre
Rezoning of 184 Woodstock Road

To whom it may concern,

Thank you for taking the time to read my letter regarding the rezoning of the 184 Woodstock Road property. I am writing to voice my concern should this property be rezoned.

Firstly, I would like to take the opportunity to acknowledge all the hard working individuals that strive to help the homelessness situation in our city. I fully support the Fredericton Homeless Shelter Inc., John Howard Society, the Fredericton Community Kitchens, Horizon Health Addictions and Mental Health Services, Social Development and the Affordable Housing Committee . These individuals and professionals have been working diligently to help solve a very complex issue in our city and I am looking forward to the development of the City Motel Project.

I am extremely concerned this new independent non profit organization affiliated with River Stone Recovery may have the opportunity to purchase and build housing units and a warming centre for complex needs individuals on the By Names list. The individuals associated with the Phoenix Learning Center and Riverstone Recovery Centre are not partnering with the existing stakeholders that have the expertise in housing, homelessness, addictions and mental health. Their indifference to partner with existing agencies and organizations and their desire to act independently should be examined very seriously. I believe their lack of expertise and experience with housing this complex population of people with forensic and concurrent disorders will put a lot of people at risk.

I would like to explain how the initial proposal was presented to the Sunshine Gardens neighborhood. We were informed around January 29th that 184 Woodstock Road had been purchased and the plan for the Phoenix Learning Center was to transform it into a Level 2 Special Care Home. The plan stated the Phoenix Learning Centre was in the process of applying for Level 2 licensure through the Department of Social Development.

When it became public that the Riverstone Recovery Centre applied for rezoning of 184 Woodstock Road, it became apparent their actual plan for the property was not for a Level 2 Special Care Home overseen by Social Development, the plan was for individual housing units for homeless people on the By Names list with a warming center. Needless to say, I was left feeling like the group had been disingenuous and I started to become uneasy about their intentions and long term vision for the property.

Housing people with forensic and concurrent issues from the By Names list requires intensive professional wrap around services and supports. We have asked if residents can live in the 9 units and refuse wrap around service from Horizon Addiction and Mental Health services. We have also asked if these units will be considered "wet" housing and allow residents to use drugs like crystal meth. These are enormous safety concerns that we cannot get answered.

In reality, in order for such a housing complex to be safe and successful, it would require a team approach with Horizon Addiction and Mental Health Services, Public Safety, Housing First, Social Development, John Howard and a lot of guidance and consultation with Fredericton Homeless Shelters Inc. So why are these key players not involved? Why the resistance to partner? I ask you to consider these questions and then ask yourself how it is possible for an independent group of people with no experience in housing to run a safe housing project and warming center for the most complex individuals with forensic and concurrent needs in our community?

As mentioned, there are no other stakeholders involved in the planning and implementation of this housing project/warming shelter and the key players that have the expertise are not being consulted. So who is in charge? From what I can ascertain it is volunteers, Nursing students from UNB, Peer Supports from Riverstone Recovery and hired staff that do not have clinical expertise. This lack of adequate and professional staffing has been clearly demonstrated by the present disruptive activity being reported about the Phoenix Drop-In Centre. I would also like to mention that these are some of the same individuals that were involved in the chaotic series of events that occurred at the Out of the Cold Shelter/ FHS last winter. Again, a situation that got out of control because of lack of rules, addiction to heavy drugs and inappropriate staffing and security. So please let me be clear, this letter is not about NIMBY, this is about public safety.

Housing people from the By Names list and not partnering with other stake holders is a very dangerous endeavour. Having a drop-in center for individuals living rough on the same property is a recipe for disaster and just intensifies the overall risk on the property. The idea that once people are housed from the By Names List, the warming shelter will be transformed into a learning centre, is sadly a grandiose vision. Many homeless people are transient for various reasons and the warming center will always draw new guests and they will not always be individuals from the Fredericton region.

Those involved in the Phoenix Learning Centre and Riverstone Recovery are in support of tent cities. When the tent city near the Victoria Health Center was taken down last year, the land had to be bulldozed over due to the thousands of hypodermic needles in the ground. It is no secret that people living rough have significant addiction issues. What is stopping a tent city evolving in the parking lot of 184 Woodstock Road similar to what the Down Town Community Health Center looked like last year?

In closing, approving rezoning for an independent non profit agency with no experience in housing and no partnering with existing stakeholders is a significant public safety concern. I urge the city to strongly consider the safety implications such a housing unit and warming center will have on the neighborhood and the public parks in close proximity.

Respectfully submitted,



Tiffany Russell
145 Inglewood Drive Fredericton, NB
E3B 2K7

From: Mark Haines-Lacey [mailto:mhaineslacey@gmail.com]
Sent: Monday, March 08, 2021 6:54 PM
To: PLANNING AND DEVELOPMENT; 5646johnmacdermid@fredericton.ca
Subject: File Z-7-2021 184 Woodstock Road

Good evening,

I am writing in opposition to the proposed Zone amendment to 184 Woodstock Road.

As a resident of Sunshine Gardens, I do not agree with the proposed rezoning.

The location is simply not suitable given the neighbourhood composition (quiet residential neighborhood filled with young children - in fact, that is why we moved here 10 years ago with your young children); not to mention there are no sidewalks or cross walks allowing access to the facility.

I have already witnessed increased foot traffic on Woodstock Road, and on two occasions the pedestrians were walking 2 abreast with no concern for motor vehicles. A safety issue for all involved.

In addition, I am very aware of the programs, support and housing options currently available to the population this initiative proposes to serve.

NB Housing under Dept. of Social Development provides subsidized housing, services are provided by Addiction and Mental Health Services, Downtown Community Health Centre, etc.

If additional funding is available, it is mind boggling to think it would not go toward current well-established initiatives. The front line workers of these initiatives know what must be done and are professionals in their given fields. In fact, many have dedicated their entire careers to this area.

They are also grossly underfunded.

Instead, funding has been allocated to yet another ad-hoc non-governmental group's proposal that came to fruition under the guise of a temporary warming centre, then it was called a learning centre and now a drop-in centre with 9 assisted living dwelling units.

Having travelled North America for work for 3 years and experiencing all the major centres, the most successful homeless initiatives I've seen were part of a much wider/ far reaching plan. And housing was not located in residential areas.

Regards,

Mark Haines-Lacey
35 Woodbine Court
Fredericton, NB
E3B 2N5

My name is Lindsay Cameron and my family and I live at 15 Woodfield Crescent in Sunshine Gardens. I am writing to you today to share my concerns, voice my discontent and officially oppose the Zoning Amendment and development proposal for the Phoenix Learning Centre at 184 Woodstock Road.

The initial mandate for Phoenix Learning Centre (PLC) was for use as a temporary warming facility in the fall of 2020. We have now come through winter witnessing a subtle and very deliberate evolution of this facility into a (proposed) 9 unit assisted living facility if this zoning amendment is passed. I am acutely aware of the mental health crisis in our city. Homelessness, lack of mental health resources, addiction and drug misuse are all issues that are clearly in need of solving. I am not here to debate that. The Phoenix Learning Centre Open House document states that these units will house individuals who are not stable enough to be at the City Motel housing project or stable enough to live in their own units. The citing of this facility is what I am asking you to reconsider, as the Planning Advisory Committee, not the purpose of it.

This is a residential neighbourhood; it is filled with families. The violence, hard drug use including daily meth use in public view even with security measures, trespassing, public indecency, public masturbation, discarded needles and syringes throughout neighbourhood yards, on sidewalks and now through Wilmot Park, multiple police interventions and public intimidation are only some of the concerns the neighbourhood is currently facing. The location of this live-in treatment facility is inappropriate use of the land. Even in its current “temporary” state, a population is being drawn away from core services that currently exist in the downtown through one of the most beautiful and heavily used public parks in the City of Fredericton. Council recently adopted a new Master Plan for Wilmot Park and has made recent investments of over one million dollars to create a community-focussed park for families, Seniors (Stepping Stone Centre) and newcomers (Multicultural Centre).

We live in a neighbourhood filled with young families. Alone, our small Crescent has over twenty children under the age of twelve. We are a pocket of the larger Sunshine Gardens family. I share this with you to give you a sense that on one tiny cross section of this neighbourhood there are dozens of children. We have all used Wilmot Park daily for many years. We can no longer do that. There are residents worried about publicly sharing their opposition to this rezoning. I am writing to say that I am one person speaking for many that cannot. This is a crisis. We are asking for your help.

You have a land-use issue on the table right now that is absolutely inappropriate for the location being proposed. In July of 2018, there was a rezoning application for a property at 378 Woodstock Road that was rejected because it increased the density of single-family homes compared to the rest of Sunshine Gardens. The Phoenix Learning Centre application does far more to negatively impact the nature of this residential community.

For seventy years, Sunshine Gardens has been a stable, multi-generational, family friendly community where children safely played in their own yards. Please consider this letter a call for help, and a genuine request for PAC to look at appropriate compatible land use.

Lindsay Cameron

From: Dennis Atchison [mailto:dennis@dennisatchison.com]
Sent: Tuesday, March 09, 2021 8:58 AM
To: PLANNING AND DEVELOPMENT
Subject: Support for the Phoenix Learning Centre

Hello,

I have followed the story of the Phoenix Learning and the challenge of providing services for people at risk for housing and food security for some time ... over twenty years now. It is clear there is a systemic problem within governments (both provincial and municipal) to remove obstacles and integrate services which would then allow for some progress to be made in helping people who need it.

The Phoenix Learning Centre must, repeat must, be allowed to gain a foothold in our community. There will also need to be many more similar to the Phoenix model of service. From this base an integration of services can be established longer term.

Think of it this way, the services need a home as much as the people needing the service.

Community needs to adjust, which is actually a form of growth and maturity as a community. If a quarry can destroy the homes and lives of people living on the Royal Rd, and be protected and supported by provincial and municipal governments ... then surely a much less damaging centre which helps people can be allowed to "dig in" and create a safe space.

Thank you.
Dennis

Dennis Atchison
165 Burpee St.
Fredericton, NB.

-----Original Message-----

From: Bronwyn Bonney [mailto:bronwynbonney@gmail.com]
Sent: Tuesday, March 02, 2021 8:56 AM
To: PLANNING AND DEVELOPMENT
Subject: Sara Burns Community Outreach Centre

To whom it may concern,

I am in support of the rezoning application for the Sara Burns Community Outreach Centre on Woodstock Road. I am grateful for this NGO to be doing the work of supporting Fredericton's most vulnerable citizens when the provincial government and city have failed to do so. The least we can do, as residents of Ward 10, is eliminate barriers that would get in the way of moving such a project forward.

Respectfully,

Bronwyn Bonney

March 10, 2021

Fredericton City Hall
397 Queen Street
Fredericton, NB E3B 1B5

Attention: Mayor and Council

Dear Mayor O'Brien and Council,

Please consider this letter as a formal **objection** to the proposed By-law No. Z-5.219 to amend By-law No. Z-5 under the the Institutional Zone One (I-1) to allow a drop-in community centre and assisted living on the property located at 184 Woodstock Road.

In 1983 the subject property was re-zoned to Institutional from R-2. It was, and is, specifically limited to being used for **religious purposes**. The Planning Report prepared by City of Fredericton staff (Richard Danziger, MCIP, September 21, 1982) stated:

1. ***...the subject proposal is a relatively intense use of a small parcel of land and that the use may not necessarily be compatible with surrounding land uses.***
2. ***It is recommended that the request of Odell Park Congregation of Jehovah's Witnesses for the rezoning of the property located at 184 Woodstock Road from R-2 to Institutional be denied.***

The surrounding land use was zoned R-2 Residential. The property across the road was, zoned P-Park. Notwithstanding the recommendation by City staff to deny the request for rezoning of the property, City Council , in 1983, approved a **spot zoning** for this property. While we are not privy to the discussions supporting the rezoning, we can deduct that the conditions imposed by Council at the time (religious purposes only) corroborates the concerns regarding intensity of use for the property. Circumstances have not changed since 1983; the adjoining properties are still zoned R-2 **Residential** and the property across the road is still zoned P-**Park**. The church generally utilized the property for weekly services and perhaps one or two evenings through the week.

The applicant , as outlined in its Letter of Intent, seeks a zoning amendment to allow operation of a drop-in **community centre** and to develop the property to create **9 supported housing units (assisted living)**. It further states that the Centre would operate 8:00am to 8:30pm, Monday to Sunday. The supported housing units would operate 24 hours , Monday to Sunday.

We object to this zoning amendment for the following reasons:

1. ***Fredericton Growth Strategy*** (May 2017) identifies as a community vision the goal of providing **areas of stability and minor change**. It further states, ***"Maintaining Fredericton's stable, healthy residential neighbourhoods will be essential to sustain growth, prosperity and the city's high quality of life. Existing neighbourhoods will undergo minor changes and modest forms of intensification may be permitted."*** This proposed development does not meet the City's growth strategy in terms of **minor changes** and **modest** forms of intensification. The proposed usage for the property is a far cry from the current approved usage (Church). The usage, put forth by the applicant, in terms of occupancy, activity and hours of operation, differs considerably from that of a church and is **not compatible** development for a residential neighbourhood.

2. From a traffic and pedestrian **safety** perspective, the mid-block location of the proposed development presents significant challenges. A facility with 9 supported housing units and a drop-in centre operating 7 days a week will generate considerable pedestrian traffic both during daylight hours and after dark. This will undoubtedly be a safety issue for the users of the facility. It is likely that significant infrastructure upgrades will be needed to meet pedestrian demand and to address associated vehicle/pedestrian conflicts that have been, and will be, experienced at this location. Significant costs associated with such infrastructure upgrades should, under usual practice, be borne by the developer not the taxpayer.
3. A concern that cannot easily be discounted is the **operation of the drop-in centre to date**, which has been nothing short of a disaster. The centre has operated without a plan to mitigate negative impacts for the surrounding neighbourhood and to control inappropriate and disruptive activity on site. The frequent **policing interventions** both on site and within the neighbourhood since the opening of the centre contributes to a sense of insecurity and instability, and for neighbouring residents this affirms that this development is not in keeping with this City's stated objective: **"That Fredericton will be a city where all residents and visitors can feel safe and secure"** (Municipal Plan 2020). Furthermore, the recent addition of on-site **security guards** supports our belief that the drop-in facility is not a complementary or compatible development for a residential neighbourhood. The stated purpose for Institutional Zone One is:

"The I-1 zone accommodates institutional development at a scale that integrates sensitively with the surrounding neighbourhood". (Zoning By-Law) Clearly, this criterion is not met.
4. Another issue that does not seem to be adequately considered is the **high intensity lighting** that was installed to deter after hours access and use of the property by its clients. While we understand that the lighting was intended to help the operator better manage the property, high intensity lighting is typically used for a commercial/industrial setting, not a residential area, and has not deterred clients from accessing the property after hours.
5. The **architecture** of the building design the developer has proposed, a two (2) level building with a flat roof commercial style design, is not sensitive to the architecture of the buildings on surrounding properties. A concern that was similarly raised in the 1983 review of the application for zoning change and remains today.
6. The intensity and frequency of **loud noise** emanating from the property is not adequately addressed. Although the stated hours of operation are 8:00am -8:30pm, access to the property has not been restricted. Clients are on site very early in the morning and after closing hours. The roudy and loud behavior, often laced with profanities, is simply put, not acceptable for a residential neighbourhood. Such conduct interferes with neighbours peace and enjoyment of their homes and properties.
7. The Zoning By-Law defines Community Centre as follows:

"Community Centre means a use that provides for non profit recreational, educational, social and cultural activities and events".

The property usage, as outlined in the Applicant's Letter of Intent (16 February 2021), does not come within the commonly held view of Community Centre nor does it come within the definition in the Zoning By-Law. There are no **activities and events** as those words are commonly understood. Simply put, it is not a place where **community** activities take place.

8. The Zoning By-Law defines Assisted Living as follows:

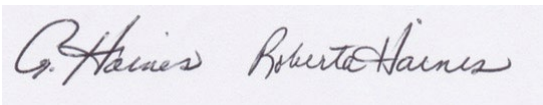
"Assisted Living means a residential establishment for persons who may or may not be fully able to care for themselves, **yet do not require 24 hour supervisory, personal or nursing care"...**

It is obvious that the live-in use does not fit within the definition of Assisted Living. There is no question that the Applicant intends to provide 24-hour care for the 9 residents. In its Letter of Intent the Applicant wrote: "We have the opportunity to develop the site to create 9 staffed and supported homes for people who need it. **This would be for people who are not ready nor able to live alone**". Thus, the live-in component described by the Applicant is not an assisted living facility as defined in the Zoning By-Law.

9. The Applicant in seeking approval of this zoning amendment stated: "*Downtown businesses will feel your support in having a place other than the 'streets' for people to spend time*" (Letter of Intent). While we can appreciate the desire to address the impact of homelessness on the downtown sector, the notion of helping one area of the city to the detriment of another is inherently wrong. We are distressed with the plight of the homeless in our city and, as many others, want a resolution. Addressing such complex societal issues requires collaborative input – the singular approach taken in promoting this development fails in this regard.

In closing, this development if approved, will forever change the character of the neighbourhood. We urge you to make the right decision; the decision that will respect the harmony, and the traditional development and architecture in the neighbourhood, and **DENY** this application.

Respectfully,



George Haines, Roberta Haines
160 Parkhurst Drive
Fredericton, NB E3B 2J4

From: Anthony Chown [<mailto:Anthony.Chown@ghd.com>]

Sent: Monday, February 01, 2021 8:55 AM

To: PLANNING AND DEVELOPMENT

Subject: Phoenix Learning Center

Hello,

I am a resident at 16 Manor Court, located directly behind the Phoenix Learning Center at 184 Woodstock Road. I understand the organization is applying for a zoning amendment for expansion which will include 15-20 staff and residence. I frequently walk and drive that section of Woodstock Road and I am concerned both as a resident and a civil engineer on the safety of increased vehicle and pedestrian traffic to that area. I would be very surprised if the entrances would meet TAC and City requirements for site distance along Woodstock Road. Also, there are no sidewalks on the south side of Woodstock Road. Assuming most of the people visiting the center would be walking there at all hours of the day, how do they safely cross Woodstock Road? Please forward a copy of the Traffic Impact Study done to support the development.

Thank you,
Anthony Chown

From: Anthony Chown [<mailto:Anthony.Chown@ghd.com>]

Sent: Tuesday, March 09, 2021 10:54 AM

Subject: RE: Comments - ; 184 Woodstock Road

First, I would like to thank you for the opportunity to provide my comments on this application. I live at 16 Manor Court, within the 100m radius of the property in question and have done so for the last 14 years. During that time I have watched my own children grow-up with the freedom offered by a close community of neighbours. They often ran over to Wilmot Park with their friends for an afternoon of fun. However, since last fall I had noticed an increase in the number of homeless people in our court and at Wilmot Park. I have personally been approached twice by people swearing and threatening my wife and I during our evening walks. Since then, we avoid the park and have told our now teenage children to do the same. Under the current conditions, I don't see how the next generation of children will have the same freedom my kids enjoyed.

I have a family member who suffers from addiction and a mental disorder. I'm extremely sensitive to the needs of people in a similar situation. Through my own experiences with these individuals, they need a calm environment that offers support. This proposal offers a new building but does not address the emotional needs of its residence. And the hostility between the Centre and the neighbourhood will only add to the difficulties its residence face every day. I understand a security guard has been hired which speaks to the unsettled nature of the Centre, which we can only assume will get worse if more people are added. I don't see how this centre will support the well-being of everyone involved. The Centre is also located on a very busy road with poor lighting and no sidewalks which does not offer a safe opportunity to come and go, especially in the winter when snowbanks are high and visibility is poor.

I won't list the inappropriate and criminal behaviour that has been talked about and which I have seen first-hand. I'm sure many others will. My reasons for opposing this application are that it does not address the needs of its occupants, but instead proposes to move the issue further away from the downtown core. You can see people walking back and forth from the Centre at all times of the day. There is no denying that fences and security guards will not deter what goes on once the occupants leave the premises and I have not seen a solution to this issue. Until the proponents can provide a clear plan that addresses the neighbouring communities' concerns about safety and security, and the safety of its residence, this project should not go forward. It will certainly have a negative impact on those that have chosen to live and raise their families in an area, not unlikely any other subdivision in the City.

Thank you, Anthony Chown
16 Manor Court

-----Original Message-----

From: Kathy [mailto:kdwarren@nbnet.nb.ca]

Sent: Tuesday, March 09, 2021 11:43 AM

To: PLANNING AND DEVELOPMENT

Subject: Phoenix Learning Centre

I am writing to express my concerns with regards to the request for a zoning amendment to 184 Woodstock Rd to build a 9 unit full time centre /day time drop in centre for our homeless. While I was pleased to see the property was to be used this winter as a safe warm place for our homeless during the day , it has become apparent that there are valid considerations to be examined before looking at this sight as a long term solution for a very real problem .

I live at 238 Woodstock Road and while I have not been party to many of my neighbours experiences, twice I have almost hit someone pushing their grocery cart up the middle of Woodstock road in the darkness of early morning , and had to pull onto the oncoming lane .As a result , to reduce this liability ,I have now changed my travel route to travel within the Gardens subdivision .

As well I no longer get my mail at my community mailbox after dark as someone has come out of the bushes and stood over me while I picked up my mail which was quite disconcerting .

I know this is a difficult issue to solve to all party's satisfaction , but I do hope the Planning Committee review all options , look for a long term viable project for the homeless with sustained financing in a safe and risk free area while considering the the impact on family centred area neighbourhoods, and the risk of persons walking down the centre of a main thoroughfare .

I trust there will be a thoughtful , thorough examine by your committee with open discussion of options . Thank you for your consideration of my concerns .

Kathy Warren
238 Woodstock Rd

March 8, 2021

Dear Mayor O'Brien and City Council members,

I've been a Frederictonian since the early 1970's and I am very proud of our city. We are progressive and technologically savvy. We've grown significantly over the years at the same time as supporting new and re-development and "clean-up" of communities that were less than desirable in the 80's and 90's. The City of Fredericton has done an outstanding job of supporting many residential areas that have developed around its cores, as evidenced by continued growth on both the North and South sides of the river. Young families want to live in our City because of its many support services and because it is a clean and safe city in which to bring up a family or retire as a senior.

I have been following the developments around the establishment of the Phoenix Learning Centre and I must voice my concerns regarding the location of this Centre. I recognize that Fredericton is a supportive and compassionate city and its residents care a great deal about their community. While we all understand that there is a fundamental heartbreaking human issue at the centre of this controversy, I don't believe that the establishment of a Centre for the homeless in the middle of a residential area, where there are many families with young children is a progressive answer to a systemic problem.

My son and his family reside in Sunshine Gardens and I have personally heard of incidents where drugs were found while crossing the street on the Woodstock Road, local children have been watching residents of the Centre using various drugs, and I have personally found used needles while walking between the old hospital and the Centre, not to mention a lot of garbage. I have to wonder what visitors to our city will be thinking when they take a stroll from the Delta to our wonderful downtown core this summer and encounter drug paraphernalia and the homeless with all their belongings walking between the soup kitchen and the Centre. I don't think it will improve our tourism numbers.

I want to be very clear on my concerns here: I am saying "NO" to the drugs and related consequences. I believe that we all have a responsibility to contribute to finding an effective and workable solution in support of our city's homeless population, but I do not believe it should be at the detriment of the health and safety of other residents. Sunshine Garden has always been regarded as a wonderful and safe place to raise children, with parks and support services nearby.

Unfortunately it is virtually impossible to separate the homeless from related drug use, and the resulting consequences of these habits. Whether we like it or not, these bring serious repercussions to adjacent communities that directly impact the health and safety of local families and businesses. A review of similar developments in other cities lend support to my comments.

It isn't about the NIMBY syndrome; it's about what is strategic for the progressive growth and development of our area, including the homeless population. As it currently stands, services provided to and for the homeless are scattered. They have to travel between the Phoenix Centre, the soup kitchen, the local shelters and the health support centres. If we want them to feel like part of a community, then why don't we provide them with a "community"? Why couldn't services such as the Learning Centre, the soup kitchen, shelters and perhaps even health services be established in one area within the larger Fredericton community? Given that the soup kitchen is already established at

the end of the Woodstock Road, if part of the parking area at the Victoria Health Centre (which is used minimally for bus parking) was developed into a facility that could house

at least some of these services, the City could provide much more comprehensive and possibly integrated services that are desperately needed by this marginalized group. They could reside in a safe and supported community while have access and support from the larger community of Fredericton. Re-integration into society, where possible, could happen at a gradual, healthy and safe pace for all concerned.

I respectfully ask that you give some serious thought to the numerous consequences of allowing the Phoenix Learning Centre to be established in the residential area of Sunshine Gardens and I respectfully request that you examine more viable locations.

Sincerely,

Sandra Jamieson
Concerned Fredericton resident

-----Original Message-----

From: Margaret Simon [mailto:margjsimon01@gmail.com]

Sent: Wednesday, February 17, 2021 11:05 AM

To: PLANNING AND DEVELOPMENT

Subject: Zoning amendment of 184 Woodstock Road

To Mayor, Councillors and committee members

I reside at 296 Woodstock Road and have lived here for 35 years. Throughout these years I have experienced great joy in seeing all the children of this neighbour enjoy a safe place to play and exist.

It has come to my attention that with your proposal for a change to the zoning amendment of 184 Woodstock Road this would all change for the residents and children.

I have great sympathy for the homeless but I feel this area is not the appropriate place for a drop in centre.

The community at this point is experiencing unwanted behaviours from those using these premises. These actions are uncontrollable by so many who need much help and medical attention.

Last winter a friend and I took firewood, propane, coffee and food to tent city many nights to help with their struggle to keep warm. I know it wasn't a good place for them to be but there were no little children in their back yard.

I feel sad to have to say no to this amendment but this is a neighbourhood of children and we all have to keep them safe.

Sincerely,
Margaret J Simon

Opposition to the rezoning of 187 Woodstock Road

To: City Planners and City Council

We are writing in opposition to the potential zoning change for the Phoenix Learning Center (PLC) on Woodstock Road. My name is Louis Wilby, I was born in Sunshine Gardens. My wife Gisele and I own the Sunshine Diner in Sunshine Gardens, and my Daughter and Family reside in Sunshine Gardens.

Allow me to begin by saying, we wholehearted support facilities that help marginalized communities. We also understand the strong need for these services, however; we unequivocally oppose to what is currently happening; drug addicts running through our neighborhood, wandering in our back yards, peering through windows, caught wandering in our restaurant parking lots, looking in cars, screaming fights, finding used needles in back yards, urinating outside in broad daylight, exposed drug use, breaking in sheds and terrorizing our neighborhood.

What is Phoenix Learning Center? We were excited to see a leaning center come to our neighborhood believing that the definition of learning center is to teach students social, emotional, physical cognitive and aesthetic abilities. What is the purpose of a Learning Center? To allow students to role play in order to understand and make sense of the real world and their personal experiences in it. This is not the facility we are see developing in our neighborhood.

How can this Facility call itself a learning center when they allow illegal crack smoking, and Illegal substance abuse , in full view of our neighborhood, let alone in the company of the manager of the facility.(as witnessed by our Son in Law and our Grandson) This Conduct is happening at all hours of the day. How is it a facility as such allowed to be placed in the middle of a well establish safe family neighborhood? Sunshine Gardens houses all walks of life, including small businesses, the elderly, retirees, newlywed couples, families with many, many Children. How can this be?

This wonderful neighborhood devised in the 1940's, has a wonderful history, and has prided itself to be a family oriented community. The planners, wanted to create a family filled community with children allowed to roam, and play as they please without danger lurking. Through the years, this community has sustained a safe and quaint living lifestyle. Sunshine Gardens has maintained community initiatives such as Little Free Libraries: "take a book, leave a book" gathering places where neighbors bond and share their favorite literature, permanent street hockey nets, basketball hoops, lemonade Stands and activities like neighborhood Easter egg hunts, outdoor neighborhood movie nights and much more. A Family Diner, (Sunshine), a beautiful community-active hotel (Delta), and a long standing restaurant (Diplomat) are all within the neighbourhood.

In reference to the preservation bylaws of historical districts we ask that the preservation of this community be upheld.

A very proud community which has lost it's feeling of being safe. We now all make sure we lock our doors at all times , always looking over our shoulder having to literally watch the kids play outside , having to have the conversation with our customers , elderly and children , having to source out video security cameras .

Last weekend, early in the morning, my son in law was cooking breakfast for our four and six year old grand-children when he happened to look out his window, and witness a group in the backyard of the PLC snorting lines , the police were called three times that day. Our grandchildren were scared, even with the parents attempting to hide the situation to avoid upsetting or worrying them more. The next day our grandson obviously feeling the stress of his parents , shared he and his friend saw men at the PLC playing glass flutes, the parents quickly presumed they were crack pipes. This traumatic experience is totally unacceptable as it involves exposing children to illegal drug use. We don't allow this in Public areas, why should it be allowed in this Community? To quote one police officer who responded to a call: "I wouldn't live hereand it's going to get worse"

This is not a Learning Center, and we ask for the City of Fredericton to remove this facility which directly poses a threat to our neighborhood. We are not against helping those in need, but we have our children, our elderly, our properties and our businesses to protect.

Scott Earle coordinator of the Phoenix learning center has previously stated "Frederictonians should lose the "Not in my Backyard "mentality, a very clever way to garner support pulling on peoples heart strings, however this is not his first experience with this pushback, as the facility has no guidelines, monitoring, or safety systems in place. I would support anyone fighting these illegal goings on in all neighborhoods, including voters.

Can you "all" please stop for a moment and place this scenario on the side of your house, on the front of your house and yes in the back of your house....allowing the exposer in front of your kids or grandchildren. Would you vote yes subjecting your family to this illegal behaviour?

Where to place this type of Facility you ask? The Old Victoria Public Hospital, already deals with a Halfway House, Detox Center and Fredericton Community Kitchen, the infrastructure of this facility already has all the safety guards in place to deal with this type of facility.

We stand opposed to the rezoning of 187 Woodstock Road.

Respectfully yours,
Louis & Gisele Wilby

-2-

February 22, 2021

Mayor and Council
City of Fredericton, City Hall
397 Queen St., Fredericton NB, E3B 1B5

Dear Mayor Mike O' Brien,

Regarding zoning at 184 Woodstock Road

We are writing to voice our concern about any change to the zoning at 184 Woodstock Road. The building on this property was, until recently, built as and used as a church. It is our recollection and understanding are that, earlier on, a special variance had been given *only for a church building*. Our residence is a few blocks west at 559 Woodstock Road and we have lived here for 30 years. Until now, the activities of the church were always quiet and respectful of the adjacent residential neighborhood. Limited Sunday morning traffic did not impact local families in a major way. Not anymore! Now we are in the middle of neighborhood crises, one day after another. Since the recent and, I do hope only temporary, change of use for The Phoenix Learning, our street and neighborhood has been dramatically and negatively impacted. We are writing to voice our objection to any re-zoning that would allow a drop-in center for transients or homeless at this location. With all due respect for the need to provide facilities and services in our community, this spot is not a good match.

First, there is a safety issue for the 'clients'. Already, at that stretch of this auto corridor, there is a tremendous hazard when crossing the street on foot. Pedestrians have no sidewalk on that south side of Woodstock Road and this is a very busy route for cars and trucks. I do remember pedestrian-vehicle deaths at that very location, do you? The existing crosswalk is too far west of the walk-in, drop-in center and 'clients' are stepping out from that parking lot right into a steady stream of traffic. Some are not paying attention, some have disabilities or cognitive issues, some are intoxicated or high. These clients are not driving, only walking or cycling. Many are carrying big loads of personal belongings and pushing these in grocery carts or on bicycles *on the street*. They are often travelling on the wrong side of the road and there is no room to avoid collision when both lanes of traffic are filled. Both ourselves and our friends have almost crashed into a 'client' on a bicycle, loaded up, visibility obstructed, icy conditions, and coming straight at us. It's only a matter of time before a hazard turns to grief and despair.

Neighborhood safety is a major issue. Already 'clients' have been using the edge of the parking lot at the Phoenix Learning Center as a toilet area. Families and young children adjacent to the property are dealing with contaminated waste, sanitation concerns, drug paraphernalia, men exposing themselves, urinating and, worse, the sexual acts. How does a young child ever unsee that kind of behavior? Our homes, especially during Co-vid times, are recommended as the first choice for places to spend time. They are meant to be your family safety zone, your play area, your school and learning space, a place to garden, relax and rest, barbeque and dine. Surely, it's not a place to see the unthinkable. This past weekend, while having Saturday mid-morning coffee at our friends' who are next to the Phoenix Learning Center, turmoil ensued. Sirens and police emergency lights, ambulance rushing in, at least a dozen people running in all directions, us wondering if we should check on loved ones nearby. Surely, we shouldn't just turn aside as though this is normal. Not in a neighborhood that has a long history of being family friendly, mostly single-family homes, caring and safe.

Is the City of Fredericton going to stop the assault on this neighborhood and the devaluation of buildings and property, and potentially property assessments? These homes have had a history of being highly sought after and well kept. With increasing incidents of buildings being broken into and vandalized, transients' belongings found discarded, unsafe and unsanitary garbage left behind, we are facing costly repairs, increased insurance rates, and real estate values dropping.

Our anxious concern is not a simple NIMBY reaction, Not in my backyard. Providing housing for folks who need help is essential. But there must be a bigger, better buffer between such facilities and our community's residential areas. 'Just a drop-in center' is never a simple offering; the resources and services required to assist homeless and transients are multiple, complicated, and connected. They don't belong next door to quiet residential areas. Constant police and ambulance emergencies nearby are turning our homes from being treasured places of respite and joy into places of high stress.

We have always valued living in this area of Fredericton and we promote that urban living can be a rich and healthy lifestyle. There is an extra dollar cost when living within the city yet we supported this municipality over our lifetimes. In our professional lives and in public service, we have worked to encourage, educate and serve in the green sector. Our family has always lived 'green' at home and aimed to leave low carbon footprints by using one small car, using the bus service, and cycling/ walking. We take great effort to enhance our residential green space by landscaping, building a vegetable garden, composting and recycling. For most amenities, we always used to feel safe to walk or bicycle. Not so much lately. Green spaces close by are being soiled and trampled, we have to take care to avoid angry, tense or unsafe confrontations while doing our daily walks or business, and our home was broken into by a transient man. Surely, we won't have to move out of town to a rural setting away from Fredericton, in order to feel safe at home and in our day to day lives!

As soon as possible, please reconsider providing facilities for the homeless close to our residential areas. Please *do not* provide any variance to zoning that would allow for continued operation of the Phoenix Learning Center on Woodstock Road. An alternative is critical to the health of our community. The city of Regina seems to have come up with a forward-thinking plan to build new and attractive facilities, micro-housing units, and important resources, with a green buffer, that is set apart from family homes. We need the same kind of progressive thinking in Fredericton to address this critical infrastructure.

Sincerely,
G. Nickerson & D. McLeod
559 Woodstock Road
Fredericton NB E3B 2J2

-----Original Message-----

From: Donald Baird <djbaird@me.com>

Sent: Wednesday, March 3, 2021 2:59 PM

To: PLANNING AND DEVELOPMENT <planning@fredericton.ca>

Subject: Letter of Support for the proposed Phoenix Learning Centre expansion

Importance: High

To Whom It May Concern

I am writing to give my strong support to the Phoenix Learning Centre's proposal to expand its downtown footprint at 184 Woodstock Road to continue to provide much-needed resources for Fredericton's most vulnerable citizens - those who are currently disadvantaged through complex needs associated with personal and collective trauma, lack of adequate housing and substance abuse challenges. As a downtown-dweller myself, I value the buzz of my local community, and embrace the vibrancy of a community which includes a diversity of people from differing backgrounds and economic circumstances. Past efforts to move street-involved people out of the downtown area either directly through relocation of services, or indirectly through failed policies of fair housing provision ignore our common humanity, reinforcing social exclusion. The Phoenix Learning Centre has been highly successful in providing services to this neglected segment of our downtown population, and I believe this could only improve if their request to expand was approved by City Council, and I urge you to give your full support to this much-needed initiative.

Sincerely

Donald J Baird PhD

645 Churchill Row

Fredericton

-----Original Message-----

From: Louisa Baird [mailto:louisab@mac.com]

Sent: Wednesday, March 03, 2021 12:33 PM

To: PLANNING AND DEVELOPMENT

Subject: Phoenix Learning Centre

To Whom It May Concern

I have just heard of the new plans for a proposed addition to the Phoenix Learning Centre and I wish to give my full support to this much needed facility in Fredericton.

I understand that the new addition will have 9 supported housing units and will also offer educational opportunities and workshops for street involved people.

I know that there is resistance to the new centre from people in the surrounding neighbourhood but steps have been taken to help resolve some of the issues. Portable toilets are being installed on the site, also shelters for people to have a smoke and to be able to put their belongings in the one place, not strewn around the premises, and there will also be lockers inside to keep their stuff safe. Security cameras are also to be installed and 2 full time security guards will be on the premises to help with any problems that arise.

The new centre is to be named The Sara Burns Centre after the police officer who was killed. It would be a fitting tribute to get this centre established - an urgently needed refuge for Fredericton's homeless population.

Regards

Louisa Baird

645 Churchill Road

Fredericton

From: D&D Campbell [mailto:ddcampbell75@gmail.com]
Sent: Tuesday, March 09, 2021 2:24 PM
To: PLANNING AND DEVELOPMENT; MacDermid, John; Goodine, Jennifer
Subject: Application for zoning change to the River Stone Recovery Centre, 184 Woodstock Road

Dear Members of the Planning Advisory Committee,

We are very troubled to learn that the city is asking for a change in zoning for the property at 184 Woodstock Road. This facility was only intended as a temporary overflow shelter for the homeless during the cold winter months.

No one objected when an empty building was going to be used as a **temporary** shelter. However, to make this a permanent location for people who are not ready or able to live alone because of complex mental health issues is totally inappropriate.

We are a quiet residential neighbourhood of seniors and families with small children, and we are aware of the problems already associated with the River Stone Recovery Centre (Phoenix Learning Centre) including public urination and defecation, drug use, theft, threats to residents and disregard for Covid-19 rules to name only a few. We are also aware that the Police have had to be called to the site several times since it opened.

The residents of Sunshine Gardens and their children have the right to a safe, drug free place in which to live.

We fully recognize that the city needs more shelters as well as many more affordable housing units. However, the middle of a residential neighbourhood, across from a busy hotel, is not the right place.

It is our belief that this is a totally inappropriate location for a shelter and that the PAC should reject this rezoning application.

Sincerely,
David & Deborah Campbell
Sunshine Gardens

-----Original Message-----

From: Ed/Sandra Fox [mailto:edfox@nbnet.nb.ca]
Sent: Wednesday, March 10, 2021 2:48 PM
To: PLANNING AND DEVELOPMENT; MacDermid, John
Subject: Rezoning of 184 Woodstock Road

We are writing to register our opposition to the proposed use of 184 Woodstock Road. While we recognize the serious needs of the proposed clientele, it is our opinion that the site on Woodstock Road is not appropriate given it's proximity to a residential area which is home to many children and seniors.

Sincerely,

Ed and Sandra Fox
edfox@nbnet.nb.ca
15 Ashland Court

From: Chown, Camilla (DTI/MTI) [mailto:Camilla.Chown@gnb.ca]
Sent: Tuesday, March 09, 2021 3:16 PM
To: PLANNING AND DEVELOPMENT
Subject: Proposed Zone Amendment - 184 Woodstock Road (PID: 01438225)

This letter is in response to the proposal for a zone amendment at 184 Woodstock Road to allow a drop-in community center and 9 assisted living dwelling units.

I have been a resident of Sunshine Gardens, residing at 16 Manor Court, for the last 14 years. I am opposed to this proposed development as I don't believe that it fits with the current surrounding area and it would be a detriment to the families that are currently established in the Sunshine Garden neighborhood. Since the opening of the Phoenix Learning Centre, there has been a dramatic increase in the number of individuals in the area that are under the influence of drugs, acting erratically, having sexual relations and performing lewd acts out in the open (in people's backyards), and causing safety concerns to the neighborhood. Used needles have been found in the park and near children play areas and many residents no longer feel safe to walk in the neighborhood and Wilmot Park at night. Several security measures have been proposed to address some of the issues, however the fact that these measures are required speaks more to the fact that it is not a good location for this type of facility.

The property is currently zoned I-1 (Institutional Zone One), which does not allow for a homeless shelter as it is being proposed. The zoning I-1 allows for institutional development at a scale that **integrates sensitively with the surrounding residential neighborhood**. Based on what is being proposed, I don't believe the structure would be in keeping with the surrounding residential neighborhood and the nature of the services offered would not be something that fits in well with the surrounding neighborhood (or integrated sensitively with the surrounding area) –an established family neighborhood comprised of predominantly young families.

Based on the zoning requirements for the I-1 Zone, it is stated that the main public entrance to each building shall be **connected with a walkway to the public sidewalk** or to the street where a future public sidewalk is to be constructed. There is currently no sidewalk along that side of Woodstock road and it is a very busy street. It would pose a significant safety concern to amend the current zoning for these purposes as it is my understanding that the majority of the people accessing this facility would be getting there by foot from the downtown area and would therefore have to cross Woodstock Road to get there (there is no other access to this property). In fact, two pedestrians died in 2016 attempting to cross Woodstock road in the area of the proposed development. I believe that there would be a great safety risk to the people trying to access that facility as they are all on foot and mostly crossing at night and in the early hours of the morning.

Although I commend the efforts being made to address the issue of homelessness in Fredericton, the location being proposed is clearly not suited for this facility. The Victoria Health Center, located just up the street on the other side of Woodstock Road, would be a much more appropriate location to offer these services. It is closer to the downtown core and can easily be accessed. There is a sidewalk along that portion of the road and there are already services being offered by the Fredericton Addiction and Mental Health Services, who provide a range of free services for individuals affected by substance abuse and mental health issues. This option should be explored before trying to force things in an area that is not suited for the proposed development.

Thank you
Camilla Chown

From: Cullins, Ryan (LEG) [mailto:Ryan.Cullins@gnb.ca]

Sent: Tuesday, March 09, 2021 3:37 PM

To: PLANNING AND DEVELOPMENT

Subject: Phoenix Learning Centre

To Whom it May Concern,

I am writing today as a show of support in updating the zoning of 184 Woodstock Rd for the Phoenix Learning Centre.

Sincerely,

Ryan Cullins

MLA, Fredericton-York

From: allison bateman [mailto:batemanallison09@gmail.com]

Sent: Wednesday, March 10, 2021 12:45 PM

To: PLANNING AND DEVELOPMENT

Subject: River Stone Recovery Center - zone amendment

March 10, 2021

Dear Members of the Planning Advisory Committee,

I am writing this letter to **oppose** the application for rezoning of 184 Woodstock Road to permit a drop-in center (Phoenix Learning Centre) and assisted living dwelling units. This facility was only intended as a temporary overflow shelter for the homeless during the cold winter months.

No one objected when an empty building was going to be used as a **temporary** shelter. However, to make this a permanent location for people who are not ready or able to live alone because of complex mental health issues is totally inappropriate.

We are a quiet residential neighbourhood of seniors and families with small children, and we are aware of the problems already associated with the River Stone Recovery Center (Phoenix Learning Center) including public urination, defecation, drug use, threats to residents and frequent police interventions.

The residents of Sunshine Gardens and their children have the right to a safe, drug free place in which to live.

We fully recognize that the city needs more shelters as well as many more affordable housing units. A consideration of the Victoria Health Center or on surrounding land, zoned properly on the Exhibition grounds, or as an extension of the City Motel project where resources are centralized seems a more appropriate solution.

The city of Fredericton, and the provincial government need to address this issue more effectively and not jeopardize the safety of citizens or our most vulnerable in society.

I believe the PAC should reject this rezoning application.

Sincerely,

Allison Bateman

70 Sherwood Court, Sunshine Gardens

March 8, 2021

Dear Mayor O'Brien, City Councillors and PAC members,

My name is Erica de Passillé. I am writing today to address my concerns related to the Phoenix Learning Centre and to formally request that the Zoning Amendment and development proposal for the location at 184 Woodstock Road be denied.

We bought our home at 47 Woodfield Crescent in May of 2009, knowing that we were buying in a perfect location to raise a family - given the vicinity to Wilmot park, Odell park, Superstore, the walking trails and a neighbourhood that was quickly filling with young children. Since the opening of the Phoenix Learning Centre in October 2020 we have noticed a steadily increasing number of disturbing events. It is my understanding that the centre was initially opened as a temporary warming centre, but that the future plan is to expand this into a permanent residential facility. The open house document issued by the Phoenix Learning Centre states it will house individuals who are not stable enough to be at the City Motel housing project or stable enough to live in their own units.

Personally, as an avid runner, I run regularly in the early morning. While I continue to do so, I am more nervous than ever before in my own neighbourhood. In fact, one day last fall, in broad daylight, I ran between a group of people that were clearly users of the centre, and who were engaged in arguments, yelling profanities at each other – to be clear, this was in broad daylight on a weekend day on Woodstock Road. Likewise, last fall I had my 5-year-old daughter and her 6-year-old friend playing on their bikes along the trail beside the splash pad. When I heard and saw (again) a loud, aggressive altercation occurring in the gazebo at Wilmot park, I immediately instructed the girls to get on their bikes and quickly took the safest route away from the disturbance.

This fall, after school started, while waiting for their bus, my daughters (age 10 and 6) were approached and spoken to by a man who also was presumably homeless and very evidently under the influence of drugs or alcohol. My husband was with my daughters and they were still approached by this man. You can only imagine the anxiety this causes around allowing the children on our street play outside as they always have. In addition, there is great concern for the many children in our neighbourhood that walk to and from Connaught Street School on a daily basis.

The truth is, the above noted events, are mild in comparison to the events that other families in Sunshine Gardens, who live even closer to the Phoenix Learning Centre, have witnessed including:

- Strangers in their back yards and in the playhouses or treehouses of their children
- Needles in yards and littered throughout Wilmot park
- A lady washing herself in the splash pad
- Drug use that is quite obviously hard drugs, including what appears to be crystal meth, being used in plain view
- Loud, aggressive yelling, swearing, etc
- Urination and masturbation on neighbours' properties

One neighbour was even told by a police officer that "our neighbourhood has a crisis" and was asked if he would mind having officers "do periodic checks of their yard and treehouse". The police station reportedly encouraged him to leverage politicians via social media. This is completely and entirely unacceptable. What was once a warm, safe, family neighbourhood is now a neighbourhood where we do not feel safe letting our children play outside. By no means should we need to leverage politicians to change this.

I am formally requesting that rezoning of the Phoenix Learning Centre DOES NOT go forward. While myself and my neighbours fully and completely recognize that we have a crisis of homelessness, mental health and addictions in this city, we also have a crisis in our neighbourhood and the safety of our families is top priority. I fully appreciate the compassion for their clients, that the staff of the Learning Centre has, and I do not deny the high needs of the clients. They are undoubtedly going through the most challenging times of their lives and desperately need services and supports. Nonetheless, I cannot support this facility - as it is, nor with rezoning, nor with any form of expansion - in a residential neighbourhood filled with children and also many seniors. It simply is not safe. This is inappropriate land-use with a significant negative impact on the residential area.

While some have suggested alternate locations such as the Victoria Health Centre or the Exhibition Grounds these locations would continue to affect our neighbourhood in a similar way, given the proximity to the walking trails, Odell park and Wilmot park. Our family previously frequented Wilmot park on a regular basis. I have countless memories of summer fun in the wading pool and splash pad, at the park, and having picnics on blankets. The city has recently invested over one million dollars into this green space as a family-oriented location and it is no longer safe for families to enjoy.

Alternate locations that would be more appropriate options may include:

- Near the Dr. Everett Chalmers Hospital
- As an extension of the City Motel project so resources can be pooled, and more services delivered.
- Another approved zoning location that is not in a residential neighbourhood.

I would also like to express my concern regarding the approach and management of these problems. While we clearly have a need for a safe place for members of our community to receive the support and services that they need, has the research around the most effective approach been considered? What is the evidence that a residential facility is the answer? There is plenty of evidence that safe consumption or injection sites work – should we not start by addressing the root of the problems and working forward from there vs. a reactive approach? I do understand that this is a long process and requires Health Canada approval, but if the city and stakeholders are truly committed to improving a problem, perhaps this should be part of the long-term plan. The Phoenix Learning Centre has been described as a harm-reduction facility. While this may be true, I would be curious to know what they are actively doing to mitigate harm when users of the facility have been seen (and photographed for proof) smoking lines and handing drugs to other facility users in the back of the property. The definition of harm reduction includes no coercion, judgement or requirement to stop using drugs. While I am in support of this type of approach, I will say it again: IT SIMPLY IS NOT SAFE IN A RESIDENTIAL NEIGHBOURHOOD.

I am asking that the city and PAC deny rezoning of this project and find a suitable alternate location, immediately, in the interest of our community and families, before a child or other innocent community member is hurt. I truly hope that a safe alternative can be found that does not compromise the safety and well-being of our city's residents and families, nor the beautiful parks and personal properties in and around Sunshine Gardens.

Sincerely,

Erica de Passillé

Mayor O'Brien, City Councillors, and City Planning Staff:

My name is Ross Stewart, I live at 35 Manor Ct and I am writing this letter in opposition to the proposed rezoning of the property at 184 Woodstock Road. Our property shares a border with the Phoenix Learning Centre so for months now we have had a first hand look at their operations.

My wife and I bought our house 2 years ago when she was pregnant with our second child. We chose this neighborhood for a variety of reasons but most of all because it offered a quiet and stable place for our children to grow up. In our small court alone there are ten children, eight elementary aged or younger. The kids run freely from yard to yard playing tag and building forts. My son - he's seven - has found life long friends and we have loved our time here. Since the Phoenix Learning Centre opened, our neighbourhood experience has changed dramatically.

Without question running this Centre is an exceptionally difficult job. I have seen the challenges they face every day. The guests of this Centre are vulnerable and unpredictable at times which means a great deal of diligence and resources are needed. The problem I see is that children are also equally vulnerable and unpredictable. When you mix the two, the amount of resources needed to keep everyone safe increases exponentially and in its current form, the Centre is ill-equipped to meet these demands.

The question regarding the rezoning is not whether or not the guests of this Centre should have a place to go to aid them in their recovery. I think we all agree that this is necessary. The question is whether this type of Centre makes sense in a family residential neighborhood.

In my opinion this is a resounding no. This Centre should be located somewhere with more space, facilities and resources which would allow them to meet the demands of the intense foot traffic we have seen. A residential family neighborhood has too many additional variables to contend with and increases the risks for everyone involved.

Since the Centre opened we have had several serious incidents that are unsettling at best and alarming at their worst. These incidents are so frequent that we have stopped allowing our children to play in our backyard and my son, by his own admission, does not want to. My neighbors restrict their children from playing there as well. Prior to the Centre I had never in my life called the Police.

These incidents are as follows:

- My daughter and I were playing in the backyard one afternoon. Her toys were in the middle of the yard and I left her there momentarily to get a tool out of the shed. I came out to find a guest of the Phoenix Centre in the yard approaching my daughter. She was just 16 months old at the time. When the man saw me, he turned and ran back into the parking lot of the centre behind the fence.
- On November 23rd we received a text from our neighbour letting us know she had seen a guest of the Centre climb into our son's treethouse (see attached image). This man was in the treehouse long enough that my neighbours called the Police. He left the treehouse and returned on multiple occasions before finally leaving. In the months following this we have noticed the door to the treehouse open on many occasions despite our children no longer using it.
- Multiple occasions where tracks have been found coming directly from the Centre into and around our property, as well as my elderly neighbours property both day and night. On one morning just two weeks ago, I found our wheelbarrow in my neighbor's yard.
- Regular **hard drug use in plain sight** just feet away from where my children are outside playing. I have witnessed a man wrap his belt around his arm, men sharing glass pipes and men snorting white powder. I have witnessed cars driving through the lot and doing quick handoffs before leaving on a regular basis.
- A neighbor witnessed lewd sex acts on the property. This can't happen around kids.
- People urinating on fences, neighboring properties and the Centre.
- Screaming, yelling and swearing. This too happens when children are playing very closeby.

- A guest throwing snowballs at my elderly neighbor's house.
- I regularly find garbage, random litter, wrappers and disposable facemasks in our yard.
- Numerous occasions where police, ambulance and fire trucks on site which amplifies stress.

Although taken on their own, many of these incidents may appear somewhat insignificant but the consistency in which they occur reveals a clear pattern of concerning behaviour that should not be ignored.

Over the course of the past five months we have been consistently disappointed and concerned with the management of the Phoenix Learning Centre which has resulted in a serious lack of trust in their commitment to fully addressing issues on site.

My wife first informed the Centre of our concerns (daughter being approached/treehouse) in late November 2020. During their discussion, the manager of the centre said that he had previously found people in our yard, that he regularly checked it when he went on break and would continue to do so. The fact we were not informed of these issues when they were first discovered was concerning.

Despite this, we put our faith in the Centre and believed they would resolve these issues right away.

Unfortunately this has not been our experience. In the weeks after our initial call I found a bike, multiple used masks, disposable cups, wrappers & all kinds of other garbage on my property. Specifically in the area management told us they would monitor. I let the bike sit for three days as I expected it to be found during the regular perimeter check. I eventually brought it back myself. There was never any follow up from management concerning these issues.

On Thursday, Feb. 4, I sent a follow up email to the Phoenix Learning Centre and our Ward Councillor John MacDermid detailing our continued concerns. Their response, dated Feb. 4, stated *"we understand the seriousness of your concerns and will do everything we can to address them as soon as possible."* This was the same response we received verbally in November but still, we were hopeful this would bring change.

The following is a snapshot of events that occurred after our communications with management:

- Friday, Feb 5 - 10pm: Police are called to the Centre by my elderly neighbor. I believe he called multiple times that night.
- Saturday, Feb 6 4:00pm: I was just arriving home from hockey with my son and found a man had climbed the back fence and was looking into my yard and into my neighbor's yard.
- Sunday, Feb 7 10:00am: Guests of the Centre are smoking a glass pipe. I called the police. Everybody has their breaking point and Sunday at 10am was mine. I was so stressed that I was having trouble catching my breath and had chest pains the rest of the day.
- Sunday, Feb 7 11:50am: Guests of the Centre are snorting white powder off a plate and my neighbor calls the police.
- Sunday, Feb 7 1:10pm: Guests of the Centre are sharing a pipe; neighbour calls the police again.
- Wednesday, Feb 10 12:50pm: I'm home for lunch and a man is throwing things, breaking things, kicking the dumpster, climbing into the dumpster and climbing the back snow banks screaming and yelling. I call the police again and again I need to call my work to tell them I need to deal with this.

The events are far too common and I have never seen anyone asked to leave the Centre despite this type of behaviour. It's a lot for a grown man, let alone a child and small children surround this Centre. I don't know how much my son and his friends have seen. I don't even know how to explain hard drug use to a seven year old boy.

Most recently we called Police on Feb. 24 after finding multiple tracks over the span of several days. That morning we woke up to find tracks leading directly from the Centre to our yard and our wheelbarrow on the neighbours lawn. It's not about a wheelbarrow being taken, it's the thought of someone going through our things while my family slept that I find very unsettling and stressful.

That evening my wife spoke with the manager of the Centre. In their conversation he promised increased security and a follow up phone call by the end of the week. Today is March 10 and we are still waiting on that call.

Cameras have been installed and I continue to have people access my property and my son's treehouse. Security is on site and drug use continues. Guests of the Centre have quickly adapted to the new system. It is clear to us that this centre requires trained 24/7 security on-site, not just cameras.

On March 1st, Phoenix Learning Centre staff released a letter on social media requesting community letters of support as they were being met with "*considerable resistance from some of the neighbours*". Characterizing these legitimate safety and security concerns as "*resistance*" is consistent with the attitude displayed by management so far.

They stated that a security guard had been hired "*to prevent people from loitering in the parking lot near neighbouring property lines*". This type of public communication only amplifies our mistrust in this organization. How can we be expected to believe things will improve when what we consider serious concerns are in their view "*resistance*".

I called Councillor MacDermid and asked him about this letter. He told me to state the facts and then to share how this has affected my quality of life. I am a very private person and the public aspect of this entire process has been extremely difficult. I don't feel entirely comfortable with going into details about our personal lives so I instead will ask you a series of questions about how this might affect your quality of life.

How would you feel if a strange man came into your yard and approached your daughter? If someone did hard drugs regularly in front of your children? If your son had nightmares about his treehouse? If your kids could no longer play in their own yard and their friends weren't allowed there either?

How would you feel if you spent hours making a backyard rink for your son so that he would have an escape from Covid and then have to tell him he cannot use it because men are outside getting high just feet away? Or when you get a call from your son's teacher asking if something is up?

How would you feel if you see your wife crying or hear that your elderly neighbor is struggling? Or you called the police and they sympathized with you then suggested doing periodic checks of your treehouse. Finally how would you feel if you had people discussing your life on social media, judging you from their keyboards.

Recently we decided to just close our back curtains and said enough. We don't use our backyard anymore. Even as I am finishing this letter at 10pm on March 10, my wife receives a text from a neighbor telling us they just called the police again. To be honest, I'm exhausted.

The guests of the Centre require a place to aid in their recovery. No question. However, we are firm in our belief that this is not the appropriate location. My kids need safety and stability. This Centre offers neither. A well thought out plan should be implemented with all levels of government to find a suitable location that is ideal for this type of resource. Right now it seems like we are just settling for a location that happened to be vacant at the time. This small church simply does not meet the demands.

Respectfully, Ross Stewart



Figure 1: Picture of a man exiting a child's treehouse on November 23. Police we called on this occasion.



Figure 2: Tracks coming from the Phoenix Learning Centre into my neighbor's yard. This is after fresh snow and after the cameras were installed at Phoenix Learning Centre. Cameras do not show this area. (Feb 24 - tracks happened at night)



Figure 3. Tracks coming directly from my elderly neighbor's driveway and into my yard. Installing a fence will not prevent people from simply walking into neighboring driveways. My neighbor is in his late 80s and often requires a walker. He confirmed these tracks were not his. Also, after cameras are installed. (Feb 23 – Tracks happened during day time hours)



Figure 4. My wheel barrow was found in a neighboring yard. Also, after cameras are installed. (Feb 24 – Wheel barrow moved during the night)



Figure 5: Tracks on my son's rink. Coming from tracks in Figure3. (Feb 23 – tracks happened during day)



Figure 6. Tracks in the back corner coming directly from Centre. This is an area of concern. (Feb. 21 – time of tracks unknown)

From: Mary Goggin [mailto:mgoggin@nbnet.nb.ca]

Sent: Wednesday, March 10, 2021 5:30 PM

To: PLANNING AND DEVELOPMENT

Subject: Development Proporal - Zoning amendment 184 Woodstock Rd File: Z-7-21 PR: 12/21

To: Fredericton Planning Advisory Committee,

I am in opposition of the application by River Stone Recovery Centre for a zone amendment to permit a drop in community centre and assisted living units at 184 Woodstock Road (Centre). File: Z-7-2021, PR: 12/21

My reasons for opposition are:

THE LOCATION OF THE CENTRE CREATES RISK FOR THE SUNSHINE GARDENS RESIDENTIAL NEIGHBOURHOOD

- **Exposure to illegal and illicit behaviours.** There are many children, seniors and families who risk exposure to unlawful and unacceptable behaviours including illegal drug use, trespassing onto private property, public urination, defecation and sexual acts. With aspects of the proposed Centre in operation, contrary to current zoning bylaws, neighbours have frequently witnessed these alarming behaviours by clients of the Centre.
- **Fear for personal safety** within our own homes, on our property and while outside in our neighbourhood. Some neighbours are extremely uncomfortable going outside into their own yards. Neighbours feel threatened by strangers taking short cuts through their yards, peering into their homes and using the homeowners' possessions. Many have expressed they feel like prisoners in their own homes.
- **Fear for the safety of children in the neighbourhood walking to school.** The English elementary and middle schools for the neighbourhood, specifically Connaught St School and George St School, do not have bussing because the children live within two kilometers of their school. This positive feature of the neighbourhood is now a cause for parental concern. It is known that drug addiction and homelessness is often accompanied by mental health illness. Are our children going to be safe walking back and forth from school each day, encountering clients of the Centre who may not be well?

THE CENTRE IS NOT SAFELY ACCESSIBLE FOR ITS CLIENTS

- **Woodstock Rd is a heavy traffic provincial road.** When the previous church zoning amendment was debated, traffic was a primary concern. But since the church was operating primarily on Sundays when there was less traffic, it was determined that there was less risk of accident. The Centre will be fully operational every day.
- **There is no sidewalk on the Centre's side of the road.** Without a sidewalk the clients of the Centre are at risk of being struck by a vehicle on the busy Woodstock Rd.
- **Drivers do not expect bicycles or pedestrians to abruptly appear on the road,** which regularly occurs with several near misses since the Centre opened. Our son experienced this very situation; a person on a bicycle coming directly onto the road while he was driving past the Centre. He had to take quick action to swerve in order to not hit the person with his vehicle.

LACK OF CONFIDENCE THE CENTRE CAN OPERATE SUCH THAT HARM DOES NOT CONTINUE TO OCCUR

- **To date the Centre has been reactionary rather than proactive** to problems. It seems the negative impacts of the Centre on the neighbourhood to date was not anticipated, certainly not proactively managed.

- **Actions taken are not effective.** Port-a-potties were put in place after complaints about public urination and defecation in neighbouring yards. Just yesterday, March 10 at 12:20pm, I witnessed a man urinating in the Centre's driveway, a few feet away from the Woodstock Rd curb, with the port-a-potties just a few feet away.
- **Although the Centre has a Drug Free policy, drug use continues to occur regularly both on and around the Centre's property.** The measures taken to date have not stopped this behavior.
- **It appears the Centre does not have the necessary specialized services and funding required to service its clientele** in a safe and acceptable manner within this residential neighbourhood.
- **The Centre introduces a continuous stream of challenged people into the residential neighbourhood.** The neighbourhood will never reach a point where negative impacts cease to occur, since new challenging clients will replace those moving out of assisted living, and the drop-in centre will continue to attract challenged clients.

Certainly the target population needs a place where they can access services, but it is not appropriate to establish such a centre at the proposed location within a residential neighbourhood.

Respectively yours,

Mary Goggin
Ken Goggin
276 Parkhurst Dr
Fredericton, NB

-2-

From: Juliane Nowe [mailto:julianenowe@gmail.com]
Sent: Wednesday, March 10, 2021 10:13 PM
To: PLANNING AND DEVELOPMENT
Subject:

Good evening

I am writing to inform you that I am in support of the Phoenix Learning Centre and I hope they receive their rezoning

Thank you

Juliane nowe and Fabian Henry

From: David Wagner [mailto:dwagner@unb.ca]
Sent: Wednesday, March 10, 2021 7:04 PM
To: PLANNING AND DEVELOPMENT
Subject: Sara Burns Community Outreach Centre

Dear Fredericton planners,

I support the application by the River Stone Recovery Centre to update the zoning of 184 Woodstock Road in order to allow the Phoenix Learning Centre to continue providing a safe space for some of our community's most vulnerable, and to build a second floor to create nine staffed and supported living units for people who need it.

If people are housed, they will not need to carry their belongings with them in shopping carts, they will not need to do private activities in public places, they will receive support to help with their stability and they will reduce pressures on emergency services (police, ER staff and paramedics). Downtown businesses will benefit from people having a place other than 'the streets' for them to spend time.

If you have questions about my statement of support, please ask.

Sincerely,
David Wagner

From: Jean Maclean [mailto:jeanmaclean2017@gmail.com]
Sent: Wednesday, March 10, 2021 7:25 PM
To: PLANNING AND DEVELOPMENT
Subject: Phoenix Learning Centre

I am writing over my concern of rezoning of the property of the Phoenix Learning Centre to build a 9 unit full time shelter. Many things have happened since the centre opened last October. This is an area just in front of Sunshine Gardens, a residential area where there are many homes and the people no longer feel safe..They have lived there for many, many years.

Many instances of ill behavior have taken place in Sun Shine since the centre opened. For example:

An 18- month old was approached in her own backyard until the individuals saw the father and ran Just think of what could have happened there!!!!

Masturbation in public view has been observed.

Dangerous encounters with motorists and pedestrians on Woodstock Road..This is an area where people like to take a walk or leisurely stroll.Now they do not feel safe in doing so.

Peering into neighbors' windows, and loitering on their property is completely unacceptable. Items from their properties have gone missing

Wilmot Park is used extensively for walking, riding bikes, having picnics and children playing. With discarded syringes laying around. it is no longer safe to go there

Urinating on private property is disgusting.Trespassing on private property and even using childrens' tree houses is absolutely horrible !!

Yelling and Swearing at all hours is just not something children or adults should be subject to.

It is well known that animals should not be abused,Yet a dog was seen being kicked on the Phoenix property!

Garbage should not be behind the centre, on neighboring properties or in Wilmot park. Children live and play on adjacent properties and have witnessed all the activities.

Hiding behind shrubs and trees on the Delta property can be seen by their guests. They too would not want to venture out near them

Fredericton Residents and tourists like to walk in the park and enjoy the flowers and trees. I myself would fit into that category. I will not go there anymore. It is meant for people to enjoy!!

People living in the Phoenix Learning Centre disregard wearing masks. They probably do not realize the gravity of Covid-19 and masking protocol Drugs are used and distributed on the Phoenix property.

Parents should not have to worry about the safety of their children walking around or waiting for bus etc.

I feel that the residents of Phoenix Learning Centre need a safe place to stay, but it should be located in a place far from peoples' homes and properties. It is terrible that one cannot feel safe in their own home. Another solution needs to be found!!!!

Jean MacLean
Sunshine Gardens

From: Joseph LeJeune [mailto:svliberi@yahoo.ca]
Sent: Thursday, March 11, 2021 9:27 AM
To: PLANNING AND DEVELOPMENT
Subject: 184 woodstock road. River Stone Recovery Center

I wish to comment with respect to the subject project.

In general, the objective of the project is well meant. However, serious consideration should be given to the following.

1. Woodstock Road is a very heavy traffic area.
2. At the present time and for accessing the Center, there is some considerable traffic interference by people pushing shopping carts in the street traffic area. This represents a public safety hazard to the individuals themselves and to vehicular traffic as well.
3. Individuals, going to the Center, are also using the street vs. the sidewalk, for pedestrian traffic which again is causing public safety issues.
4. There is safety concerns for individuals who cross the street from the sidewalk to access the Center. This also causes unexpected traffic flow interruptions with related public safety concerns.
5. At the present time, the street and nearby sidewalk area are being used to store various possessions of the Center's visitors and there are many instances of junk, garbage and clothing items scattered along the sidewalk and adjacent areas. This may represent a public health issue.
5. There are ongoing incidents of shopping carts/belongings blocking the sidewalk.
6. The current location is encouraging ongoing use of the river bank area across from the Center as a tenting/camping area with resulting problems.

Although the objective of the project is supported, under the present circumstances, the location of the Center, is not a good fit and it should be anticipated that the above concerns of public health and safety will only be increased should the proposed development proceed.

Joseph LeJeune

From: Joseph LeJeune [mailto:svliberi@yahoo.ca]
Sent: Friday, March 12, 2021 8:58 AM
To: PLANNING AND DEVELOPMENT
Subject: Re: 184 woodstock road. River Stone Recovery Center

Further to original.

Today at approximately 7:30am, the sidewalk, across from the subject property, was blocked with a shopping cart the contents of which had been spread out along the walkway and adding to making passage more difficult. By about 8:00 a couple of people were cleaning up the mess. Upsetting of the cart etc. probably happened during the night by a pedestrian. About 8:00am a couple of people were cleaning up the mess. There is also some amount of garbage bags at the entrance of the paved area of the wellfield protection portion which in part is used for driver training. Will send a photo separately. Should the project proceed as anticipated, hopefully these types of concerns can be addressed.

Joseph LeJeune

From: Connie Bothwell [mailto:cbm@unb.ca]
Sent: Thursday, March 11, 2021 10:49 AM
To: PLANNING AND DEVELOPMENT
Subject: Re-Zoning to Launch The Sara Burns Community Outreach Centre

Dear Members of the PAC Committee:

I am writing to support the re-zoning requirements needed to launch the Sara Burns Community Outreach Centre. The Phoenix Learning Centre was established as a warming centre for people who are experiencing homelessness in Fredericton. Re-zoning is required to transform the current location into a space that can provide more comprehensive programs and services.

I am currently a volunteer with two outreach programs at Wilmot United Church. For me, people who are experiencing homelessness in Fredericton now have a face, a name, a personality and a story. They have significant health and basic living needs. The very fact that Fredericton scrambles every winter to find shelter and services for these folks is disturbing.

There is an opportunity to create a safe and positive environment for these individuals and a safe neighbourhood for those who live in Sunshine Gardens. The proposed plan for the Sara Burns Community Centre has addressed community concerns. A cooperative partnership is required, not a re-zoning battle.

We all have a responsibility to address the needs of those who find themselves homeless in Fredericton. I look forward to attending (virtually) the PAC meeting and the discussion and decision on this matter.

Regards,
Connie Bothwell

From: Amy Otteson [mailto:amy.otteson@gmail.com]
Sent: Thursday, March 11, 2021 11:05 AM
To: PLANNING AND DEVELOPMENT
Subject: Zoning for 184 Woodstock Rd

Hello Planning Committee,

I am a resident of your ward ([196-198 Odell Ave](#)), a clinical psychologist and close friend of the late Cst. Sara Burns. I am writing to express my unwavering support for the rezoning of 184 Woodstock road. Municipalities often bear the brunt of our broken health and social service systems. Who are directly dealing with the homeless in our city on a regular basis? City employees: police to pick up needles and deal with disturbances, city workers who clean the streets and sidewalks of debris/waste left by the homeless. Like it or not, municipalities are on the front line of this worsening crisis. Why not do what we can by supporting the stakeholders who are stepping forward to help? By changing the zoning, we have a chance to make meaningful progress in an area where we've been negligent for years.

The centre is ideally placed, on a accessible street, close to other services at the Victoria health centre and downtown community health clinic. Downtown voters decry the homeless problem and then exclaim NIMBY. I am one resident OF THIS WARD who is willing to say, it needs to be somewhere so let it be here.

Respectfully,

Amy Otteson
March 11, 2021

To: The Planning and Advisory Committee:
Re: Phoenix Learning Centre

I am writing today **in support of the zoning application submitted for the Phoenix Learning Centre** located on the Woodstock Road. I believe this is an ideal location and building for use by the City's vulnerable population. It is located on a main street close to the Community Kitchen, homeless shelters, and within walking distance of the Community Health Clinic and Out-of-the-Cold Shelter. The building itself is well equipped for the services needed. If you have not visited, group by any day and check it out.

I understand concerns are being expressed about the zoning application. I believe that, given a chance to work on this permanent solution, initial growing pains and issues will be resolved and the Centre will work well. **I speak from my firsthand experience with the Out-of-the-Cold Shelter that ran for two years at the Anglican Church Bishop's Court location.** My wife works for the Anglican church and we had frequent interaction with the facility and its guests through her work and through volunteering there. In the cold winter months, guests would begin to congregate at 5pm. We would occasionally deliver items to the building before OFTC staff and volunteers arrived to officially open. Guests were polite, respectful, and would offer to carry items and understood that we would be locking the door and be on our way while they continued to wait outside. They kept the walks and steps shoveled and respected the building – zero damage when the OFTC shelter closed. In the spring they requested rakes, brooms, clippers, and bags and completely cleaned up the grounds and trimmed the hedges. Once completed, one guest tackled the Cathedral green, single handedly raking most of it - volunteering each day.

This past fall, some of the same guests performed a major clean-up of the grounds of the Phoenix Centre – something it really needed. They filled more than 100 compost bags of brush and leaves. They picked up garbage, etc. I know, because in befriending the gentleman who raked the Cathedral green, I had him assist me with some projects at my own place and he led the Phoenix grounds cleanup.

This vulnerable population truly appreciation the services they receive and **credit the workers and volunteers with saving their lives.** They are not without their various medical issues and some poor choices, but facilities and services such as the Phoenix Learning Centre go a long way towards improving their lives. Please support this initiative.

Respectfully Submitted,

Peter Jacobs
Pej5885@gmail.com

March 11, 2021
170 Rookwood Avenue Fredericton,
NB E3B 0B5

Dallas Gillis, Planner
City of Fredericton Planning Advisory Committee Via e-mail:
planning@fredericton.ca

Dear Mr. Gillis:

RE: Proposed Drop-In Community Centre at 184 Woodstock Road

I read the letter circulated by the 89-year-old resident of the house next door to the existing centre. His description of activities that he has seen at the centre and in his adjacent yard and property plus his discovery of hypodermic needles in his shed in my opinion immediately disqualify this proposal from moving forward.

Adequate constraint mapping would have rejected this site immediately. The site is on the outskirts of a residential neighbourhood where innocent and vulnerable children live, and across the street from the City's pre-eminent hotel. The only mitigation that is apparent from the Neighbourhood Notification for the conditions observed by concerned adjacent property owner is the 8' "privacy fence". This is inadequate.

The facility should be moved to a location away from the Sunshine Gardens neighbourhood, perhaps adjacent to the Men's Shelter in the old hospital building.

Thank-you for considering my opinion. Sincerely,



John Bagnall

From: Stephanie Roy [mailto:stephanie.chowdhry@gmail.com]
Sent: Thursday, March 11, 2021 12:40 PM
To: PLANNING AND DEVELOPMENT
Subject: PAC

I oppose having the Phoenix Learning Centre in its present location. I live in Sunshine Gardens and have seen and heard of too many trauma-inducing incidents within our area over the past year. I no longer walk along Durepos Lane because of indecent exposures, filth along the walking path such as human excrement, drug paraphernalia, increased fast food waste to name but a few of the unsavory viewings. Wilmot Park has also become the home of similar issues with the bandstand and picnic tables becoming the frequent sleeping and partying quarters of the homeless and their friends. I have seen pictures of individuals trespassing in nearby neighbours' yards, sometimes doing their drugs there and leaving their used needles. I have heard stories from some neighbourhood families and the elderly of trespassing, theft, and intimidation. I do not want to assume that all of the homeless population who frequent the area are guilty of these atrocities. But regardless of whatever becomes of the Phoenix Learning Centre, these civic crimes need to stop.

March 11, 2021

To Whom it May Concern:

Re: FILE: Z-7 2021 PR: 12/21
APPLICANT: River Stone Recovery Centre
ADDRESS: 184 Woodstock Road
PROPOSAL: ZONE AMENDMENT

I am writing to oppose the above-mentioned application.

The plight of the homeless population is one of great concern and a most difficult problem to solve. It is one that many people have worked very hard to solve. Although the Phoenix Learning Centre at 184 Woodstock Road opened as a temporary solution to an emergency brought on by the pandemic, those operating the centre should have ensured the safety of both the guests using the facility and the neighbours in the surrounding area. They did not.

Since the opening on October 9, 2020 multiple problems have arisen affecting the neighbours bordering the property. These ranged from public urination, harassment of an elderly neighbour, public masturbation and open drug use on the property. The guests going to the PLC are not receiving the kind of help that they deserve. Nor are the neighbours concerns being addressed properly. In spite of some measures being taken to mitigate the situation, the hard drug use continues. Properties adjoining the centre continue to be accessed.

When David Coon MLA, spoke at the opening he praised the facility as being such a big help in offering proper hygiene facilities for those visiting. Apparently, that is not the case, because, for over four months the guests were choosing to urinate behind the building, on a neighbour's home and the bordering fence. Dr. Davidson's solution was to provide porta-potties. From neighbours' observations, the main use of these porta-potties is for groups of 2 or 3 guests to enter together.

That brings me to express my great level of anxiety that has developed for the safety of young children and seniors in this long established neighbourhood.

The City of Fredericton, in January of 2020, adopted a Municipal Plan. In that plan, a great deal of attention was given to protecting established neighbourhoods. I urge you to give serious consideration to that plan as you study the Planning Department's report on this application. The safety and security of residents in this area depends on that.

I respect the opinions of those who are in favour of this proposed operation but, it is simply a case of a plan for the right reasons but the wrong location.

Respectfully,

Margot Russell
134 Parkhurst Drive

57 Rookwood Avenue
Fredericton NB
E3B 2L8

Community Planning
397 Queen Street (City Hall)
Fredericton NB

March 11, 2021

Re: Proposal for Zone Amendment by River Stone Recovery Centre at 184 Woodstock Road

Dear Planning Advisory Committee Members;

I am a long-time resident of Sunshine Gardens responding to a proposal for development in my neighbourhood; the applicant has applied for a zone amendment to permit a drop-in centre and nine assisted living dwelling units at 184 Woodstock Road.

In my opinion, the care facility (assisted living dwelling units) would be an excellent use of this property as it would be a controlled situation with a specific number of people involved. The size of the property seems appropriate for the projected number of clients and staff.

However, based on recent experience of the impact of the temporary drop-in centre at this location, I would say **establishing a permanent drop-in centre on this site is NOT an appropriate use of this property.**

A residential neighbourhood is not a good fit for placement of this facility. The temporary location of a drop-in centre at this address has already caused multiple problems especially for the residents who live in proximity. There have been many unfortunate interactions between the transient clients, (some with severe mental health issues and addiction issues) and residents. Please see Danielle Belyea's file for details of specific incidents.

The proposed location creates safety issues for the drop-in clients, some with baggage and shopping carts, who must walk along Woodstock Road on the sidewalk side and then cross a busy road to the facility. While doing so they are at risk of traffic incidents with fast moving traffic and there is no shoulder for safety.

Residents in this neighbourhood are frustrated that their concerns for their own personal safety and wellness are seen by the developers as petty and uncaring toward homeless people. I want to assert that here in Sunshine Gardens we care very much about the transient citizens of Fredericton, indeed we want a facility for them that is better and in more suitable location than the one offered by this proposal.

Sincerely



Janice Wright Cheney

Mayor O'Brien, City Councillors, City of Fredericton Planning Department,

We are emailing to object to the proposed rezoning of the land and building at 184 Woodstock Road. The City of Fredericton and Phoenix Learning Centre are doing honourable work to help those experiencing homelessness, however, we feel that as Sunshine Gardens is an established residential neighbourhood with many seniors and young children it is not an appropriate location for a drop in centre.

When we became aware of the opening of the temporary drop in centre through local media we were optimistic that the addition of the Phoenix Learning Centre would help those in need with little negative effects on the neighbourhood. Since opening we have witnessed individuals who are aggressively yelling in Wilmot Park, discarded syringes and individuals using drugs in public view.

We do not support the rezoning for the following reasons:

The proposed rezoning is not in line with the Municipal Development Plan

- The encounters we have had as well as the numerous safety issues raised by other neighbours opposing the rezoning are contrary to the following in the Municipal Plan section 4.1 *Community Goals for Fredericton* item 9 *Safe and Inviting Public Realm*:
 - *"Fredericton will be a city where all residents and visitors can feel safe and secure."*
- The center will draw at a minimum 20 guests per day to the neighbourhood with no real ties or connection to the area. The 2-storey building, brutish and commercial in appearance, will not fit in with neighbourhood houses. The character of the neighbourhood is comprised of families with children, empty nesters, young professionals, as well as seniors, not individuals who use hard drugs, engage in trespassing, and exhibit uncontrolled erratic behaviours. For these reasons, the Phoenix Learning Center is not a place that *"...will respect and reinforce the existing pattern, scale, and character of the neighbourhood."* (Section 4.10 *Areas of Stability and Minor Change*).
- Furthermore, Section 4.10 states that: *"Maintaining Fredericton's stable, healthy residential neighbourhoods will be essential to sustaining growth, prosperity, and the city's high quality of life."* The lack of meaningful consultation for the Phoenix Learning Center, ineffective management of the center that has led to a myriad of problems, and the manifestly inappropriate location have created divisions within the neighbourhood. Neighbours are polarized and some feel villainized for their views either for or against, while others are fearful to speak out at all. The Phoenix Learning Center is destabilizing the neighbourhood and affecting the health of its inhabitants.

Lack of meaningful and adequate consultation with neighbours

The public consultation has felt rushed, unplanned and inadequate. Webinars and outreach on Facebook have been the only public consultation since the Phoenix Learning Centre decided it would abide by zoning rules and seek out a change in zoning. The messaging in these consultations is inconsistent and haphazard; for example in the one webinar, the team stated they would seek to build a 20-bed facility and then applied for a 9-bed facility (a small issue, but indicative of a broader trend).

Neighbours of all ages including seniors and teenagers have spoken out in the Neighbourhood Facebook group detailing occurrences which have made them feel unsafe. These occurrences have happened during innocent activities such as going for a walk, enjoying time outside, playing with their children, or waiting at the bus stop.

Individuals speaking on behalf of the Phoenix Learning Centre have been condescending and have minimized resident concerns by making comments such as *"I am sorry to hear of you and your husband's suffering witnessing the suffering of someone else."* Comments such as these towards resident's valid concerns do not instil confidence that those who are proposing the rezoning will take the valid concerns of neighbours seriously.

The safety of guests is not being put first and is setting the Phoenix Learning Center up for failure

The location of this proposed development is not well suited for safe pedestrian access. This will undoubtedly result in a tragic accident if the Phoenix Learning Centre remains at this location. Woodstock Road is a high traffic volume street where sidewalks are often not plowed during winter storms.

Phoenix Learning Center staff have indicated there are multiple guests who refuse to use the sidewalk and who have been spoken to many times regarding how to safely get to the center; these interventions have not changed behaviour. One can conclude that even the great undertaking of moving telephone poles, uprooting trees, installing a push-button crossing signal and putting in a sidewalk would not fix the safety issues.

Safety of neighbours is not being adequately ensured

Since the opening of the facility in October 2020 neighbours have experienced many safety concerns. Neighbours have witnessed ongoing illegal drug use, sex acts in public view, individuals urinating in public view, individuals trespassing on neighbouring property, a guest of the Phoenix Learning Center approaching a child, and discarded syringes in Wilmot Park. All mitigation measures, however inadequate, have been put in place only after concerns were raised. There has been no proactive nature to solutions whatsoever, which leads one to conclude that there has been little planning involved.

Neighbours have addressed concerns with staff of the Phoenix Learning Center and promises have been made to do perimeter checks, install security cameras, and not allow drug use on site. Drug use has continued and the security cameras have pushed the drug use onto neighbouring properties. Security guards have not stopped illegal drug use and are not at the centre overnight when individuals continue to stay on the Phoenix Learning Centre property. There are also questions about the nature of these security guards such as what training they have specifically around individuals experiencing substance use disorder.

Staff of Phoenix Learning Centre told CTV News on March 5th 2020 that they were "learning as we go." This is an unacceptable approach to ensure the safety of seniors and young children in the neighbourhood.

Our family chose to settle in the neighbourhood where one of us was raised with the hope of providing a safe place to raise our 8-month-old daughter. Witnessing individuals use drugs, act erratically, being always on the look out for discarded needles and being afraid to use Wilmot Park were not our planned experiences when we chose to establish ourselves here. We chose to move to Sunshine Gardens because it is a community where children play outside, walk to their bus stops and play freely in the park.

We feel that council should not allow the rezoning of 184 Woodstock Road. There are more appropriate locations the proponents can consider and these should be pursued with thorough and meaningful consultation.

Respectfully yours,

Miles Goff and Danielle Belyea
112 Parkhurst Drive, Fredericton

From: pjfield@nb.sympatico.ca [mailto:pjfield@nb.sympatico.ca]

Sent: Thursday, March 11, 2021 2:45 PM

To: PLANNING AND DEVELOPMENT

Subject: for the PAC meeting re. 184 Woodstock Road. Please include in package if possible.

To Whom It May Concern:

With this letter, I formally request that the rezoning application River Stone Recovery Centre for 184 Woodstock Road be denied.

I believe that we all have a role to play in helping our city's vulnerable people. Allow me to give you a brief overview of my efforts to that end. Rest assured I understand that many, many have done and continue to do much more in this regard. I offer it only in hopes of giving you a better sense of the moral and actual commitment of this letter writer. Over the years, here and in Halifax, I have done volunteer work with different supper, lunch and breakfast programs that have afforded me the privilege of interacting with some really good people – people who sleep in shelters, rough, couch surf. Before Covid, my youngest daughter sometimes accompanied me to serve sandwiches at a lunch program run by a wonderful local Church. And I hope we will have the opportunity to do that again in future. I have donated to the John Howard Society to buy sleeping bags, given out Tim's cards and socks to people spending the night on Queen Street this winter. I have donated campstove fuel, winter hats and mits and food – items from the needs list—to the Phoenix Learning Centre three times and entered it twice to deliver. Compared to many, these contributions are absolutely paltry. They are detailed not to self aggrandize. Many have done infinitely more to help. But I hope in these details it is clear where my moral compass points. I see people as people – whatever their circumstances.

I live in Sunshine Gardens. I supported the opening of an emergency daytime shelter this year to help people get out of the elements and handle the extra burden brought about by Covid. I don't know one neighbour who did not.

But like many, I live far enough from it that I was not aware of the burden the people who are living with this centre in their back and sides yards have been asked to bear. Hard drug use and sales on the other side of the fence (as of March 10, there is proof usage is still happening on the PLC premises after hours. A senior with declining health due to the stress of people peering in windows and roaming his yard. Parents who no longer responsibly let their children play in their backyard playhouse because it has been frequented by strangers. To the comment, "I know we have a meth problem in this city, the police are saying – however unofficially – you now have a meth problem in your neighbourhood." The list goes on.

I defy any of the people who are publicly shaming those who are speaking up about these safety concerns to say that this would be ok for their own families or selves. Whether they live in Sunshine Gardens, downtown or in a considerably swankier neighbourhood up the hill.

The Manager of the Centre – by all accounts a lovely person who is doing his best – has publically stated (CTV report) that the PLC is "learning as [we] go." To the people who have raised their concerns – quietly and constructively – over months of serious – and documents incidents – he has said that he can't control what happens off the property; they ask the clients to be good neighbours and some won't listen.

Time and again the measures put in place are after the fact and not nearly enough. Cameras are pushing drug use into the shadows and the portapotties. Just days ago I witnessed three individuals hovering around the doorway of one. Having walked around the building to find the entry to give a donation, I know that the building itself would have been a better wind cover.... Any thinking and honest person can connect those dots.

And, in the newest plan, one sees an eight foot privacy fence highlighted as a key security measure. A fence can be easily walked around. Many neighbours have fences only two feet shorter. Perhaps it will help but a thinking person might reasonably question what behaviours will be actually be facilitated by this new cover. This has gone on for months. Real incidents have occurred. Real incidents continue to occur – despite FaceBook posts and other claims to the contrary.

I still believe the people who are pushing this application hard are well intentioned. There is a real crisis in our City that warrants real action. Not buck-passing. Not apathy. (Certainly not hypocrisy of word/post vs. deed.) But two wrongs, as they say do not and cannot make a right. Especially not in this case. To put people -- seniors and children and people – like me and like YOU at risk in this way for even the most worthwhile of causes – is NOT the answer. Decisions born of expedience and desperation rarely end well.

Article 53 of the Community Planning Act states that “ terms and conditions imposed Shall be limited to those considered necessary by the advisory committee... to protect

53(3)In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may.....

(c) prescribe particular purposes

And **53(4)Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect**

(a) properties within the zone or in abutting zones, or

(b) the health, safety and welfare of the general public.

In light of the aforementioned issues surrounding the Phoenix Learning Centre it is my belief that the health, safety and welfare of the general public of Sunshine Gardens would not be protected by its continued operations at 184 Woodstock Road.

I support the concept of this Centre and will continue to do my part in helping the vulnerable people of this City. I hope that the City and other levels of government will work with partners to find a safe location to house the Phoenix Learning Centre and the safe fulfillment of its vision.

Patricia

James Fraser 149 Route 616
Keswick Ridge, N.B. E6L 1R9

March 11, 2021

Fredericton City Hall, Council Chambers 397 Queen Street
Fredericton, N.B. E3B 1B5

To the City of Fredericton's planning advisory committee:

Re: Letter of opposition to a zone amendment to permit a drop-in community centre (Phoenix Learning Centre) and 9 assisted living dwelling units, at 184 Woodstock Road.

Since October my 89-year-old father has been living 12-feet from the Phoenix Learning Centre. And since October, he's been exposed to people urinating and engaging in explicit sexual activity next door. My name is James Fraser and I have done everything I can to make sure my dad lives comfortably in the home he grew up in and cherished for close to 90 years.

Since the shelter has been put in place my dad has changed. He's developed severe anxiety. He is getting more confused and forgetful because of stress. People have been stealing his belongings, such as a propane tank on his back deck. They're banging on his door. They're harassing him while he's trying to eat breakfast at the dining room table. Strangers have been crossing his property to get to the shelter or passing through his yard to get to adjacent properties. He's witnessed them yelling and cursing day and night. My dad, who lives alone, has been forced to call the Fredericton Police Force at least three times since February.

Just last year he stumbled across dozens of used needles in his garage. His garage windows were spray painted and his personal belongings were thrown all over the floor. While many people my age worry about what nursing home their parent should live in, I'm stressing over how my dad can avoid stepping on used needles at home. How do I keep my dad safe now? That question keeps me up at night.

Instead of anticipating phone calls from his grandchildren or Sunday night dinners with family, my dad is worried about strangers breaking into his home. Family members call my dad several times just to make sure he remembered to lock his doors. When I'm out, I find myself taking detours past my dad's house just to make sure people aren't loitering on his property. What worries me most is I can't always be there.

I believe homelessness is a concern and that it's important to support those in need. Just last year I was part of a city-wide campaign, where my wife and I collected thousands of feminine hygiene products, for women living on the streets. But right now, my father is in need, and I'm committed to making sure his home returns to the safe haven it once was.

As a city, I know you've been faced with a tough decision. I know you want to do the right thing and I sympathize. I strongly believe we all need to come together to combat homelessness. But rezoning 184 Woodstock Rd., to allow for River Stone Recovery Centre to operate a drop in community centre and assisted living in a neighborhood made up of seniors and young families will only create more problems for the city.

I ask you to put yourself in my shoes. If your aging father lived 12-feet from a shelter — too afraid to leave his home or go to sleep at night — what would you do?

Sincerely, James Fraser



February 01, 2021

Foot Traffic to and from the Phoenix Learning Centre

March 11, 2021

City of Fredericton Planning Advisory Committee
Fredericton City Hall
397 Queen Street
Fredericton, NB E3B 1B5

Via email: planning@fredericton.ca

To the members of the City of Fredericton Planning Advisory Committee:

We write this letter to offer our full support of the expansion plans for the Phoenix Learning Centre drop-in facility, located at 184 Woodstock Rd., Fredericton.

We are impressed by the proactive work of Dr. Sara Davidson and her team. In less than two years, the drop-in centre has proven to be a critical support for people experiencing homelessness and addiction in the Fredericton region. The Phoenix Learning Centre has received more than 4,000 visits and served more than 5,500 meals since September 2019.

Those figures clearly illustrate the need for enhanced supports for socially marginalized people in the area. The Phoenix Learning Centre — soon to be renamed the Sara Burns Community Outreach Centre — plays a critical role in offering individuals a place to warm up, to feel welcome, and to access important services.

The Sara Burns Community Outreach Centre will serve as a hub for socially marginalized people to engage in workshops, capacity-building opportunities, volunteerism opportunities, and educational upgrading to further support stability. Adding nine units of supported housing for people with complex mental health needs will help fill another critical gap in social services.

The work that Dr. Davidson and her team are doing is admirable and it is needed. But it requires support from the broader community. The New Brunswick Medical Society and the Capital Region Senior and Retired Physicians Group urge the City of Fredericton Planning Advisory Committee to approve the rezoning necessary to enable this important project to move forward.

Regards,



Dr. Jeff Steeves, FCRSC
President, New Brunswick Medical Society

Regards,



Dr. Ian MacDonald
Chair, Capital Region Senior and Retired Physicians Group

March 11, 2021
170 Rookwood Avenue
Fredericton, NB E3B 0B5

Dallas Gillis, Planner
City of Fredericton Planning Advisory Committee
Via e-mail: planning@fredericton.ca

Dear Mr. Gillis:

RE: Proposed Drop-In Community Centre at 184 Woodstock Road

I read the letter circulated by the 89-year-old resident of the house next door to the existing centre. His description of activities that he has seen at the centre and in his adjacent yard and property, plus his discovery of hypodermic needles in his shed in my opinion immediately disqualify this proposal from moving forward.

Adequate constraint mapping would have rejected this site immediately. The site is on the outskirts of a residential neighbourhood where innocent and vulnerable children live, and across the street from the City's pre-eminent hotel. The only mitigation that is apparent from the Neighbourhood Notification for the conditions observed by concerned adjacent property owner is the 8' "privacy fence". This is inadequate.

The facility should be moved to a location away from the Sunshine Gardens neighbourhood, perhaps adjacent to the Men's Shelter in the Victoria Health Centre.

Thank-you for considering my opinion.

Sincerely,



Maureen Michaud

From: Najat Abdou-McFarland [mailto:najat.a.mcfarland@gmail.com]
Sent: Thursday, March 11, 2021 10:23 PM
To: PLANNING AND DEVELOPMENT
Subject: Letter of support for Phoenix Learning Centre

March 12, 2021

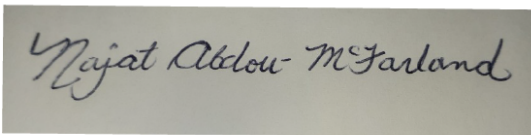
Dear Fredericton Planning A. Committee;

I hereby give my support to pass zoning amendments to support the Pheonix Learning Centre on Woodstock Road.

I live in Ward 11, but see the issue of homelessness every time I walk downtown.

Dr.Sara Davidson and her colleagues are doing wonderful work, and I wish to support it with this letter.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Najat Abdou-McFarland".

March 11, 2021

To: Members of the Fredericton Planning Advisory Committee and City Council

Re: Phoenix Learning Centre - 184 Woodstock Road

As residents of 164 Woodstock Rd, we are writing to oppose the proposed zone amendment of the property located at 184 Woodstock Road, which will permit the operation of a drop-in community centre and nine assisted living units. Our objection is based on events of the past five months and our subsequent concerns with the proponent's ability to operate the facility safely for its clients and the neighborhood.

There is clearly a homelessness and drug crisis in Fredericton and this needs to be addressed. Any action taken to better this situation must be properly designed to succeed. We believe that the following features are important for facilities addressing these complex issues :

- Proximity of services used by clients;
- Plan to ensure safe operations for clients and surrounding residents;
- Staff qualified to manage the facility and the needs of its clients; and
- Compatible services offered within one facility.

Observations to date indicate shortcomings with respect to these features. We offer the points below to illustrate the lack of planning and safeguards for this facility.

- The location on Woodstock Rd is NOT in proximity to other services, considering that the clients of the Phoenix Learning Centre are often lugging carts. This poses challenges and serious safety risks for clients that walk along Woodstock Rd when the sidewalk is covered with ice or snow, or that cross the road at an improper crossing. There have been several instances over the last few months where passer-byers have assisted clients of the Centre when crossing the street at night. Just this week, an individual jumped on the road in front of a car that had to stop quickly not to hit him. A few years ago, the postal service set up a community mail box for the residents of Woodstock Rd because this route was too hazardous for a single postal carrier walking up the street daily. Now, numerous Phoenix Learning Centre clients are traveling this same route each day.

On March 1, a woman, struggling with her belongings, lingered in our driveway for over an hour. Police had been on site for 10 to 15 minutes and then left, blocking Woodstock Rd to traffic during that time. We lost sight of the woman when she moved back towards the Phoenix Learning Centre. March 1 was a snowy, drizzly night which would have made it difficult to push a cart. Our snowplough operator had come by during her time in our driveway and we later learned that he had not initially seen her standing there. Thankfully, he had gotten out of his cab to move the obstruction and then realised it was a person. This woman could have been killed that night if he had not taken that initiative. We also learned from him that when he drove down the road again at 1:00 am, she was still standing by the road at the Centre. The weather that night became fiercely windy and cold. And this woman stood by Woodstock Rd for a good part of the night because she couldn't get anywhere with her cart. Note that the proponents of the Phoenix Learning Centre have informed neighbours that lockers have been available at the facility since the end of February, so that clients don't need to lug all their belongings with them. As of today, carts are still being used.

- There have been numerous calls to police from neighbours regarding drug use, trespassing and harassment (please refer to other residents' letters and police reports), which provide evidence that the facility cannot control its clients' behavior to ensure the safety and well-being of all. While the operators of the Centre have tried to address trespassing issues and say that drugs will not be tolerated, these behaviors persist despite the presence of cameras and security guards on site. We are five months into the operation of this facility and these occurrences are relentless. Our seven year old neighbor is afraid to play in his own yard. Our 89 year old neighbor is afraid in his home.
- Many of the clients of the Phoenix Learning Centre have complex mental health issues. Not all of these will be followed by a health care provider. There will be new clients arriving with new mental health issues on a continual basis. Despite the many concerns voiced to the Centre, no operating plan has been presented to indicate that there is a strategic health and safety plan for the safe operation of the facility. The one key health protocol of our day, which is practiced in all circles, is masking and social distancing. These practices are not being followed on the property of the Phoenix Learning Centre. If the operators of the Centre do not enforce these simple protocols on the property, how can the neighbors have faith in their ability to manage complex issues, including the expanded facility and services? Who will be held responsible if any of the future residents of the centre, vulnerable due to their complex mental health issues, are harmed by clients of the drop-in service?
- Based on observations in the past 5 months, it appears that many clients of the Phoenix Learning Centre don't respect the boundaries of the property. The sidewalk and Delta Fredericton property have been used as a hangout by the clients of the Centre, who communicate by shouting between groups on either side of Woodstock road and cross the road back and forth. A couple of weeks ago, an individual occupied the sidewalk across from the Centre for the entire Sunday afternoon. He spread cans and other garbage around, which are still there today. Repeatedly, we have noticed clients hide packages in the bushes between our property and the Delta Fredericton parking lot before entering the Centre. They retrieve these when they leave the facility. Though we do not know what gets hidden in this location, one can assume that the contents are banned from the Centre. These observations along with the intrusions on neighboring properties mentioned above demonstrate that there are no bounds. We run an art studio with a printing service out of our home. Today, a client voiced that she isn't comfortable coming here anymore. She leaves her car running when she comes in to pick up her material, so that she can leave briskly.

The observations listed above are indicative of shortcomings in the operation of the Phoenix Learning Centre and its inability to operate safely for all concerned.

We leave you with one final question. If the facility fails after it has been rezoned, what will become of the property at 184 Woodstock Rd and how will the next institutional facility affect the neighboring R-2 properties?

Sincerely,

Maryse Bourgeois and Angel Terry
164 Woodstock Rd

Property 184 Woodstock Road [PID: 01438225]
Applicant River Stone Recovery Centre
Proposal Zone Amendment
Councillor John MacDermid, Ward 10
Submitted by Mark Hazlett, 184 Parkhurst Drive, Fredericton NB E3B 2J4

I, Mark Hazlett, **OBJECT** to this Zone Amendment for the following reasons:

1. Zoning Amendment Confusion
2. Contradiction to Fredericton Municipal Plan
3. Safety
4. Behaviour

Zoning Amendment Confusion

From day one, the operation at 184 Woodstock Road has operated outside the current zoning for the property. Despite that, things have continued for 6 months.

The 'Zone Amendment' application is not just an amendment in Institutional Zone One but, rather, a complete rezoning to Institutional Zone Two – creation of a drop-in centre and nine assisting living dwelling units. It is very clear that what is proposed does not come within the commonly held view of a community centre nor does it come within the definition in the Zoning By-Law. The applicant has not made a compelling case for the zoning amendment and does not seem to be sure of exactly what is wanted on this property.

What this confusion should not do, is open the door for changes or future edited applications for 184 Woodstock Road. The following address many other reasons why the proposed facility is not appropriate, but just based on the zoning confusion the application should be denied.

Contradiction to Fredericton Municipal Plan

There are many pieces of the Fredericton Municipal Plan that do not conform to what is being proposed for 184 Woodstock Road. The drop-in centre, which has proven to be over the last 5 months, is an extremely intensive and insensitive use of the 184 Woodstock Road property. Without a doubt it is incompatible with all the adjacent properties.

The Plan calls for strong, vibrant, connected, friendly neighbourhoods. The activities at 184 Woodstock Road over the past 6 months have created a neighbourhood divide – which will only get worse as the weather changes and if the zone amendment is approved.

Using the City's own definitions, if any guidance about property development in an Established Neighbourhood is to be taken from the Fredericton Growth Strategy and the Municipal Plan, the proposed amendment to the zoning must be rejected.

Safety

This piece is the easiest – the safety of so many audiences are at risk with the proposed zone amendment at 184 Woodstock Road.
Children & Families

- there are currently 8 schools aged children living within 50 metres of the property
- neighbourhood children no longer feel safe walking to school or the bus stop
- children are not being allowed to play in their backyards – outdoor hockey rinks have sat empty for the winter season
- recurrent use of a child's tree house- with the parents being told they should keep it locked
- parents will not allow their children out after dark
- adults will no longer walk their pets

- Wilmot Park – quiet at the moment because of the winter months, but come spring/summer – will anyone feel safe there?
- splash pad – city officials must be prepared for the unexpected Residents
- waiting on the winter melt, residents are planning to lock up all outdoor furniture, BBQs, water craft, bicycles and more
- single adults no longer feel safe walking the neighbourhood
- large number of seniors are among the residents – their level of anxiety has been increased since the opening of operations at 184 Woodstock Road
- greater level of fear being felt by everyone

184 Woodstock Road Users

- 3 residents have perished on Woodstock Road in recent years – why are the users being put at risk?
- there has been no effort to deal with the safety of the users – crossing a major, provincial road; no sidewalk access to facility
- dangerous encounters with motorists and pedestrians on Woodstock Road
- users left to sleep rough on the property
- disregard for COVID-19 protocols
- discarded syringes and other drug paraphernalia on property, in neighbour’s yards and Wilmot Park

There have been numerous police interventions over the past 6 months; and these continue today.

Behaviour

Over the past 6 months there has been plenty of documented hard drug use; theft; public urination; sexual acts; and trespassing

Leaders of 184 Woodstock Road have been quoted saying

- They cannot manage the unmanageable
- Individuals not stable enough to be at the City Motel will be at 184 Woodstock Road (PLC Open House document)

There is evidence and consensus that combining the two proposed uses for the building – drop-in centre and assisted living dwellings – is a recipe for disaster. Those trying to improve their lives will need to deal with the daily drop-in users – a bit like a recovering drug addict spending time with a group of drug-using friends. The two cannot coexist in the same facility.

No amount of security, lighting or cameras is going to make a difference. It has not for the past 2.5 months as the current management attempted to solve current problems. Despite claims in the zone amendment application and the PLC promotional video, hard drug use continues at 184 Woodstock Road.

Summary

There are many reasons why the zone amendment application for 184 Woodstock Road should be denied. Some of those are included in this submission. Others will come forward from other residents of the neighbourhood. It is important for members of the Planning Advisory Committee and City of Fredericton Council to hear the noise from those impacted. At the end there is only 1 decision – decline the proposed zone amendment for 184 Woodstock Road

NOTE

The City of Fredericton does need to be offering the much-needed services to the homeless community. Homeless shelters, supported living units and drop-in centres are important to support individuals in need. Everyone needs to come together and find a solution that works for everybody.

From: Dan Rogers [mailto:danrogers1980@gmail.com]

Sent: Friday, March 12, 2021 10:44 AM

To: PLANNING AND DEVELOPMENT

Subject: Phoenix Learning Centre re-zoning

I recognize that the services provided by the Phoenix Learning Centre and the proposed Sara Burns Community Outreach Centre are desperately needed in our city. I think those involved are doing tremendous work for the community and deserve much credit. However, the impact of the current centre on the neighbouring community in Sunshine Gardens has been devastating to say the least. I don't think it's right to expect anyone to tolerate garbage, human waste, and discarded drug paraphernalia being left on their property. This type of community resource needs to be located in an accessible location that is away from residential communities where families should be able to live and play safely. So I urge the City Council to continue to support the initiative but to insist on a more appropriate location.

Thanks for your consideration,

Dan

From: leanne Hazlett [mailto:hazfam@nbnet.nb.ca]
Sent: Friday, February 26, 2021 2:26 PM
Subject: Sunshine Gardens - Phoenix learning Centre

Mayor O'Brien, City Councillors,

As an update to my Feb 8th email, we as a neighbourhood have seen more of the same disturbing scenes playing out of the Phoenix Learning Centre.

The urinating on fences and in gardens has slowed, and we now have a great view of two porta potties stationed to the side of the building of the Centre.

We have been told security cameras have been installed. The result of these cameras does not help at all with security of neighbouring properties but just pushes those that were doing drugs beside the building either into the porta potties out of view of the cameras or to the farthest end of the property or into adjacent neighbouring properties. Very limited in its actual use of security.

COVID rules don't apply?? Daily we watch guests gathering outside for a smoke and often have seen fighting or hear yelling. There is no social distancing nor masks to be seen.

Daily, we experience guests arriving on foot from the downtown core walking along Woodstock Rd. Many choose not to use sidewalks. We also see guests pushing carts down the middle of Woodstock road oblivious of the busy traffic around them. We have already witnessed one of our prominent Sunshine Gardens businessmen killed near the location of the Centre. It is inevitable this will happen again as Woodstock Rd is a very busy street.

The management has said they have no control over the guests when they are outside. Actually, the management seems to have no plan whatsoever or control of this situation. We have given them 5 months. We have seen no improvement but an escalation of a dire situation getting worse by the minute. Ask the Police Officers that are routinely called to this site. We have seen several ambulances as well.

Let's be clear here and talk about the elephant in the room – This is NOT a homeless problem – it's is a DRUG problem. It's a huge problem here and across North America!!

We feel unsafe because of the drug use and have safety concerns that this centre's management is incompetent and unqualified to handle this crisis. Not a time for any of us to bury our heads in the sand and cross our fingers that none of our young children or seniors will be hurt, injured, accosted in Sunshine Gardens.

I know you may accuse me of being melo-dramatic, but we have seen the actions/results of the denizens of the PLC over the last several months – we literally have dozens of reports from our neighbours involving ages 7-89 years of age! Crystal Meth is one of the most dangerous illicit drugs on the market and the users experience extreme loss of control of their emotions and exhibit erratic behaviour. It is a ticking time bomb. Please don't let it blow up in our faces!

This is a plea for those involved in the future of this centre to wake up and realize it is a crisis here in our neighbourhood. It is a meth crisis that has now taking over our personal space and has us all losing sleep and worried for our loved ones safety. We all as citizens have a right to feel safe in this community and this centre has failed us and so has the process. Once again, we as neighbours, implore that you fix this crisis immediately by closing this centre down. Right reason, right service, wrong location!

Thank you for your consideration and time,

Leanne Hazlett
184 Parkhurst Dr/Fredericton

From: leanne Hazlett [<mailto:hazfam@nbnet.nb.ca>]

Sent: Monday, February 08, 2021 12:44 PM

To: Goodine, Jennifer; MacDermid, John

Cc: Chase, Stephen; Rogers, Kate; Darrah, Kevin; Ericson, Gregory; Grandy, Bruce; Hicks, Steven; Keenan, Dan; Mallet, Henri; Megarity, Eric; Peters, Mark; Price, Eric; PLANNING AND DEVELOPMENT

Subject: Sunshine Gardens - Phoenix learning Centre

As a long-time resident of Sunshine Gardens, I am writing to you as I have grave concerns for my family's safety. As of October 2020, when the Phoenix Learning Centre was permitted to open in a vacant church as a temporary warming shelter, we have seen disturbing behavioural impacts on this once, quiet and safe neighbourhood.

In the last three months we have heard that while waiting for a school bus, children have experienced men shooting up in Wilmot park. We have heard of members of our neighborhood being accosted by individuals while they take a walk. Wilmot park is now littered with garbage and needles. Our back yards have become refuge for some of these individuals. Porches and a playhouse have been used for sex acts and sleeping. A little girl has been approached in her own yard. These troubled individuals have been seen defecating and urinating on fences and in gardens. There is yelling and fighting going on in the parking lot of this centre. There is drug use. What was once a quiet safe neighbourhood is no longer. We have police cars and ambulances being called to this centre. The behavioural issues that these troubled individuals have are now spilling into our neighbourhoods, into our yards and into our windows. We are now forced to lock our doors at all times, close our blinds as to not have someone peering in at us. We have to lock all our possessions up otherwise they will be stolen. Even the Delta has had to lock their doors to keep their guests safe as these individuals have been found sleeping inside. If this centre is given the approval to become a permanent home base for those that are mentally ill, drug addicts, etc these issues will become embedded into our neighbourhood. The City Motel will not make these issues go away as they won't house these troubled individuals as they do not have the capacity to live independently. If this centre is allowed to happen at 184 Woodstock Rd, we will all be forced to sell our homes and relocate to a safer neighbourhood. This is so unfortunate and unacceptable.

I understand we have a homeless issue in our city. We have a homeless issue nationally. What this Phoenix warming centre has done is lure the homeless away from the downtown resources, shelters, businesses and soup kitchens to the backyards of a once quiet and safe community. In the hastiness of getting this warming centre up and running, no one took into consideration the impacts of doing this would have on our neighbourhood. This location is not suitable for this type of project. I find it rather disturbing that no one is protecting us from this experience and that they are all turning a blind eye. No one from the outside is seeing the drastic impact and changes that has happened to Sunshine Gardens in such a short period of time, and with allowing this centre to root itself in our neighbourhood permanently will have ruined Sunshine Gardens forever!

This situation is critical and should not be taken lightly. These issues will only continue if this project is given the approval to become permanent in our neighbourhood. This centre will not be a solution to our homelessness problem. We as citizens of this community have the right to feel safe in our homes, in our neighbourhood and in our public spaces. This centre has taken this away from us. As Mayor and councillors of this wonderful City, we implore you take a hard look and listen to the voices of some very concerned and frightened seniors and young families of this once safe and quiet neighbourhood.

Leanne Hazlett

184 Parkhurst Dr.

From: Rolly Sidik [mailto:rollysidik@gmail.com]
Sent: Friday, March 05, 2021 12:18 PM
To: PLANNING AND DEVELOPMENT
Cc: MacDermid, John
Subject: Zone Amendment - [184 Woodstock Road](#)

To: Planning Advisory Committee,

I am writing to express concern regarding the Phoenix Learning Centre zone amendment. This property is very close to my backyard, 45 Manor Court. It has become increasingly obvious to me that there are problems with what is being proposed.

I no longer feel comfortable having my 6 and 8 year old children play in the backyard. There has been significant drug use happening in the back parking lot and I am concerned with my children being in close proximity to hard drug use and discarded needles. This is a big change to our lifestyle as there are many school age children in our court who used to play hide and seek, tag and other games freely in all the surrounding backyards. People using the centre have been accessing the properties on our court. I feel that having a drop in centre and adding the 9 dwellings to the centre will only exacerbate this issue as more people will be using the facility.

Perhaps most pressing for me is the prospect of funding for this facility in the long-term. I am concerned that the necessary funds needed to ensure the proper support, security and safety for all stakeholders simply cannot be ensured and am of the opinion that we as neighbours to this facility will be in a state of constant concern regarding how this will be implemented effectively going forward. The needs of people using the facility are complex.

It is a safety issue for my family. I believe that our lives will be negatively impacted by this zoning amendment. I am not convinced that the new facility will address these issues. 24-hour security and a detailed outline of exactly how residents and drop-in guests will be supported would help me feel better about this but there have been no firm details with regard to this. We are being asked to trust that everything will fall into place with the zoning amendment at 184 Woodstock Road. I feel that we are being asked to bear a significant burden of an ongoing city issue without concern for the negative impact for our neighbourhood.

Sincerely,

Rolly Sidik