

Brown-Snook, Julie

From: Pat Donelan <pat.donelan@yahoo.com>
Sent: Saturday, December 4, 2021 3:06 PM
To: PLANNING AND DEVELOPMENT
Cc: Mallet, Henri
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 the President of York County Condominium Corporation #23 and register this objection to the above amendment on behalf of the six families resident at 28 Sarahs Lane.

Although all of us were aware of the plans for further development of the property designated as 54,56,58, 60 and 62 Sarahs Lane, that development was for an additional 160 units. This amendment suggests a near doubling of the original PAC approval. Current conditions in the area dictate that this approval would create a real safety hazard for the residents.

This development calls for **296 units** to be approved. **296 units with at least one automobile plus their guests and service vehicles forced to use one access and egress which leads to Sarahs Lane.** The street is already used to excess by the developers and contractors constructing in Morning Gate. The traffic pressure that will be brought to the street during the proposed development and subsequently by the additional residents will have a profound negative effect on the safety of all.

Sarahs Lane has safety issues already brought on by double parking at mail boxes, the existing turn radii at the two turns on the street. The entire area population has one traffic choice if they choose to travel west on Prospect Street and that choice is Patience Lane which is also taxed to the limit with the addition of Shannex and the building of approximately 150 units on Patience Lane. Serious accidents have already occurred at the Patience/Prospect intersection.

While we all understand that development is inevitable, we believe there must be greater consideration given the numbers involved.

There should be a minimum of **two access and egress points.** The additional traffic cannot be handled safely on Sarahs Lane.

With the sheer numbers of residential units being constructed in Rainsford Gardens, Morning Gate and High Point there must be greater access to Prospect Street for both east and west traffic.

We are not opposed to development. Please approach same in a careful and responsible manner. This situation brings to mind an attempt to ram a square peg in a round hole.

Respectfully,

J. Pat Donelan
President - York County Condominium Corporation #23. Six units.

Please confirm receipt of this email

Brown-Snook, Julie

From: Jerrie Fowler <jerrief@rogers.com>
Sent: Sunday, December 5, 2021 5:17 PM
To: PLANNING AND DEVELOPMENT
Cc: info@mallet-ward12.com
Subject: Amendments to Terms an Conditions 54,56,58,60 and 63 Sarahs Lane

External email:

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As a resident of Sarahs Lane I would like to raise my objectios to the above amendments.

I purchased my home at 28 Sarah's Lane on the understanding it was to be an adult community which implied a quiet residential development with limited traffic. I knew the vacant lot behind me would be developed as a multi unit building, but would be 160 units, and would essentially be targeted towards adult residents.

My objections to the proposed development is not because of quality, but the traffic problems it is going to create. It is double the size of the development previously approved and has only one access on to Sarah's Lane. Sarah's Lane already bears significant traffic from the Morning Gate development both residential and construction. The additional traffic from this proposed development will dramatically change the quality of life in this quiet, senior occupied, low density neighbourhood. Although the developer claims an emergency exit, it will not be used as an everyday exit and would not suffice in a real emergency

In addition to the traffic problems on Sarah's Lane, the development will further exacerbate the problem at the intersection of Patience Lane and Prospect Street W. That intersection is currently dangerous with high speed traffic and restricted entry from Patience Lane. It will only worsen with traffic from current development on Patience Lane and the proposed development on Sarah's Lane.

Any approval of the Sarah's Lane development should be held in abeyance until the traffic problems it creates have been addressed. Your acknowledgement of my objection would be appreciated.

Jerrie Fowler
1-28 Sarahs Lane

[Sent from Rogers Yahoo Mail on Android](#)

Brown-Snook, Julie

From: Jean Snowden <jean.snowden@icloud.com>
Sent: Tuesday, December 7, 2021 5:52 PM
To: PLANNING AND DEVELOPMENT
Subject: PAC 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.

Hello my name is Jean Snowden and I live at 81 Sarah's Lane and I am opposed to the large increase in the number of apartments/condos being planned for Sarah's Lane. The increase is 85% higher than when Steve Stairs was going to build from 136 to 296 units. There has been no planning for the traffic in this area. Only one way out for everyone in this area including Morning Gate and High Point. Multiple apartments in High Point being built and we have 3 huge apartments buildings on Rainsford Lane. Too much develop with no planning. If there was a disaster in this area no way out. The speed limit on Prospect is way to high and no one slows down. There should be some speed bumps installed to slow down before someone gets killed. There have been 2 bad accidents already and does it take someone to get killed before something is done. Many people in this area wants to move.

There are also a lot of trucks and dump trucks travelling in this area and also on Prospect Street. Some tickets need to be given to this high speeders.

I spoke with the counsellor for this area in the past two elections about my concerns. It is a great area to live but way to much development. I know the developers don't care about our neighbourhood and only concerned with making money.

I hope that the concerns of this area are taken into consideration.

Thanks.

Jean Snowden

Sent from my iPad

Brown-Snook, Julie

From: Joan Winslow <ladygolfer119@gmail.com>
Sent: Tuesday, December 7, 2021 4:47 PM
To: PLANNING AND DEVELOPMENT
Subject: Apartment Sarah's Lane

External email:

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We hear there is a meeting on Dec 8, regarding increasing the number of units by 85%. We are strongly against this, as Sarah's Lane was to be a dead end. City approved the extension without contacting the residents on the street. As tax payers in the 5,600.00 figure we should have a say. Where is our city council

Martin and Joan Winslow
118 Sarah's Lane
Sent from my iPad

Brown-Snook, Julie

From: Mark Lancaster <mark.lancaster@gmail.com>
Sent: Tuesday, December 7, 2021 5:03 PM
To: PLANNING AND DEVELOPMENT
Subject: Sarah's Lane condo proposal

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 live on Barcroft Drive, off Sarah's Lane and daily experience significant issues and frustration with traffic when accessing Prospect from Patience Lane.

In the winter it gets worse as snow plow if impacts visibility and drivers continue to race for the lights / highway up Prospect.

I expect traffic and accidents to increase as High Point Blvd units are completed as access to Prospect is through Patience Lane. Adding so many more units to Sarah's Lane, and the construction vehicles, combined with the wide demographics of drivers in the proximity of the Shannex make this situation challenging and dangerous.

I strongly urge you to avoid adding 250-500 vehicles from 296 Sarah's Lane condo units from this development without first addressing the traffic issue in a meaningful structural way.

Yours,

Mark Lancaster

--

No Matter where you go...

... there you are.

Brown-Snook, Julie

From: John Devlin <devlinjohn225@gmail.com>
Sent: Saturday, December 4, 2021 9:16 AM
To: PLANNING AND DEVELOPMENT
Subject: Development Proposal PID 01502434 54,56,60,62 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.

This message conveys my considerations and conclusion in regard to this proposal.

My wife Leah and I live at 55 Sarahs Lane, directly opposite to the main entrance to this property. All traffic movements to and from the site occur right in front of us. Headlights of vehicles entering Sarahs Lane shine directly into our front window. So for 13 years we have had a keen interest in what happens there.

I attended Thrive's Open House and participated in their door to door contacts which answered many immediate concerns. I have just now carefully reviewed the thirteen page Fredericton City staff Planning Report.

All of that leads me to supporting the development proposal.

The following considerations influence my conclusion:

- Our "Rainford Gardens" subdivision was created many years ago and this set down a land use configuration which has now been largely built and occupied. While we might have prepared a different configuration, our only option now is to try to influence the development of this remaining last parcel.
- This large multi unit land parcel would be of interest to many developers, and will eventually be developed. Thrive has shown an interest in listening to our concerns and making changes to their planning, trying in effect to be a good neighbor. Rejection of their proposal could end up being to our ultimate disadvantage.
- Thrive engaged a traffic study which the city has accepted. Traffic will increase significantly but will be well within the capacity of Sarahs Lane. The intersection of Patience Lane and Prospect Street however poses a major safety concern to all of us in the area. This is the result of the increased traffic from the many large developments already ongoing in the area, The City and Province must provide a traffic circle or lights there as soon as possible.
- I have confidence that the City planning, zoning, bylaws, engineering and inspection professionals will work closely with Thrive's staff and consultants to ensure that all designs and construction of site, buildings and services conform to codes and good practices.

Your sincerely,

John Devlin, P. Eng

Brown-Snook, Julie

From: Casey Clarkson <kclarkson@dal.ca>
Sent: Wednesday, December 8, 2021 1:19 PM
To: PLANNING AND DEVELOPMENT
Subject: Sarah's Lane development

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'm writing to express my concern about the current proposal to develop a 296 unit apartment/condo building on Sarah's Lane.

As a resident of the Morning Gate subdivision, I have already witnessed very rapid and aggressive development in our area over the past 1-2 years (multiple new buildings on Patience Lane and at High Point). I fear further such rapid growth will have significant impacts on traffic congestion - specifically at the Patience/Prospect intersection which has been flagged repeatedly as a risky area. There was very recently a major accident which critically injured a senior there. As a parent and a geriatrician, my safety concerns are particularly acute given the large number of young children and seniors who reside in our neighbourhood.

I do not feel that such a large construction project is in the best interests and safety of the area residents and I thank you very much for your consideration on the matter.

Regards,

Dr. Kathleen Clarkson MD FRCPC

Brown-Snook, Julie

From: Elizabeth Heighington <ejaheighington@gmail.com>
Sent: Wednesday, December 8, 2021 10:12 AM
To: PLANNING AND DEVELOPMENT
Subject: Planning Advisory Committee Meeting 2021-12-08

Saraha'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.

To: Planning Advisory Committee

Re: Thrive Properties Development Proposal

We oppose the amendment by Thrive Properties to the previous proposal for 54, 56, 58, 60 and 62 Saraha's Lane. The number of units should remain at 160, and **not** increase to 296.

The increase in units will increase the footprint of the four buildings and outside paved parking spaces for tenants and visitors. Increased water runoff into the surrounding community will result as more surface area will be covered with impermeable concrete and asphalt. The existing infrastructure was designed for 160 units, not 296.

With each unit containing from one to three occupants, the increase in foot and vehicular traffic will negatively affect Rainsford Gardens and surrounding communities. There is only one entrance and exit for the four apartment buildings, hardly a realistic situation. As well, the increase in traffic on Saraha's Lane is unacceptable. Changes need to be made to the road system in our neighbourhood before any development begins. "Stop" signs need to be installed where Saraha's Lane intersects Rainsford Lane, and where Patience Lane intersects Rainsford Lane. The current "Yield" signs are insufficient and dangerous for the present foot and vehicular traffic.

The traffic at Patience Lane and Prospect Street has increased considerably with the development of three new apartment buildings and new single family homes in the area. We understand that a roundabout is being discussed, but this will not solve the current problems with safely turning left or right onto Prospect Street. Traffic lights should be installed as soon as possible with a reduction in speed from 90 km to 60 km from Woodstock Road to Hanwell Road. A roundabout can be constructed at a later date. Traffic lights are needed now.

We hope that the Planning Advisory Committee will address the concerns of the Rainsford Garden community, and not focus on the increased tax revenue from 296 units rather than the approved 160.


Thank you for the opportunity to present our views.

Best regards,

Liz Heighington and Mike Lynch

23 Saraha's Ln, Fredericton, NB E3B 0G2

Brown-Snook, Julie

From: Paul Ouellette <macmav89@gmail.com>
Sent: Tuesday, December 7, 2021 7:56 PM
To: PLANNING AND DEVELOPMENT
Subject: 8 December 2021 Planning Committee Meeting - File PR- 98-2021 Additional Apartment Units 

External email:

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The traffic and safety situation in the High Point Boulevard - Rainsford Lane - Patience Lane area is of concern to the local residents due to limited egress routes and safety concerns. . These concerns are being heightened as over 686 new apartments/garden homes are scheduled to come online over the short term. Specifically, the area has limited ingress/egress routes and all of these require residents to access via Prospect Street where speeds limits range from 70-90 KPH. Although there are three points of access when heading East on Prospect, there is only one access point to turn West on Prospect Street. To do this, residents must cross over two lanes of traffic traveling at 70 KPH!

File PR- 98-2021 is requesting that the development be expanded in size from 160 units to 296 units in the four apartment complex. This increase will see a significant rise in construction activity and traffic while the complex is being constructed. This is in addition to the other projects currently being constructed or forecast over the next few years.

Should this amendment be approved, over 686 new units will have been approved or constructed since 2020. There are also an additional 200+ building lots scheduled for the area that will further increase the traffic and safety issues. The table below notes the new units and locations:

Hanson Rentals - corner of Prospect and Patience Lane		
Type	# Units	Completion Date
Apartment building	45	Spring 2021
Apartment building	72	Spring 2022
Apartment building	45 (estimated)	2022
Colpitts - High Point Boulevard area		
Apartment building	45	Fall 2021
Apartment building	45 (estimated)	2022

Apartment building	45 (estimated)	2022
Apartment building	45 (estimated)	2022!
Garden Home Complex	48 units	TBC
Thrive Properties 54-62 Sarahs Lane		
Apartment building	74	Completion date TBC Initial project was approved for 160 units, an amendment is being requested to increase the size to 296 units.
Apartment building	74	
Apartment building	74	
Apartment building	74	
Various Building Lots		
Building lots	>200	Currently being developed or in construction. This figure is based on reviewing Planning Committee documents from previous meetings over the course of 2019-2021 and the maps provided, in particular those from Colpitts Developments.
TOTAL # UNITS	>886	

Using the 886 units as a baseline and factoring in 1.5 vehicles per unit, this has the potential to increase the number of vehicles in the development by 1329 vehicles! All of this will be done without having added additional roads or traffic control measures off of Prospect Street.

A number of residents have tried to address the situation with both municipal and provincial officials. This tends to turn into a game of *"it is not my jurisdiction, however, we will conduct a study and consider the matter in the future"*! That approach does not help with the current situation nor address the serious safety concerns, in particular those at the corner of Patience Lane - Prospect Street.

It is understood that the City does not have jurisdiction on Prospect Street, however, the City does control the development within its jurisdiction. As such the request to increase the number of units at 54-62 Sarahs Lane should only be approved once additional traffic control measures have been put in place.

Paul Ouellette
Haily's Way

Brown-Snook, Julie

From: Greg Belding <gbelding88@gmail.com>
Sent: Wednesday, December 8, 2021 12:43 PM
To: PLANNING AND DEVELOPMENT
Subject: PR-87-2021, 54-62 Sarahs Lane

External email:

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Greg Belding, 24 Day St. Fredericton, NB E3B 7E1

December 8th., 2021

City of Fredericton, Planning Advisory Committee

**Re:PR-87-2021 54-62
Sarahs Lane
Thrive Properties**

To Whom It May Concern

My wife and I have lived in Rainsford Park since 1989. We have gotten to know many of the area residents over the years. In the year 2000 some of our neighbours called an informal meeting to discuss the upcoming changes to the accessibility of Rainsford Lane and our subdivision due to the new provincial highway. That meeting was followed by a number of meetings which sometimes included Ward 12 Councilor David Kelly and our community police officer. As concerned citizens we thought it best to come up with a name for our unified efforts. We choose, "The Rainsford Lane Association."

I was designated the contact person for our new association and as such, I was responsible for communicating with the City, the Province, MRDC and City Police. The original group of residents that were involved with our association have, for the most part, gone on to other things. I on the other hand have continued to step forward when certain issues present themselves. Morning Gate Church has been kind enough to offer their facilities for community meetings which have been well attended.

Roadway safety issues have been the number one concern for this area. Despite city police's best efforts Prospect West between the Hanwell Road and the Spring Hill Road still remains a **major threat to people's safety**. That threat includes **pedestrian traffic as well as wheeled vehicles**. One of the most **obvious locations of concern** is where **Patience Lane meets Prospect Street**. City Engineering as well as the province have been informed repeatedly of many of the issues at that intersection. As an example, I've informed the province, for three years in a row, that the Yellow Sand Barrels that had been placed at the end of the Jersey Wall (Concrete Wall) on Prospect St. have been missing. If a vehicle turning westbound onto Prospect St..from Patience Lane were to be T-Boned by another westbound vehicle there's a very good chance that person(s) would end up hitting the Jersey Wall. If you combine that with the numerous other safety concerns at that intersection, such as the **non stop speeding** along Prospect , you have an **accident waiting to happen!**

To add **more traffic flow to this equation would be folly**. I therefore request that 54-62 Sarahs Lane be put on hold until some of these ongoing issues are resolved. In other words, the **necessary upgrades** to Patience Lane and Prospect St. must be **physically put in place** before there are any more significant traffic additions to this area.

Thank you for this opportunity.

Greg Belding

Brown-Snook, Julie

From: thelmainnes47@gmail.com
Sent: Wednesday, December 8, 2021 9:49 AM
To: PLANNING AND DEVELOPMENT
Subject: Proposal to increase apartment /condo units by 85% on Sarahs Lane lots 54,56,58,60 & 62 to 296 from 136

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 PAC members

There has been much concern and yes, even dismay, expressed over this proposal currently before you given there has been no detailed plan developed and approved to safely mitigate its traffic impact on our neighborhood and travel in this area generally. I strongly believe that this proposal, together with significant current construction of multiple units off Patience Lane and High Point Ridge, as well as several accidents to date at the intersection of Patience and Prospect West, should have triggered the need for a traffic assessment and mitigation plan prior to considering any further approvals. Over 686 units-garden homes and apartments- have been approved since 2020 with no additional traffic routes or control measures added. Just imagine, with 1 or 2 vehicles per unit, what the traffic impact has been already !

I understand that many residents have contacted their elected representatives at either or both the municipal and provincial level over the past few years requesting that the implementation of a traffic safety measure ,such as a round-a -bout, be investigated at either the Patience Lane /Prospect or Rainsford Lane/Prospect intersection. Responses to date have included that one level of government can not act alone as both city and provincial roads are involved and that a northside round a bout on Brookside Dr. has city priority at this time . These are all real issues that must be worked through . However, until such time as the traffic safety issue in our neighborhood can be addressed, this proposal should not be allowed to proceed.

We have a beautiful and forward thinking city of which we can be proud. Healthy, holistic planning must consider all aspects impacting any planning proposal for the well being of all city residents.

Thank you for serving on our behalf on this vital Committee

Best wishes

Thelma Innes

159 Sarahs Lane

Fredericton,NB E3B 0Y9

Brown-Snook, Julie

From: Peter and Noella Pike <petpike@nb.sympatico.ca> *Sarahs Lane*
Sent: Monday, December 6, 2021 8:26 PM
To: PLANNING AND DEVELOPMENT
Subject: Planning Advisory Committee Meeting - 8 December 2021 - File 2/44/2021 - PR: 98/21
Attachments: PAC Submission File2442021 PR 9821.doc

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.

Submission for subject meeting, I do hope to be observing on Zoom as received and will be available for questions or discussion, thank you.

Peter Pike
Resident
76 Sarahs Lane
Fredericton, NB
455-1644
petpike@nb.sympatico.ca

File: 2/44/2021 - PR:98/21
Property: 54, 56, 58, 60 & 62 Sarahs Lane
Applicant: Thrive Properties c/o Kaitlyn Lacelle
Proposal: Amendment of Terms and Conditions

Further to the petition submitted by residents of Sarahs Lane, the following is provided for clarity.

We, the 86 signatories of the petition whom are all residents of Sarahs Lane, do NOT support the proposed amendment of Terms and Conditions of 52 to 64 Sarahs Lane construction as provided by the applicant, unless our concerns are addressed and implemented prior to the proposed construction. This area we believe cannot support the traffic flow from the current additional 160 units let alone 296 units. We believe that prior to any further major development being started in this area the following topics need to be addressed.

TRAFFIC FLOW

There have been a number of accidents at the Prospect Street West and Patience Lane intersection in recent months. These accidents and severity will most likely increase as population density increases in the areas of Sarahs Lane, Morning Gate, High Point Ridge and Anderson. Most all traffic from these areas converges at the Prospect Street West and Patience Lane.

Traffic control and solutions should be in place prior to further development and not be done after the fact. Studies have been done but how recent, and has anyone actually been at this intersection during peak periods! It would be less problematic to do the necessary road work prior to the known additional traffic instead of attempting to do the work within higher traffic density, a hazard both to the workers and the public. This is a topic that should be considered before any city projects commence.

The proposed plan notes a possible emergency exit may be put in place from the development onto Sarahs Lane, however, this too would require use of the sole exit at Prospect Street West and Patience Lane.

I cannot emphasize enough that the needed traffic infrastructure improvement, such as a traffic circle, be in place at Prospect Street West and Patience Lane prior to this or any further development to the areas of Sarahs Lane, Patience Lane, High Point Ridge, Morning Gate and Anderson. Let us error on the side of safety in this matter please.

INFRASTRUCTURE AND OVERLAND WATER RUNOFF

As previously stated, the applicant has applied to amend the terms and conditions to permit the development increase from 160 total units to 296 total units.

Our 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 increase for the amount of water used and also water placed back into the drainage infrastructure, is the planned system or the one in place adequate to support this change?

2) The revised building surface area and revised paved surface area appears to be somewhat 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 downslope area?

The reason for these concerns being raised now is more relevant and apparent, 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.

File: 2/44/2021 - PR:98/21
Property: 54, 56, 58, 60 & 62 Sarahs Lane
Applicant: Thrive Properties c/o Kaitlyn Lacelle
Proposal: Amendment of Terms and Conditions

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The reason for these concerns being raised now is more relevant and apparent, 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.

**Community Planning
397 Queen Street
Fredericton N.B.**

Re. Development Proposal PR 98/21

Please find attached a petition from residents of Sarahs Lane that strongly object to this proposal and the building of 296 apartments on Lots 54 to 62.

This new project is asking for an increase of 136 units ,or 85% , from the previously approved multi unit number of 160.

This project would impact this residential area greatly. It also would add to our serious traffic problems that presently exist. The whole area including Morningate, Sarahs Lane, Rainsford Lane, new apartments on Patience Lane, and Shannex development will be affected.

We would ask your consideration to deny this proposal.

Thanking you in advance.

Cheryl Drower

459-4618.

Planning Advisory Committee Development Proposal PR 98/21

We the residents of Sarahs Lane oppose the construction of 296 apartments on the lot sites 54, 56, 58, 60, 62 for the following reasons:

1. An increase of 136 units 85% from the original approved proposal for 160.
2. One vehicle entrance and exit from the property on Sarahs Lane.
3. Traffic concerns with safety issues entering or exiting Prospect Street.
4. Three new apartment buildings under construction off Patience Lane at the present time.
5. Infrastructure improvements should be in place before construction begins.

Signature

Date	Name	Address	Signature
2 DEC 2021	Peter Pike	76 Sarahs Lane	<i>[Signature]</i>
2021-12-02	NOELLA C. PIKE	76 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Darice C. Buchanan	63 Sarahs Lane E3B 0G2	<i>[Signature]</i>
2021-12-02	RONALD C. STEVENSON	40 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Jina Zhany	78 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Kate Scott	68 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Shirley Scott	68 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Neil Khaled	126 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Hassan Khaled	66 Sarahs Lane E3B 0G8	<i>[Signature]</i>
2021-12-02	Mary Remington	50 Sarahs Lane E3B 0G1	<i>[Signature]</i>
2021-12-02	Ruth Remington	50 Sarahs Lane E3B 0G1	<i>[Signature]</i>
2021-12-02	JACK EDWARDS	42 SARAHS LANE E3B 0G1	<i>[Signature]</i>
2021-12-02	Say Kokoski	40 Sarahs Lane E3B 0G1	<i>[Signature]</i>
2021-12-02	EN KOKOSKI	40 SARAHS LN E3B 0G1	<i>[Signature]</i>
2021-12-02	D. Leach	36 Sarahs Lane E3B 0G1	<i>[Signature]</i>
2021-12-03	B. MARTIN	57 SARAHS LANE E3B 0G2	<i>[Signature]</i>
2021-12-03	TANY LITTLE	57 SARAHS LANE E3B 0G2	<i>[Signature]</i>
2021-12-03	DAVE COPPIN	52 Sarahs Lane	<i>[Signature]</i>
2021-12-03	Stephanie Coffin	52 Sarahs Lane	<i>[Signature]</i>
2021-12-03	JOHN HARDING	1-28 Sarahs Lane	<i>[Signature]</i>
2021-12-03	Doreen Bowman	6-28 Sarahs Lane	<i>[Signature]</i>
2021-12-03	Roy Bowman	6-28 Sarahs Lane	<i>[Signature]</i>
2021-12-03	Paul Cain	5-28 Sarahs Lane	<i>[Signature]</i>
2021-12-03	D+M. LAURENCE	4-28 Sarahs Lane	<i>[Signature]</i>
2021-12-03	PAT DONELAN	3-28 SARAHS LANE	<i>[Signature]</i>
2021-12-03	PAM PARKS	3-28 SARAHS LANE	<i>[Signature]</i>
2021-12-03	MIKE MCGRAW	2-28 SARAHS LANE	<i>[Signature]</i>
2021-12-03	KAREN MCGRAW	2-28 SARAHS LANE	<i>[Signature]</i>
2021-12-03	Diane Johnson	12 Sarahs Lane	<i>[Signature]</i>
2021-12-03	Liz Heighington	23 Sarahs Ln.	<i>[Signature]</i>
2021-12-03	Mike Lynch	23 Sarahs Ln.	<i>[Signature]</i>
2021-12-03	Robert Chase	34 Sarahs Ln	<i>[Signature]</i>
2021-12-03	Karen Kelly	25 Sarahs Ln	<i>[Signature]</i>
2021-12-03	BJ Kelly	25 Sarahs Lane	<i>[Signature]</i>
2021-12-03	Andeeham	39 Sarahs Lane	<i>[Signature]</i>

Brown-Snook, Julie

From: Cecilia Mutch <cecilia.mutch@gmail.com>
Sent: Wednesday, December 8, 2021 1:31 PM
To: PLANNING AND DEVELOPMENT
Subject: Proposal to increase apartment/condo units on Sarah's Lane lots 54, 56, 58, 60 & 62 from 136 to 296

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 PAC members

I wish to add my concern to the above noted proposal until such time as a detailed plan is developed to mitigate the impact the proposed development would have on the traffic in our area from a safety and volume perspective.

A traffic assessment and mitigation plan is required before any additional development is approved as:

1. Hundreds of units (garden homes and apartments) have been built in recent years causing strain and safety concerns on the limited and unsafe access points.
2. There have been many accidents at the access points already with existing traffic.
3. Residents have made contact with both provincial and municipal representatives to seek resolution of the current issues to no avail. This matter requires a coordination at the municipal and provincial levels.

I would request the following:

- this proposal not be approved to proceed at this time, and
- the city undertake the necessary multifaceted planning process to address the safety of the residents in our community and the city overall.

Thank you for your attention to this matter.

Cecilia Mutch

Brown-Snook, Julie

From: S Martin <1272des@gmail.com>
Sent: Wednesday, December 8, 2021 3:43 PM
To: PLANNING AND DEVELOPMENT
Subject: Fwd: Planning amendment to 54-62 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.

Begin forwarded message:

From: S Martin <1272des@gmail.com>
Date: December 8, 2021 at 3:36:30 PM AST
To: planning@fredericton.nb
Subject: Planning amendment to 54-62 Sarah's Lane

We strongly oppose amending the terms and conditions for the property at 54,56,58,60 and 62 Sarah's Lane.

This area over the last 10 years has seen tremendous growth in single and multi-unit buildings but absolutely no improvement to the infrastructure in support of such growth. At present there are only two exits leading out of this area and only one of them allows for a left hand turn onto Prospect Street. Adding another 136 units above what was previously approved is too many. The plan has only one entrance for the proposed 296 units onto Sarah's Lane! And then funnel that traffic into one of the two exits onto Prospect! The traffic flow is already dangerously overburdened.

I understand that there may already be infrastructure plans in place to remedy this situation but plans are simply that - plans. Do the infrastructure work first then decide if another 136 units is appropriate.

Tony Little
Susan Martin
57 Sarah's Lane
Fredericton, E3B 0G2

Brown-Snook, Julie

From: Hong Xiao <jeff.hong.xiao@gmail.com>
Sent: Wednesday, December 8, 2021 3:45 PM
To: PLANNING AND DEVELOPMENT
Subject: opposition to the increase apartment units on 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.

Dear Sir or Madam,

It is a shock to me, that City of Fredericton Planning Advisory Committee is considering increasing the number of units to 296 units on Sarah's lane.

Since we moved to the Morning Gate community, there have been numerous incidents of accidents on Prospect / Patience's Lane.

There have been several discussions in the facebook group, but up till now there has been no clear answer from the city or the province.

Please reconsider the situation. We need safety when driving to work, driving kids to school and back, etc.

Sincerely Yours,
Hong

