

Brown-Snook, Julie

From: Elizabeth Kyle McArthur Stairs <ekstairs@gmail.com>
Sent: Wednesday, December 8, 2021 10:28 AM
To: PLANNING AND DEVELOPMENT
Subject: Planning Advisory Committee - Meeting December 8, 2021
Attachments: Opposition of Zoning Application RE_ Noory Engineering Inc. - 168-170 Greenwood Drive.pdf

External email:

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Hi there,

We would like to submit an official document in Opposition of Zoning Application RE: Noory Engineering Inc. - 168-170 Greenwood Drive (see attached).

We would also like to participate in/attend this evening's meeting. Please provide us with instructions on how to do so at your earliest convenience.

Thanks,

Elizabeth and Kyle Stairs

Elizabeth and Kyle Stairs
160 Greenwood Drive
Fredericton NB
E3A 3T6

To whom it may concern:

We are in opposition of the proposal to rezone a portion of PID 75538017 from FD to MR-2 to permit a development of two, five-story, multi-unit buildings with 198 total units, with a required 4m height variance. The applicant states:

Furthermore, there are no concerns relative to negative land use impacts given the adjacent properties an institutional property (Church) and an existing three storey apartment building. The planned location of townhouse units along Greenwood Drive will provide an appropriate transition in building form from the low-rise development along Greenwood Drive. Staff supports this application subject to terms and conditions.

- Planning Report, Planning Comments, Analysis, bullet onem, page 108

What the above fails to mention is our family home, located at 160 Greenwood Drive is situated between The Drive Baptist Church and 168-170 Greenwood Drive, with our property backing onto the Gibson Trail. You can see our property depicted on the map provided on page 110 of the Planning Report.

We bought our home located at 160 Greenwood Drive in January of 2021. We love our home. It is situated on a large city lot with trees lining the eastern side of our yard; as far back as you can see when standing in our yard is a beautiful wooded property, home to a large herd of deer, several families of racoons, some foxes and skunks, and lots of birds, among other animals we have not had the pleasure of seeing to date. When in our backyard we feel a sense of peacefulness, often forgetting we are even in the city.

One of the reasons we chose 160 Greenwood Drive to be our home was the feeling of being in the country while remaining in the city, as we have called Fredericton home since 2012 when we began attending Saint Thomas University.

Furthermore our understanding is that the lot on the other side of the church is the beginning of a protected area and/or wetland. If this is true, an impact study should be completed prior to the application for changing the zoning from FD to MR-2. If an impact study has already been completed then it should be shared with the property owners located around 168-170 Greenwood Drive to see how the proposed complex will impact our own properties.

Although the wetland located on the part of 168-170 Greenwood Drive currently zoned as FD is reported to be smaller than the map shows, the remaining ground around the wetland will still be wet and swampy. The amount of work needed to ensure that the ground is prepped for not only two massive complexes but ample parking space to go with it will take a vast amount of

infrastructure to even make the lot ready for structures of this size. We understand that the proposed area is zoned for future development, but feel it would've been more appropriate as a greenspace, rather than the proposed complexes.

Two, five-story multi-unit buildings would drastically change the scenery around our home from the wooded lot we currently view, with ample green space between our side yard and the two-unit dwelling currently occupying 168-170 Greenwood Drive, to being surrounded on all three sides of our property by large institutional or residential complexes, as:

The applicant intends to construct a 4-unit townhouse on the portion of the property along Greenwood Drive, as shown on Map II, and VI. The townhouse will provide some screening and a transition to the higher density building form. As that portion is already zoned MR-2, the townhouses are permitted as of right and are therefore not included in the application, but images have been provided for context.

- Planning Report, Planning Comments, Proposal, bullet six, page 104

If the proposed five story apartment complexes were already established when we first looked at purchasing our home, we never would have bought the property located at 160 Greenwood Drive. We had planned on being here for the long haul - raising our kids here, retiring here - however our family will have to strongly consider if we want to stay at or leave the property at 160 Greenwood Drive, and as a result, leaving the city which we have called home for almost 10 years if the current proposed development plans are approved.

We urge you to take our concerns into consideration when making your decision regarding the Zoning Application from Noory Engineering Inc. for 168-170 Greenwood Drive.

Thank you,

Elizabeth and Kyle Stairs

Brown-Snook, Julie

From: Faith Cormier <cormierf@nbnet.nb.ca>
Sent: Wednesday, December 8, 2021 3:04 PM
To: PLANNING AND DEVELOPMENT; DosSantos, John; Megarity, Eric
Subject: Proposal for 168, 170 Greenwood Drive

External email:

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I can't attend the PAC meeting tonight because of a prior commitment, but I have two concerns on this proposal that I believe need to be cleared up before it is approved or denied.

1. It looks like all of the traffic from the new development will be funneled through the existing driveway for 184 Greenwood Drive. That's a lot of cars to funnel through one driveway at rush hour. Will people take chances when trying to turn left in the morning. Greenwood Drive is a main street, after all.

2. The new development is very close to Hyla Park, as well as to other wetlands perhaps not technically inside the Park.

Faith Cormier

181 Greenwood Drive

Fredericton, NB

E3A 3T9

506-472-5928

Elizabeth and Kyle Stairs
160 Greenwood Drive
Fredericton NB
E3A 3T6

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