

**Brown-Snook, Julie**

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**From:** clriles@rogers.com  
**Sent:** Wednesday, December 1, 2021 8:33 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** File 2/44/2021 PR 98/21 Sarah Lane

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

I was very impressed with the presentation this company gave. Took the time to knock on doors that border this construction.

I support this . Just want to ensure a proper fence is installed as they told us, and maintained.

Clyde Riles  
144 Sarahs Lane

Sent from my iPad

Patrick Belding, 19 Day St, Fredericton, NB, E3B 7E1

November 30<sup>th</sup>, 2021

City of Fredericton, Planning Advisory Committee

Re: PR-87-2021

54-62 Sarahs Lane

Thrive Properties

To Whom It May Concern:

As a Day Street resident for 32 years, we have stood witness to the immense growth of what was once a single small neighbourhood. In 1989 the area contained less than 60 single family residences, today it is home to approximately 376 single family dwellings/townhouses, a sizeable seniors retirement complex, and a place of worship. Additionally, 54-62 Sarahs lane will mark 11 four-story apartment buildings in the subdivision. Further residential development is already underway on High Point Ridge, and we can expect this wave of growth to continue to the foreseeable future.

Despite expansion, the area road infrastructure has remained largely unchanged. Poor oversight given to traffic flow with thousands of residents/visitors sharing a singular left-hand turning lane from Patience Lane to Prospect Street when exiting the subdivision. This left-hand turn must be completed across two lanes of highway-speed traffic without the aid of lights and due to the proximity to the river, is often done in thick fog conditions. In the past six months, at least two major collisions have taken place here forcing the closure of the roadway. School buses also must take this arduous route.

Area residents understand that due to our proximity to the city center, further expansion will continue. However, we ask for your immediate attention in resolving the matter of unsafe traffic egress and that you delay zoning approval of further multi-unit development until the safety of the roadway can be amended. We cannot continue to pile on further traffic to what is already a hazardous intersection.

Thank you for your time and consideration.

-Patrick Belding, Concerned Resident

## Brown-Snook, Julie

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**From:** David Dennis <davidlldennis@gmail.com>  
**Sent:** Monday, November 29, 2021 5:59 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** PAC Participation - PID 01502434

*Sarahs Lane*

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

Hello,

I'd like to participate in the upcoming PAC meeting for December 8th for the Morning Gate amendment.

I'd also like to submit the following comments for the record:

"I am quite happy to have larger development in my neighbourhood and the plans provided look like they include quality green spaces. I am excited to be involved in a growing and vibrant mixed use community.

However, my concern is traffic on the Provincial Highway, Prospect Street West and the City owned Patience Lane.

There have already been numerous accidents at this intersection. Many Morning Gate residents have brought our concerns over this intersection to various parties including our MLA Domenic Cardy, our city Counsellor Henri Mallet and city staff.

The addition of 296 units would greatly increase the already dangerous amount of traffic. This is almost double the existing plan.

I would ask that approval to increase the number of units is contingent on the City of Fredericton and the Government of New Brunswick agreeing to build a traffic circle at Prospect Street West and Rainsford Lane/Duncan's Lane.

If there is no change to the traffic flow of the neighbourhood the city should decline the amendment."

Sincerely,

David Dennis

## Brown-Snook, Julie

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**From:** Jim Drover <jimd rover@yahoo.ca>  
**Sent:** Wednesday, December 1, 2021 12:46 PM  
**To:** PLANNING AND DEVELOPMENT  
**Cc:** Mayor's Office; henri.mallett@fredericton.ca  
**Subject:** Development Proposal PR 98/21

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

Re.Property 54, 56,58,60,& 62 Sarahs Lane

We are submitting our opposition to the development of 296 apartments on the property at 54 to 62 Sarahs Lane. This original development was approved for 160 units and they are requesting this to be increased by 85 % to the 296. This increase will definitely impact the area including traffic , infrastructure of services, noise, and not be appropriate for the existing residential development of private homes.

We purchased our home knowing the previous owner of this land had approval for 160 unit project. This is a huge change from that development.

The present traffic situation is unacceptable for this area with only 2 exits accessing a very busy road. There have been a number of serious accidents with the present population and more apartments here and being built on Patience Lane will add to this problem. Our safety is a major concern.

In addition we question the ability of the present infrastructure of water and sewer to handle the increase of units and surface water run off from the increased use of pavement for this project. Will the required upgrades to infrastructure be completed prior to any construction of buildings ? Also will the size of the project allow to retain the buffer of trees presently bordering this land.

We hope that all these issues will be considered when making your decision. We and many other residents have enjoyed living in our residential neighbourhood and this proposed project will make a significant change.

Thanking you in advance for your consideration.

Jim & Cheryl Drover  
73 Sarahs Lane  
Fredericton

## Brown-Snook, Julie

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**From:** Robert Chase <chaserobert001@gmail.com>  
**Sent:** Wednesday, December 1, 2021 1:23 PM  
**To:** PLANNING AND DEVELOPMENT  
**Cc:** Henri Mallet  
**Subject:** Re: Amendment to Terms and Conditions 54, 56, 58, 60 and 62 Sarahs Lane

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Would you kindly acknowledge receipt off this email.

Sent from my iPad

> On Nov 29, 2021, at 11:56 AM, Robert Chase <chaserobert001@gmail.com> wrote:

>

> I am a property owner located at 34 Sarah's Lane and adjacent to the proposed development. I object to the proposed amendment for the following reasons:

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> - when I purchased my home I was aware that the adjacent land was zoned for multi unit buildings and accepted this would happen at some point. The decision to purchase was based on the then approved size of 160 units. The proposed amendment would see the size nearly double. This will significantly change the flavour of the neighbourhood which is see as a quiet, senior occupied, low density area.

>

> -Sarahs Lane in recent years has become the preferred route for all construction traffic headed in and out of the Morningate subdivision. Much of this traffic travels in excess of the speed limits. The level of traffic and speed has already created difficulties for residents and will be greatly aggravated with the addition of 296 more housing units. With only one access point to the subject property, all this traffic will land on Sarahs Lane. If the project is to proceed in any fashion, serious consideration must be given to address volume and speed. Another access from the property that would access Highpoint should be a condition of approval.

>

> Your consideration of my representation will be appreciated. While I believe the proponent, Thrive Properties, have every intention to construct a quality product and cohabitate responsibly the sheer size of the project will impact seriously on current residents who all purchased forever homes in the good faith contained in the city's previous approval.

>

> Please confirm receipt of this email.

>

> Thank you

>

> Robert Chase

>

> Sent from my iPad

## Brown-Snook, Julie

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**From:** Stephanie and Dave Coffin <coffinsd@gmail.com>  
**Sent:** Wednesday, December 1, 2021 9:39 AM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** Opposition of an application

Sarah's Lane

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

We are submitting comments opposed to an application of permitting a development of multi-unit buildings which has been revised from 160 units to 296.

The original Developer had put forth the construction of four multi-unit buildings ,with a total of 160 units. This was quite acceptable to our neighbourhood and nearby residents. We moved here in 2008 with the assumption of that plan .Never assume !

Developers seem to be changing g hands left right and center.Neil Farm Land is now looking at construction of apartment buildings .Hanson construction has now built three ( or in the process of ) apartment buildings directing behind beautiful homes that have lost their view!The exit out of patience lane is a nightmare now! Just wait until all of Hanson's apartments and the intended apartments behind Sarah's lane are completed .There is only one exit there for all residents!

There are two issues. One,in that many high density apartment buildings behind Sarah's Lane will create havoc for motorists. The traffic exiting onto Sarah's lane and then onto the highway at the end of Patience lane will be overwhelming especially for elderly seniors that live in this area .Two ,the sewer and water system in the area where the units are intended to be built are perhaps not to scale with a higher number of units ;and water runoff down to Sarah's lane could be affected .

We live at 52 Sarah's lane and the amount of foot and vehicle traffic will be doubled if this higher number of units is allowed .

Most of us at the lower end of Sarah's Lane moved here 14 years ago to enjoy a quiet lifestyle . Of course ,nothing goes as planned .School buses go by without any students on them or on this street this,construction trucks take our street to construct houses in Morninggate ,however we do like it here and having a 296 multi -unit development behind our street will certainly turn this area in to well,something else!

Talked to many elderly neighbours on our street .We all feel the same way and many have not even heard from our councillor Henri Maillet .

Sincerely Stephanie Coffin

## Brown-Snook, Julie

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**From:** Karen MacFarlane <mmlmacfa@hotmail.com>  
**Sent:** Tuesday, November 30, 2021 2:08 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** New Development off Sarahs Lane

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Good afternoon,

We have no objection to the new development, by Thrive Properties, in our neighborhood.

However, we have great concern re traffic on Prospect Street West and Patience Lane.

We already have three new apartment buildings built, or being built, on Patience Lane plus this proposed new four buildings off of Sarahs Lane plus all the new apartment buildings being built on High Point Ridge.

The new development on High Point Ridge has one way access in and out and no left turn on to Prospect Street West.

ALL traffic in this area must come to Patience Lane to turn left on to Prospect Street West. Turning left requires crossing three lanes of traffic! VERY difficult for school buses heading to school in the morning.

We have had several traffic accidents at Patience Lane and Prospect West. Most traffic does not follow the speed limit of 70 on Prospect and come up very quickly to Patience Lane. Fog, tall weeds in summer and snow banks in winter make it very difficult to see coming out to the intersection at Patience Lane and Prospect West.

We feel the city needs to do a traffic study before granting an amendment to build that many more units in this area. A traffic circle or traffic lights need to be built at intersection of Patience Lane and Prospect Street West before a major accident happens there.

Karen & LLOYD MacFarlane

Sent from my iPad

## Brown-Snook, Julie

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**From:** steve whitenect <whitenectds@icloud.com>  
**Sent:** Tuesday, November 30, 2021 11:43 AM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** Property 54,56,58,60&62 Sarahs Lane PID 01502434

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

Dear Sir

I have concerns regarding traffic onto Sarahs Lane from the apartment property and Hugh concerns for the increased traffic onto Prospect Street from this area. The original permit for 160 units was worrisome. The increase of 136 units more, will mean a lot of cars getting into and out of, the narrow area of Sarahs Lane. This is high density now and cars are just squeezing by. How will we manage with increase of almost 300 units?

I also have concerns at the mouth of Sarahs Lane where people stop their cars to pick up mail, on both sides of the Lane. Is there plans to change mailbox locations?

During construction what options are there for heavy truck traffic? What are the plans to minimize noise, dust and debris?

We would like to be included in the PAC meeting on December 8th. Please forward the link.

Thank you

Dianne & Steven Whitenect  
132 Sarahs Lane  
whitenectds@gmail.com  
506-478-3694

## Brown-Snook, Julie

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**From:** karle scott <karlefcott@gmail.com>  
**Sent:** Monday, November 29, 2021 1:04 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** Thrive Properties *Saraha Lane*

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

I would like to make 2 comments in regards to the Thrive Properties request to amend the terms and conditions of their previous approval to go from 160 units to 296 units.

My first concern relates to the issue of additional traffic that would occur due to the additional units. At the present time there are traffic issues with merging onto Prospect Street with a particular issue with traffic trying go west on Prospect street from Patience Lane. Unless new traffic arrangements are made, this will be an area of grave concern.

My second issue deals with water flow from this new development. Due to climate change effects and the likelihood of increased rainfall amounts, what factors/consideration has been given to mitigate any flooding that may result to the existing dwellings on Saraha lane?

Thank you for your attention to my concerns.

Karle & Shirley Scott  
68 Saraha Lane

## Brown-Snook, Julie

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**From:** Robert Chase <chaserobert001@gmail.com>  
**Sent:** Monday, November 29, 2021 11:57 AM  
**To:** PLANNING AND DEVELOPMENT  
**Cc:** Henri Mallet  
**Subject:** Amendment to Terms and Conditions 54, 56, 58, 60 and 62 Sarahs Lane

External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

I am a property owner located at 34 Sarah's Lane and adjacent to the proposed development. I object to the proposed amendment for the following reasons:

- when I purchased my home I was aware that the adjacent land was zoned for multi unit buildings and accepted this would happen at some point. The decision to purchase was based on the then approved size of 160 units. The proposed amendment would see the size nearly double. This will significantly change the flavour of the neighbourhood which is see as a quiet, senior occupied, low density area.

-Sarahs Lane in recent years has become the preferred route for all construction traffic headed in and out of the Morningate subdivision. Much of this traffic travels in excess of the speed limits. The level of traffic and speed has already created difficulties for residents and will be greatly aggravated with the addition of 296 more housing units. With only one access point to the subject property, all this traffic will land on Sarahs Lane. If the project is to proceed in any fashion, serious consideration must be given to address volume and speed. Another access from the property that would access Highpoint should be a condition of approval.

Your consideration of my representation will be appreciated. While I believe the proponent, Thrive Properties, have every intention to construct a quality product and cohabitate responsibly the sheer size of the project will impact seriously on current residents who all purchased forever homes in the good faith contained in the city's previous approval.

Please confirm receipt of this email.

Thank you

Robert Chase

Sent from my iPad

## Brown-Snook, Julie

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**From:** Peter and Noella Pike <petpike@nb.sympatico.ca>  
**Sent:** Tuesday, November 30, 2021 1:48 PM  
**To:** PLANNING AND DEVELOPMENT  
**Cc:** Mayor's Office; henri.mallett@fredericton.ca  
**Subject:** Planning Advisory Committee Meeting - 8 December 2021 - File:2/44/2021 - PR: 98/21

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

Property: 54, 56, 58, 60 & 62 Sarahs Lane  
Applicant: Thrive Properties c/o Kaitlyn Lacelle  
Proposal: Amendment of Terms and Conditions

We believe that prior to any further major development being started in this area that the topic of traffic flow must be addressed.

There have been a number of accidents on the Prospect Street and Patience Lane area in recent months. This hazard will most likely increase as population density increases in the areas of Sarahs Lane, Morning Gate, and High Point with the development of more apartment buildings and housing. Traffic control and solutions should be in place prior to further development and not be done after the fact. It would be less problematic to do the necessary road work prior to additional traffic instead of attempting to do the work within the higher traffic flow, a hazard both to the workers and the public.

The project title: Prospect Street West Connectivity Improvements (traffic roundabout), on Drawing No. 2001758-1P-C01, should proceed prior to any further development to the areas of Sarahs Lane, Patience Lane, High Point, and Morning Gate. Let us err on the side of safety in this matter please.

We **do NOT support** the proposed amendment of Terms and Conditions for 52 to 64 Sarahs Lane construction, unless the above areas of concern are addressed prior to the construction. This area can not support the additional 296 units with the current traffic flow/congestion.

Peter and Noella Pike  
Residents  
76 Sarahs Lane  
Fredericton, NB E3B0G8

## Brown-Snook, Julie

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**From:** Peter and Noella Pike <petpike@nb.sympatico.ca>  
**Sent:** Sunday, November 28, 2021 2:08 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** Planning Advisory Committee Meeting - 8 December 2021 - File: 2/44/2021 PR: 98/21  
**Importance:** High

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

Property: 54, 56, 58, 60 & 62 Sarahs Lane  
Applicant: Thrive Properties c/o Kaitlyn Lacelle  
Proposal: Amendment of Terms and Conditions

Background: The applicant has applied to amend the terms and conditions to permit the development increase from 160 total units to 296 total units.

My concern with the change in development plan is what effect this will have on both waste water through sewer infrastructure plus the potential increase in water runoff.

1) The number of units is an 85% increase which would almost directly present the same for the amount of water used and also water placed back into the drainage infrastructure, is the planned system or one in place adequate to support this change?

2) The revised building surface area and revised paved surface area appears to be greater than the initial plan. Surely this would mean a potential for increased runoff following and during wet periods. Has this potential impact been considered to mitigate the effects on homes in the immediate area?

The reason for these concerns being raised now is to prevent the potential for situations such as recently encountered in both British Columbia and Newfoundland with overland flooding. It is hoped that planning is in place to avoid similar situations in Fredericton, prior to new construction, instead of dealing with the aftermath.

Thank you for your consideration.

Peter B Pike  
Resident  
76 Sarahs Lane  
Fredericton, NB E3B0G8  
[petpike@nb.sympatico.ca](mailto:petpike@nb.sympatico.ca)

## Brown-Snook, Julie

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**From:** wayne macdonald <waymac52@gmail.com>  
**Sent:** Thursday, December 2, 2021 12:08 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** Amendment of Terms and Conditions

*Sarahs Lane*

### External email:

Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

As per the document recently received by mail from the City of Fredericton in the matter of the Neighbourhood Notification development proposal, specifically an Amendment of Terms and Conditions to the property on Sarahs Lane, PID 01502434, File: Z/44/2021, PR:98/21;Planner Dallas Gillis, for the application to amend the the terms and conditions of previous approval, which permitted a development of four multi-unit buildings of 160 total units to permit a revised development of four multi unit buildings of 296 units, I wish to state my OPPOSITION to the proposed amendment.

This proposal represents a 70% increase in units in the same land area, with the same access road to Sarahs Lane, between units 66 and 52 Sarahs Lane.

Speaking with Mr. Erik de Jong, Director of Development and Tenant Relations for the applicant, he indicated, there would be underground parking, but one space per unit and multiple parking spaces around the entire complex for visitors, and based on experience with similar properties, many tenants have two vehicles. Therefore, with nearly 400 units, some of which will have two vehicles, the increase of traffic on Sarahs Lane and Morning Gate as many residents will take that route to access Patience Lane, presents a dangerous outflow onto Sarahs Lane and on Morning Gate. Continued approval of development in this area has led to a substantial increase of traffic already.

This community has many citizens of all ages, walking on sidewalks, biking on the streets and children walking or biking. Streets have to be crossed without crosswalks, and increased traffic flow of this magnitude presents an unacceptable risk.

In addition, a well known situation exists of a dangerous connection with Patience and Prospect East. Accidents have occurred at this intersection. It is the only way to turn left onto Prospect East for Sarahs Lane, Barcroft St., Morning Gate, the Anderson St. neighbourhood and the High Point neighbourhood. This latter area has two large apartment units about to open and two more apartment units being built, and now acres of land have been bared and construction is starting for more units of some type. This is a planning error that should have been corrected long ago, but now the ask is to increase units to an already approved number.

I have heard a traffic circle is in the planning stages for the Patience/Propect connection, but I have not seen any official announcement or communication from the province, city or by our Councillor on this. Even, so, it will be a very busy circle with sight lines coming up Prospect into the city hampered by the elevation approaching any such traffic flow device. It makes no sense to add 136 units with many having more than one vehicle to the situation. However, a person in the neighbourhood received a reply this intersection did not make the priority list for this year and traffic control ? speed control is the best solution. Well that has not worked or even ben obvious in that regard.

With the number of units proposed and vehicular traffic resulting, noise impact must also be considered. Looking at the artist rendition of the development, overhead view, where will snow be moved to from the street and parking spaces around the units. There is no room on this graphic to place it.

This request has many drawbacks, some dangerous in nature, and these design changes that will magnify the negative impacts of the request.

The Planning Committee must consider the impacts from all aspects and not allow more cramming of people into small spaces, adding to existing problems and creating new ones in a section of the City, currently affected by overgrowth of development, and poor street maintenance summer and winter with the current traffic load.

Sincerely

Wayne MacDonald

135 Sarahs Lane