

Brown-Snook, Julie

From: alstief@nbnet.nb.ca
Sent: Saturday, November 13, 2021 5:29 PM
To: Brown, Alicia; PLANNING AND DEVELOPMENT
Subject: Information for November 17 PAC Meeting - Comments Regarding Rezoning for 827 Regent Street

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To Alica -

Here are my comments regarding the rezoning request for 827 Regent Street.

- Andrew Steeves

To the Members of the Planning Advisory Committee -

"Regarding: Request for rezoning the property at 827 Regent Street from Institutional Zone One (I-1) to Multi-Residential Zone Four (MR-4)"

My name is Andrew Steeves. My family and I reside at 560 Squires Street - a short distance from the subject property at 827 Regent Street - in a home we have lived in since 1988. This has been a great neighbourhood in which to live and raise a family.

However, in recent years there has been development pressure placed on the neighbourhood with the conversion of some homes to non-owner occupancy, development of townhouses and apartments and, with these changes, an increase in noise, traffic and on-street parking. We have gone through at least four rounds of presentations with PAC and the City Planning Department and the impression received is that neither PAC nor the Planning Department are friends of our neighbourhood. It appears that the City is in love with densification and we are the victims.

I have several concerns about the rezoning matter which I will share with you:

- Regarding the rezoning process:
 - Lots of paper, little pertinent information:

- PAC approved the town house development but with a reduced parking lot.
- a few years later PAC approved an expanded parking lot based upon tenants' experiences with inadequate parking – just as we predicted.
- with this application the implication is that only 3 more parking spaces will be required. We dispute this contention (see below).
- Misreading traffic demands
 - the short distance between Reid and Montgomery Streets is the narrowest portion of Regent Street lying in the long stretch between Beaverbrook and Prospect Streets yet in the last five years almost 40 new housing units (apartments, townhouses) have been added to this stretch with only one driveway (827 Regent) and one street (Squires) to service this increased traffic load.
 - neighbours warned PAC about traffic issues generated by these 'minor' traffic changes and they are now present, especially for left hand turns from Squires onto Regent
 - the difference in traffic and parking demand generated by 15 seniors/couples with assisted needs and 18 families/groups of students would be significant – from one vehicle per unit (infrequently used) to 1 to 3 vehicles per unit (used regularly).
 - ignored is the increased traffic and parking demand created by visitors to the apartments
- Lack of information about proposed changes
 - this has been a long-standing problem which began several years ago when a rezoning was proposed to convert the use of a single family home in the neighbourhood to a "group home"
 - little information was provided to residents (such as:: what kind of 'group home'? who would reside there? for how long? under what kind of supervision? Etc.).
 - several neighbours had young families and, in the absence of information, resisted the rezoning.
 - at the PAC meeting residents were criticized by committee members for their objections and PAC approved the zoning change
 - it was only after the fact that the neighbours learned that the home was intended for 'youth at risk' - but only after the fact
 - since then, with both the Colpitts' and 827 Regent projects, information provided to neighbours regarding zoning changes has been both inadequate and late
 - In the present instance the Planning Report has understated the impacts of this rezoning. To repeat, it is more that a simple expansion of three units – it is a conversion of an entire building from 15 units of seniors under conditions of assisted living to an apartment building open to a wide range of occupancies. There are implications for noise, parking and traffic.
- Little lead time in providing information
 - the initial package of information was mailed on November 2nd
 - the follow-up Planning Report was posted on the afternoon of November 12th – just before the weekend.

- neighbours have been told to have their comments prepared and delivered by the afternoon of November 17th
- this is a process designed for expediency, not for discussion.
- It is difficult for me to comment more about the specific rezoning request (827 Regent) without more information. I am left with these questions, however:
 1. Why is this change being requested?
 2. Is there not a demand for assisted living accommodations?
 3. Has the applicant given the assisted living concept a fair chance?
 4. Is this another case of "death by a thousand cuts" - where an initial request/change (approval as an assisted living facility) is a precursor to further changes (to apartments)?

Thank you for your consideration.

- Andrew Steeves