
PLANNING ADVISORY COMMITTEE

August 21, 2024

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councillors:



The City of Saint John

SUBJECT: Rezoning of 1750 Sandy Point Road (a portion of PID 00050849)

On July 8, 2024, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its August 20, 2024, meeting.

Andrew Toole, of Don-More Surveys and Engineering, representing the applicant, appeared before the Committee and provided a PowerPoint presentation showing views of the building massing from various view planes within the area. Mr. Toole also responded to questions from the Committee related to stormwater management and drainage patterns of the site and the redesign of the proposal to a 76-unit building from two 60-unit buildings. He confirmed the building would have a height of 6 stories.

Mario Reggi, of Deerwood Place, expressed concerns with how the development will relate to the existing neighbourhood context.

Dr. Stephane Avery-Gomm, of Deerwood Place, spoke in opposition to the development and expressed the opinion the development did not conform to policies LU-87 and LU-88 of the Municipal Plan. She also expressed concerns with light pollution and how the proposal would fit within the surrounding neighbourhood context.

The Committee took a recess at approximately 8:00 PM.

Dick Powell, of 1687 Sandy Point Road, appeared before the Committee in opposition to the development, noting there were other appropriate sites for the development in Millidgeville and expressed concerns with drainage. He also expressed concerns with the ability to retain trees on the site and lack of sidewalks and storm drainage. Mr. Powell noted the City should take a more aggressive approach to infilling other vacant areas.

Atsko Nose, of 1687 Sandy Point Road, expressed the opinion there are other locations better suited for large development. She also expressed concerns with the proposed application of the lot levy and its application to future developments. Concerns were also expressed related to drainage during construction, blasting, and post construction slopes.

Eyal Ekshtein, of Sandy Point Road, expressed concerns with traffic volumes on Sandy Point Road, noting the road lacks sidewalks.

John Mascarenhas, of 1830 Sandy Point Road, appeared before the Committee and expressed concerns with traffic, and vehicle speeds in the area. He noted there was no engagement with the developer and questioned if the development could be reduced in height by one storey.

Dr. Ben Speers-Roesch, of Deerwood Place, expressed concerns regarding the accuracy of the renderings presented by the developer's consultant and the project's conformity to the surrounding neighbourhood context. He also questioned if the Committee's vote on the matter could be delayed. Councillor Sullivan noted the Committee will be voting on the matter at the current meeting in order to provide a recommendation to Common Council for the September 3, 2024 Public Hearing.

Olena Chapovska, of Deerwood Place, appeared before the committee and spoke in opposition to the development.

Nancy Fisher, of Deerwood Place, appeared before the committee and expressed concerns regarding the accuracy of the renderings presented by the developer's consultant.

Andrew Toole reappeared before the Committee and noted that an erosion and sedimentation control plan is a City requirement to manage stormwater runoff during the construction phase. Responding to questions from Committee members, he noted there would be no blasting for the development and no shadow impacts on developed areas. With respect to lighting design, current practice is to have light fixtures which direct light downward and not onto adjacent lands and that any development of the site would arguably require lighting or have light escaping from windows. The construction would take three years. He noted that the full building design has not been completed.

Committee members questioned how sewage flows from a multiple unit building compare to flows from a single unit residential development. Joel Landers, Municipal Engineer with Infrastructure Development, noted the flow from the proposed development would be equivalent to that from 50 single family homes.



This is based on an apartment typically having 1 or 2 persons per unit compared to 2.5 persons in a typical single unit dwelling.

Responding to a question from the Committee regarding the City’s vision for development in the area, Mark Reade noted the proposed multi-unit development fits within the context of the area. This is supported by the following criteria:

- existing areas of High Rise Residential (RH) and Mid-Rise Residential (RM) zoning in the area,
- available servicing,
- proximity of the site to the UNBSJ/Regional Hospital Primary Centre, and
- the location of the site on a collector road.

Some Committee members spoke in support of the development, noting they did not see the impact on views or additional traffic as an issue. Other Committee members expressed concern as to whether this was a suitable location for the proposed development with respect to the Municipal Plan, noting the Plan should have been updated by now.

Responding to a question from the Committee, Planning Staff noted that Section 110(2)(b) of the *Community Planning Act* requires a vote of the majority of the whole of Council should Council elect to adopt a by-law that fails to give effect to the written views of the Planning Advisory Committee.

No other persons appeared before the Committee and forty-two letters were received regarding the application.

A motion was made and seconded to deny the application which resulted in a tie vote. In accordance with the Committee’s Rules of Procedure the motion was lost given the tie vote.

Given the motion was lost, the Committee is unable to provide a recommendation to Common Council.

RECOMMENDATION:

No recommendation is provided.

MDaluz

Respectfully submitted,

Matthew Daluz
Vice Chair
Attachments

Daluz,
Matthew





The City of Saint John

Date: August 15, 2024
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: August 20, 2024

SUBJECT

Applicant: 667117 NB Ltd.
Landowner: Ensemble Holdings Inc
Location: 1750 Sandy Point Road
PID: 00050849 (portion)
Existing Plan Designation: Stable Residential
Existing Zoning: Two Unit Residential (R2)
Proposed Zoning: Mid-Rise Residential (RM)
Application Type: Rezoning
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-Law. Common Council will consider the Committee's recommendation at a public hearing on **Tuesday, September 3, 2024.**

EXECUTIVE SUMMARY

The applicant originally applied to rezone the site from **Two-Unit Residential (R2)** to **Mid-Rise Residential (RM)** to allow for the construction of two, 60-unit buildings, which was brought forward at the June 2024 Planning Advisory Committee (PAC) meeting.

Based on the feedback from the PAC meeting, the applicant revised the proposal which now contains one, 76-unit building on the site.

Staff recommend approval of the rezoning given the proposed development conforms to the policy direction established in the Municipal Plan.

RECOMMENDATION

1. That Common Council rezone a parcel of land having an approximate area of 1.41 hectares, located at 1750 Sandy Point Road, also identified as a portion of PID Number 00050849, from **Two-Unit Residential (R2)** to **Mid-Rise Residential (RM)**.
2. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an approximate area of 1.41 hectares, located at 1750 Sandy Point Road, also identified as a portion of PID Number 00050849:
 - (a) That a landscaping plan be submitted as part of the building application, for the approval of the Development Officer. The plan shall include the landscaping of the site and the following elements:
 - i. Landscaping of the front yard of the multiple-unit building, with the planting of a minimum of one tree or shrub for every 45 square metres of required front yard, provided at least 50 percent of the required plants are trees.
 - (b) If any municipal infrastructure improvements are required to service this proposal, these will be the developer's full responsibility and cost to complete. Prior to determining this, the owner/developer's engineering consultant must submit detailed engineering plans and a design brief to the City for review and approval.
 - (c) The developer shall pay the City \$17,712 for the associated lot levy for the development. This payment is to be in the form of certified cheque payable at the time of the application for the first Building Permit for the development.

DECISION HISTORY

In 2016, the property owner received approvals to subdivide the property into five building lots for single unit dwellings.

ANALYSIS

Proposal

The applicant is proposing to rezone a 1.41-hectare portion of the subject parcel from Two-Unit Residential (R2) to Mid-Rise Residential (RM) to facilitate the construction of a 76-unit building. The building will have ground level internal parking with five stories of residential units. Additional surface parking will be provided at the front of the building.

Site and Neighbourhood

The subject site is in the northern part of the City along the west side of Sandy Point Road, approximately 200 metres south of the Foster Thurston Drive/Sandy Point Road intersection.

Located within the City's Primary Development Area (PDA), the City's urban servicing boundary, the site benefits from infrastructure installed by the City in the early 2000's which provided development capacity for an estimated 800 additional lots.

While the nature of the area can appear undeveloped and "rural", the subject site is within the City's PDA and is serviced with water and sewer infrastructure. The appearance is due to several factors:

- The location of Rockwood Park and the associated golf course along the east side of Sandy Point Road which are zoned Park (P).
- An existing development pattern of single unit dwellings on larger lots.
- Large tracts of vacant land south of the subject site, including university lands zoned Major Community Facility (CFM) and private lands zoned Future Development (FD).

Development exists surrounding the subject site including:

- Fieldstone Estates, a residential subdivision located 200 metres north of the subject site.
- A new daycare centre being developed on the former Cherry Brook Zoo site, at the Sandy Point Road/Foster Thurston Drive intersection.
- The University/Regional Hospital Primary Centre located approximately 1.6 kilometres south of the site, which is a major employment area.

An area of High Rise Residential (RH) and Mid-Rise Residential (RM) zoning exists approximately 300 metres south of the subject site, which was rezoned in 2012.

Municipal Plan

The site is designated Stable Residential in the Municipal Plan. Stable Residential areas are existing neighbourhoods within the PDA having the potential to accommodate additional development, at a scale and density consistent with the surrounding context. All types of housing typologies and densities can be found in these areas.

An analysis of the proposal with respect to the relevant policies of the Municipal Plan is provided in Attachment 2.

Conformity with the Stable Residential Designation

The proposal is considered an infill development of a vacant parcel of land utilizing existing municipal services, conforming to a key direction established in the Municipal Plan.

While a density target is not provided for Stable Residential areas, the proposed net density of 54 units/hectare aligns with the target densities established in the Municipal Plan of 35 to 90 units per hectare for a comparable Intensification Area - Low to Medium Density Residential.

Along with the density targets established in the Municipal Plan, the proposal conforms to the development vision established in the Municipal Plan through the following criteria:

- **Compatibility with Existing Development** – The proposed development locates the building in the central portion of the site which provides for separation from adjacent properties. The site is also located in a developing area of the City, in proximity to one of the City's Primary Centres. The University/Regional Hospital Primary Centre is a major employer, which benefits from having housing options for staff and students in proximity to their site.
- **Adequacy of Servicing and Transportation** – Water and sanitary sewer capacity is available for the proposed development through the upgrades completed in the early 2000's. The extension and upgrade of these services improved the existing servicing in the Kennebecasis Drive – Sandy Point Road area and provided capacity to support the development of an additional 800 lots.

The subject site is located on a collector roadway corridor, which has capacity to serve the development. A roundabout, to be constructed in 2025 at the Foster Thurston Drive/Sandy Point Road intersection, will further improve the area's transportation network. The area is also served by Saint John Transit through the Flex transit service on Kennebecasis Drive.

- **Building Design** - While the proposed building is subject to detailed design, information provided by the proponent indicated the exterior design and massing of the proposed building is consistent with multiple unit buildings located in Millidgeville.

Staff are of the opinion that the proposed development achieves the intent of the Municipal Plan based on the density, the proposed uses, and the building form in the proposed development.

Rezoning

The subject site is zoned Two-Unit Residential (R2) which does not permit the proposed use. A rezoning to the Mid-Rise Residential (RM) zone is required.

Staff reviewed the proposed development plans and determined the proposal aligns with the standards of the RM zone and the Zoning By-Law, except for the following:

- **Maximum Front Yard Setbacks** – A variance is required to increase the maximum front yard in a portion of the development from 9 metres to between approximately 28.8 and 50 metres. This variance is considered reasonable given the topography of the site and will be processed through the Development Officer variance process prior to issuance of the required building permit.

Servicing and Traffic

Infrastructure Development and Saint John Water have reviewed the proposal and indicated that capacity exists to support the development. Detailed engineering plans for the development will be subject to review and approval by the City. The development will also be subject to the City's Drainage By-Law which requires that the engineered stormwater management plan achieve a zero net increase from the site.

A Traffic Impact Statement was completed for the site which examined traffic operations at the Sandy Point Road/site access intersection. The proposed site access will operate at an acceptable level of service, delay, and volume-to-capacity with stop sign control on the driveway approach. A left turn lane warrant conducted for the northbound Sandy Point Road approach to the site access found a left turn lane for traffic entering the site is not required.

Section 59 Conditions

With respect to the proposed development, Staff recommend a series of conditions be imposed in accordance with Section 59 of the *Community Planning Act*. This includes a standard condition related to the following:

- **Required Infrastructure Upgrades** – Consistent with City Policy, if any municipal infrastructure improvements are required to service this proposal, these will be the owner/developer's full responsibility and cost to complete. Prior to determining this, detailed engineering plans and a design brief must be submitted by the owner/developer's engineering consultant for review and approval by the City.

Community Planning is also proposing conditions related to two other aspects specific to the application:

- **Landscaping Plan** – A condition is recommended to require a landscaping plan, for the approval of the Development Officer.
- **Lot Levy** – In the late 1990's and early 2000's the City completed engineering studies related to deficiencies in the water and sewer systems of this area of Millidgeville to improve service and to provide additional development capacity.

There was an expectation that new development would contribute to the cost of the infrastructure by way of a levy consistent with Common Council resolutions of July 7, 1997, and May 26, 2003. This levy was calculated at \$4,428/lot or unit based on 800 additional dwelling units.

This lot levy has been incorporated into the subdivision agreements for Fieldstone Estates with the levy of \$4,428 paid for each building lot created.

Staff's review of the lot levy determined it was calculated on a per lot basis as it was anticipated that development in this area would be low-density suburban style consisting of single unit dwellings on individual lots. Given that multiple unit dwellings were not

considered in the initial calculation of the levy, Staff recommends the levy for the development be based on four lots. The justification is the development site includes four of the five Two-Unit Residential (R2) lots that were proposed to be developed in conjunction with the 2016 subdivision.

Conclusion

Approval of the application is recommended as it confirms to the Municipal Plan and Zoning By-Law. Section 59 conditions are recommended in conjunction with the rezoning approval.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives are proposed.

ENGAGEMENT

Public

In accordance with the Committee's Rules of Procedure, notification of the application was sent to landowners within 100 metres of the subject property on August 7, 2024. Notice of the Public Hearing for the rezoning will be posted on the City of Saint John website on August 12, 2024.

APPROVALS AND CONTACT

Author	Manager	Director
Mark Reade , P.Eng., MCIP, RPP	Jennifer Kirchner , MCIP, RPP	Pankaj Nalavde , MCIP, RPP

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Email: Mark.Reade@saintjohn.ca
Application: 24-0067

APPENDIX

Map 1: **Aerial Photography**

Map 2: **Future Land Use**

Map 3: **Zoning**

Attachment 1: **Site Photography**

Attachment 2: **Municipal Plan Policy Review**

Submission 1: **Site Plans**



Submission 2: **Building Elevation**

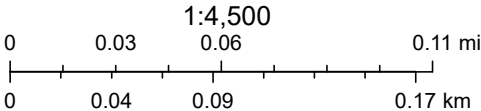
Submission 3: **Traffic Impact Study Conclusions and Recommendations**

1750 Sandy Point Road - Air Photo



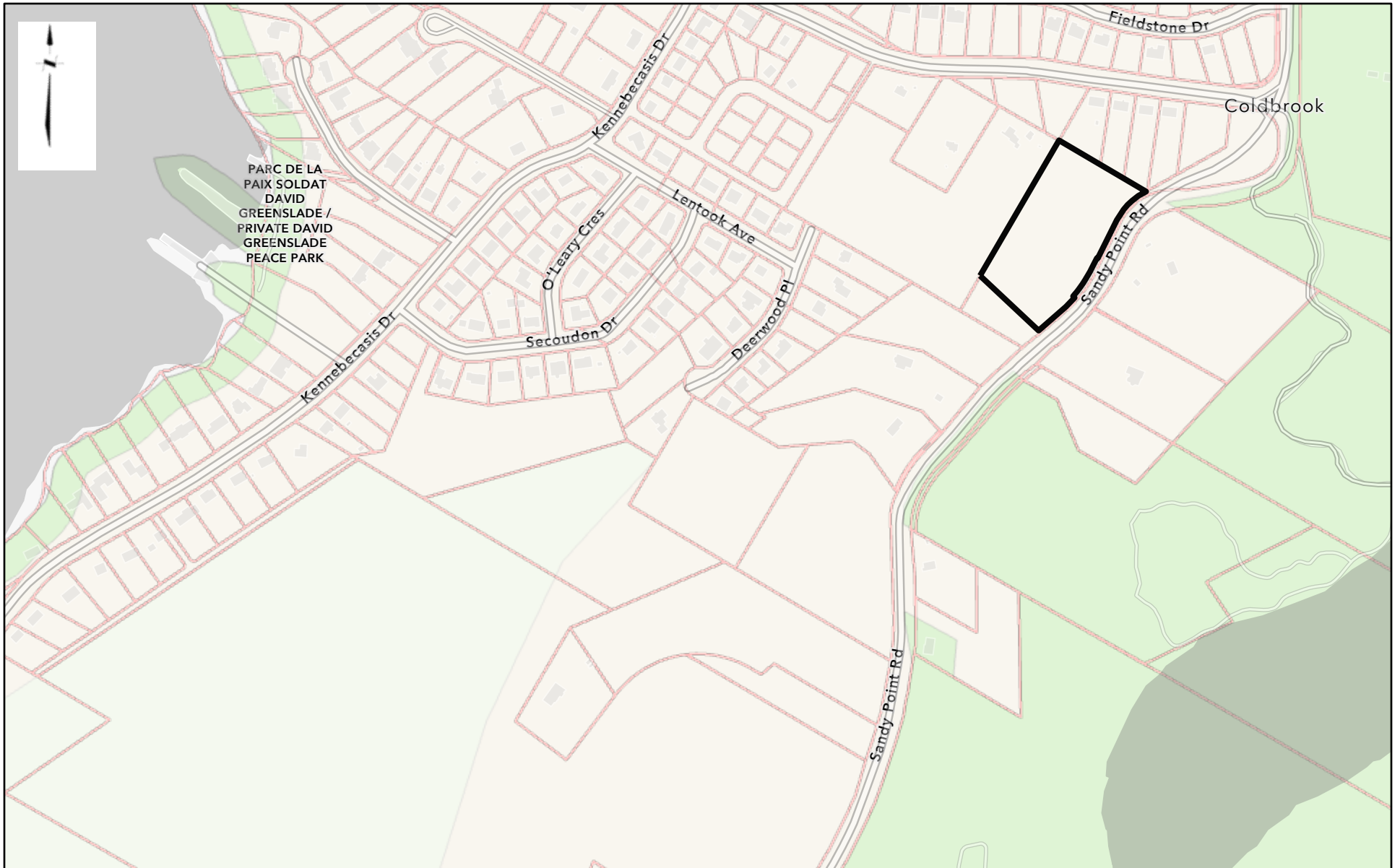
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-  Subject Site
-  Property Parcels








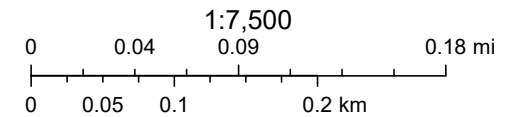
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, The City of Saint John, Service

1750 Sandy Point Road - Future Land Use



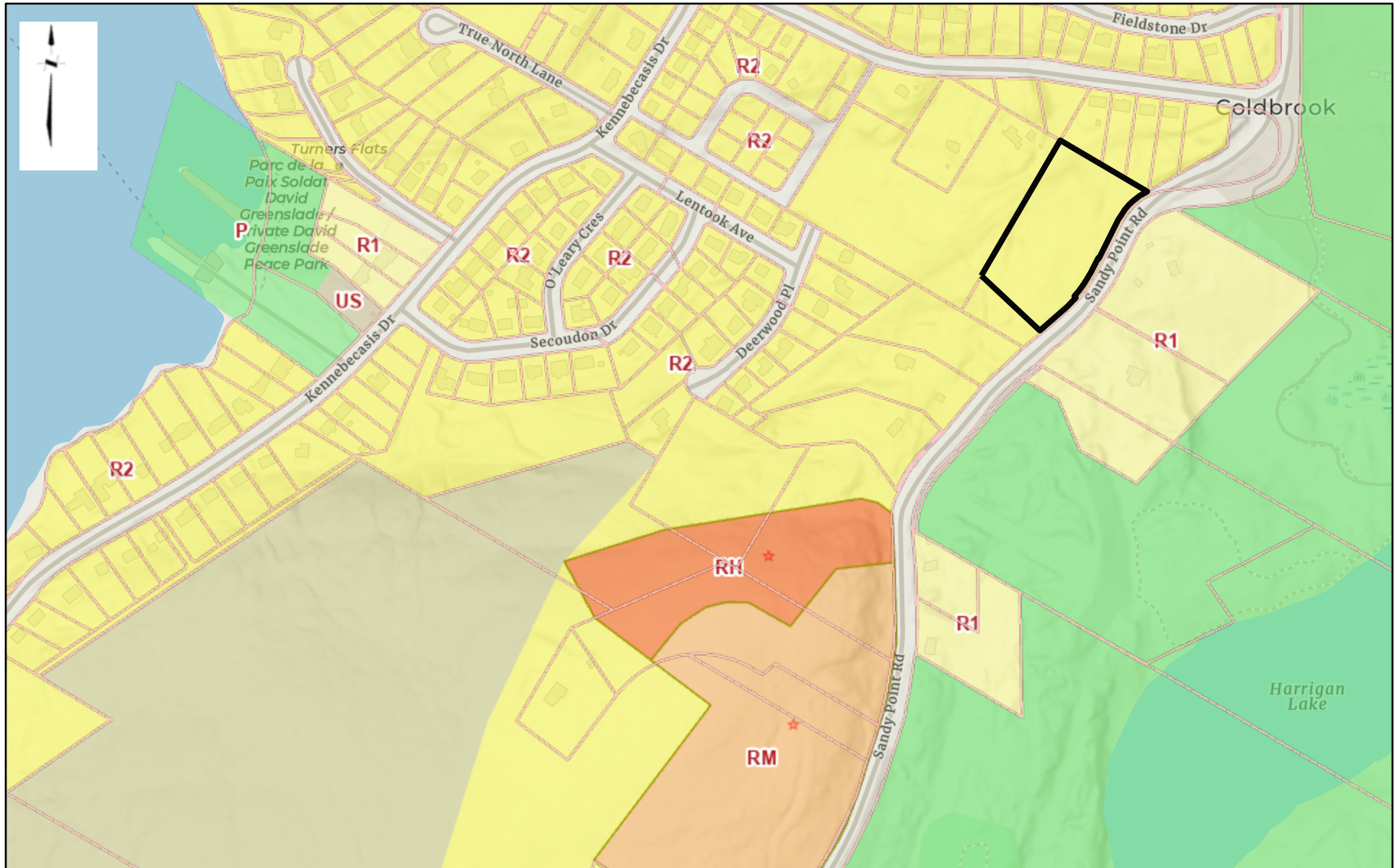
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-  Subject Site
-  Property Parcels
- Future Land Use**
-  Park and Natural Area
-  Stable Residential
-  Urban Reserve





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

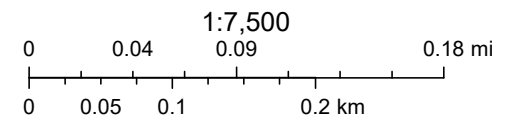
1750 Sandy Point Road - Zoning



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-  Subject Site
-  Property Parcels

-  Conditional Zoning
-  RM
-  R2
-  R1
-  US
-  P
-  FD
-  RH



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA,



View of site from Sandy Point Road.



View of site from Sandy Point Road.



View of site from Sandy Point Road.



View of site from Sandy Point Road.

Attachment 2: Municipal Plan Policy Review for 1750 Sandy Point Road

Municipal Plan Policy	Assessment
<p>Policy LU-86 Create the Stable Residential designation on the Future Land Use map (Schedule B). Within the Stable Residential designation, housing of almost every form and density may be found and both the existing neighbourhood context and compatibility with the Municipal Plan goals will determine suitability of new proposals. Other compatible uses that may be found in the Stable Residential designation include convenience stores, home occupations, parks, and community facilities which are permitted in the designation without amendment to the Municipal Plan.</p>	<p>The 1.41-hectare site will accommodate 76 units representing a net density of 54 units/hectare. In addition, higher density zoning (High Rise Residential (RH) and Mid-Rise Residential (RM)) is found in the surrounding neighbourhood.</p> <p>While the Stable Residential land use designation of the site does not establish a density target, the Municipal Plan sets the following density targets for intensification areas:</p> <ul style="list-style-type: none"> • Between 20 and 45 units per hectare for Low Density Intensification areas. • Between 35 and 90 units per hectare in Low to Medium Density Residential areas. • A minimum density of 45 units per hectare in Medium to High Density Residential areas. <p>Staff are of the opinion the proposed density is acceptable for a site within the Stable Residential designation given that it is within the range of densities envisioned in the Municipal Plan for a Low to Medium Density Residential Area.</p>
<p>Policy LU-87 Intend that the areas designated Stable Residential will evolve over time from a land use and built-form perspective, but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.</p>	<p>Located 1.6 kilometres north of the UNBSJ Plateau/Regional Hospital Primary Centre, the proposed development represents intensification in proximity to this Primary Centre.</p>
<p>Policy LU-88 Ensure that significant new development and redevelopment in areas designated Stable Residential shall be permitted only through a rezoning process where compliance is demonstrated with the following requirements:</p> <ol style="list-style-type: none"> a. The proposed land use is desirable and contributes positively to the neighbourhood; b. The proposal is compatible with surrounding land uses; 	<ol style="list-style-type: none"> a. The proposed development will increase the supply of rental housing within Millidgeville, in proximity to the UNBSJ Plateau/Regional Hospital Primary Centre area and the City as a whole. The location of the building on the site allows for buffering and tree retention around the periphery of the development site. b. The proposed building location and potential for tree retention promotes compatibility with surrounding lower density land uses.

Attachment 2: Municipal Plan Policy Review for 1750 Sandy Point Road

<ul style="list-style-type: none"> c. The development is in a location where all necessary water and wastewater services, parks and recreation services, schools, public transit and other community facilities and protective services can readily and adequately be provided; d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated; e. A high-quality exterior building design is provided that is consistent with the Urban Design Principles in the Municipal Plan; and f. The proposal is on a property identified as a Corridor on the City Structure map (Schedule A) or does not detract from the City’s intention to direct the majority of new residential development to the Primary Centres, Local Centres, and Intensification Areas. 	<ul style="list-style-type: none"> c. As the site is located within the Primary Development Area, it represents infill of a site along a collector roadway corridor where services exist. Water and sanitary sewer capacity exists to accommodate the development, with the site benefiting from water and sewer infrastructure installed in the early 2000’s. A Traffic Impact Statement was completed for the development and no roadway improvements are required to accommodate the additional development-related traffic. A roundabout is planned for construction at the Sandy Point Road / Foster Thurston Drive intersection through the City’s 2025 capital program. d. Site design features include locating the building on a plateau in the central portion of the site. Stormwater management will be required in accordance with the Drainage By-law. e. A contemporary design is proposed for the building exterior. f. The site is located on a collector roadway and the proposed project is not anticipated to detract from the demand for residential development being experienced in the Intensification Areas established in the Municipal Plan. The proposal will provide additional housing opportunity within proximity one of the City’s two Primary Centres.
<p>Policy UD-9 Ensure all development proposals generally conform to the following General Urban Design Principles:</p> <ul style="list-style-type: none"> a. That new development respect and reinforce the existing and planned context in which it is located through appropriate setbacks, landscaping, buildings entrances, building massing, architectural style and building materials. Specifically, the built form of new development shall be designed to achieve the following objectives for specific areas of the City: 	<p>Policy UD-9 provides broad design policy for all parts of the City; such as incorporating natural features and topography and providing landscaping to buffer adjacent sites. The building layout (based on the concept plan) provides generous front, rear and side yards for buffering from adjacent properties and development.</p>

Attachment 2: Municipal Plan Policy Review for 1750 Sandy Point Road

<ul style="list-style-type: none">i. In Stable Areas, as identified on the City Structure map (Schedule A), new development will be designed to respect and reinforce the physical character of the established neighbourhood, as set out in Policy UD-10;b. Locating building entrances facing the public street;c. Designing sites to incorporate existing natural features and topography;d. Designing sites to protect, create and/or enhance important view corridors to the water or landmark sites or buildings;e. Incorporating innovations in built form, aesthetics and building function to encourage high quality contemporary design that will form the next generation of heritage;f. Where appropriate and desirable, encouraging active pedestrian-oriented uses and a high level of transparency at grade to reinforce and help animate the public realm;g. Designing sites, buildings and adjacent public spaces as complete concepts with integrated functions;h. Using quality, durable building materials and a consistent level of design and detail for all elements of the building;i. Designing for visual interest by incorporating well-articulated building façades, landscaping, local history, public art and/or culture into sites and buildings;j. Directing high-rise buildings to appropriate areas and ensuring their design is sensitive to the neighbourhood and/or heritage context;k. Encouraging sustainability in design by:<ul style="list-style-type: none">i. Utilizing reused, recycled, renewable or local building materials where possible;ii. Using green building or neighbourhood standards;	
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Attachment 2: Municipal Plan Policy Review for 1750 Sandy Point Road

<ul style="list-style-type: none">iii. Designing for energy efficiency and alternative sources of energy;iv. Designing for water conservation and on-site stormwater management;v. Promoting the conservation and adaptive re-use of existing buildings and designing sites to retain mature trees;vi. Designing sites and buildings to work with, rather than against, the natural environment by designing according to the topography, hydrology, ecology and natural drainage patterns of the site and taking advantage of passive solar gain and natural light; andvii. Using native vegetation for landscaping where appropriate.l. Designing sites and buildings according to the Crime Prevention through Environment Design (CPTED) principles to promote safety and security, in balance with other urban design goals; andm. Locating and screening parking and loading facilities so they are generally not visible from the street, particularly in Centres and Neighbourhood Intensification Areas;n. Limit surface parking between the front of a building and the public street or sidewalk;o. Design safe and direct access to buildings for pedestrians, cyclists and transit users by providing walkways from the public street, transit stops, and parking.p. Design sites and building accesses that are barrier-free, convenient and have clear signage; andq. Generally locating surface parking, outdoor storage, loading and other service areas at the rear or side of the property and buffering or screening these functions from adjacent properties and the public realm.	
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Attachment 2: Municipal Plan Policy Review for 1750 Sandy Point Road

<p>Policy UD-10 Ensure that new development and redevelopment in Stable Areas is designed to respect and reinforce the physical character and uses of the surrounding neighbourhood, having regard for:</p> <ul style="list-style-type: none"> a. The local pattern of lots, streets and blocks; b. The size and configuration of lots; c. Nearby building types; d. The height, scale and massing of nearby buildings; e. The setback of buildings from the street; f. The pattern of rear and side yard setbacks; g. Building materials which contribute to the successful integration of the development into its context 	<ul style="list-style-type: none"> a.& b. The lot size aligns with the larger lots found in this area. c. &d. Although there are no multiple unit buildings in the immediate area, the proposed site layout has the building located to integrate into the area through a buffer and setbacks around the site. e &f. The proposed setbacks meet the zone standards, except for a greater front yard setback than permitted, providing for buffering to integrate this building form into the surrounding neighbourhood context. g. A contemporary design of the exterior of the building is proposed.
<p>Policy I-2 In considering amendments to the Zoning Bylaw or the imposition of terms and conditions, in addition to all other criteria set out in the various policies of the Municipal Plan, have regard for the following:</p> <ul style="list-style-type: none"> a. The proposal is in conformity with the goals, policies and intent of the Municipal Plan and the requirements of all City bylaws; b. The proposal is not premature or inappropriate by reason of: <ul style="list-style-type: none"> i. Financial inability of the City to absorb costs related to development and ensure efficient delivery of services, as determined through Policy I-7 and I-8; ii. The adequacy of central wastewater or water services and storm drainage measures; iii. Adequacy or proximity of school, recreation, or other community facilities; iv. Adequacy of road networks leading to or adjacent to the development; and v. Potential for negative impacts to designated heritage buildings or areas. 	<p>These are addressed through proposed Section 59 conditions.</p>

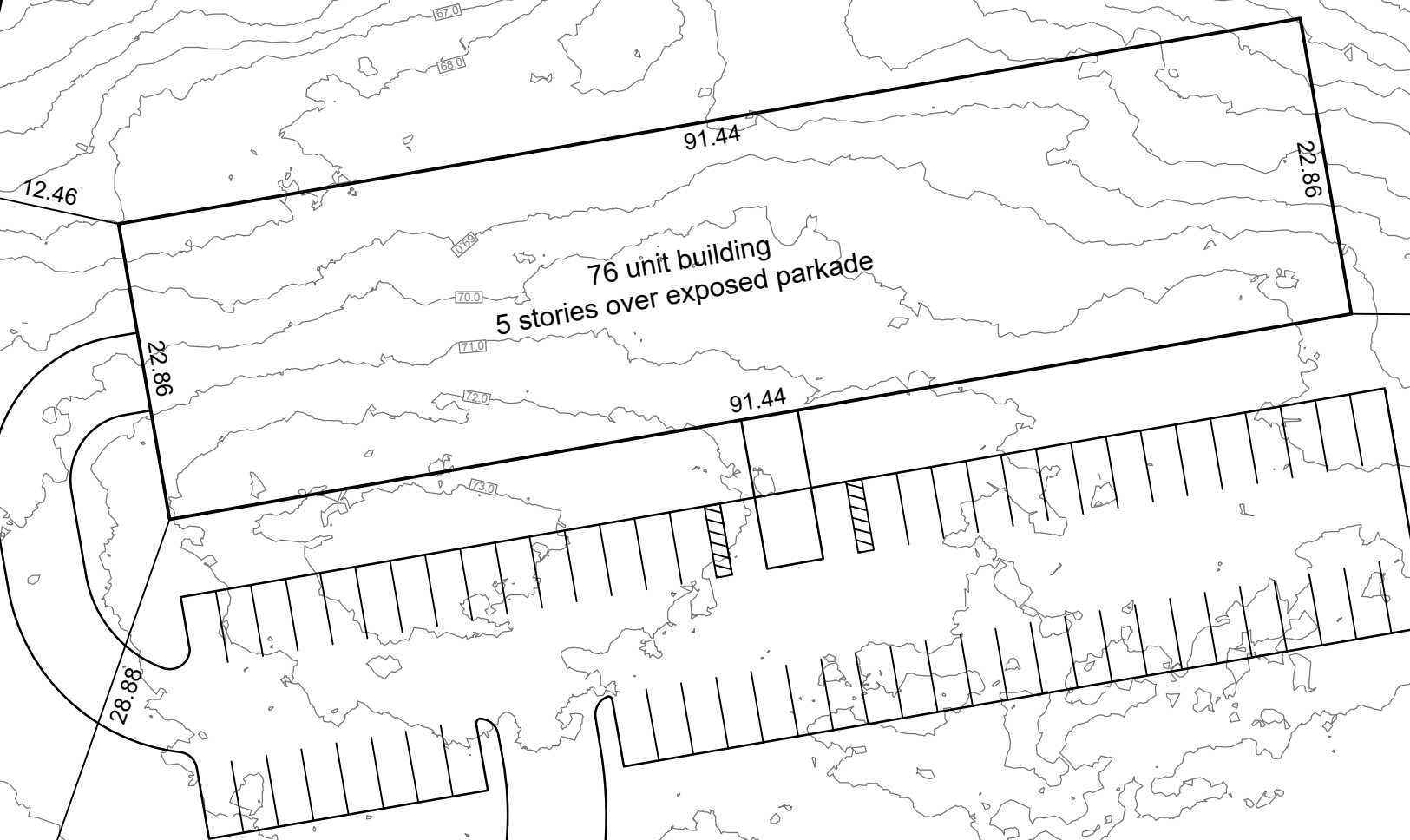
Attachment 2: Municipal Plan Policy Review for 1750 Sandy Point Road

<p>c. Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of:</p> <ul style="list-style-type: none">i. Type of use;ii. Height, bulk or appearance and lot coverage of any proposed building;iii. Traffic generation, vehicular, pedestrian, bicycle or transit access to and from the site;iv. Parking;v. Open storage;vi. Signs; andvii. Any other relevant matter of urban planning. <p>d. The proposed site is suitable in terms of steepness of grade, soil and geological conditions, locations of watercourses, wetlands, and susceptibility of flooding as well as any other relevant environmental consideration;</p> <p>e. The proposal satisfies the terms and conditions of Policy I-5 related to timeframes and phasing of development; and</p> <p>The proposal meets all necessary public health and safety considerations.</p>	
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Sketch Showing
1750 Sandy Point Road
Saint John
Saint John County, NB
SCALE: 1:500 METRIC
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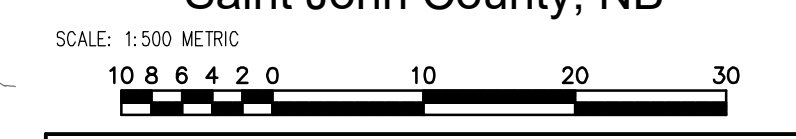
DON - MORE
SURVEYS &
ENGINEERING LTD.
Dwg: 23437ESP1
Dated: 2024-06-25



Sandy Point Road

76 unit building
5 stories over exposed parkade

Sketch Showing
1750 Sandy Point Road
Saint John
Saint John County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dwg: 23437ESP1
Dated: 2024-06-25



8 Conclusions and Recommendations

The key findings and recommendations of this Traffic Impact Statement are summarized as follows:

1. The proposed development will feature two apartment buildings with a single access driveway on the west side of Sandy Point Road. The buildings will add approximately 120 residential units to the area.
2. It is expected that the development will generate 60 trips during the AM peak hour (14 entering/46 exiting), 72 trips during the PM peak hour (45 entering/27 exiting), and a total of 132 trips daily.
3. A LOS analysis was completed for the intersection of Sandy Point Road / Development Access for the 2034 horizon period with the development in place. The results indicate that the intersection will operate efficiently in the future with the traffic generated by the development.
4. The proposed access location provides sufficient sight distance in both directions to meet TAC's minimum recommended Stopping Sight Distance and Intersection Sight Distance. The sight distance to the north of the development is at the minimum limit for Intersection Sight Distance, so it is important that the development access remain located as shown on the development site plan. Relocating the access to the north would likely reduce the sight distance below the minimum ISD limit.
5. A left turn lane would not be warranted at development build-out or five years beyond development build-out (2029 and 2034).

We trust the enclosed is to your satisfaction. If, however, additional information should be required, please communicate with the undersigned.

Yours very truly,

Englobe Corp.



Ryan Esligar, M.Sc.E., P.Eng.
Team Lead
Transportation Engineer



William Morrison, EIT
Junior Transportation Engineer

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: 80 unit six story apt bldg in our neighbourhood
Date: August 19, 2024 12:46:24 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Valsa Philip <valsaphilip5@gmail.com>
Sent: Saturday, August 17, 2024 8:36 PM
To: OneStop <onestop@saintjohn.ca>
Subject: 80 unit six story apt bldg in our neighbourhood

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Hi,

We have been residents of 36 Deerwood Place for 2 decades. This property and neighbourhood is designated a STABLE RESIDENTIAL property composed of single family homes with GREEN SPACE. Our neighbourhood is paying the higher property tax for its proximity to schools/university and Hospital.

We understand that there is a proposal to build two apartment buildings with 60 to 80 units at 1750 Sandy point Road (PID 00050849).

Acknowledging the need of new and affordable houses due to the growing population in Saint John but not at the cost of losing the scenic view and the charm of neighbourhoods families.

It will have an impact on our properties and neighbourhood atmosphere.

So we are strongly opposed to this apartment building's proposal.

Thanking you

Valsa Philip and Philip Varghese

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: 1750 Rezoning Request Statement
Date: August 19, 2024 12:44:19 PM
Attachments: [Council Opposition Letter - 1750 Sandy Point Rd Development.pdf](#)

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: Matthew Myrden <matthewmyrden@gmail.com>
Sent: Sunday, August 18, 2024 9:28 PM
To: OneStop <onestop@saintjohn.ca>
Subject: 1750 Rezoning Request Statement

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Hello,

I am sending an email as a member of the community who is adamantly against the rezoning of the land for commercial development. I have already stated my piece against this project before at the first PAC event and am doing so again now with the acknowledgement that I (as well as two other young professional families in the area) have chosen to list & sell our properties directly because of this development.

As I stated at the PAC & letters to council, with continued development of these large scale apartment projects in residential Saint John, they are pushing the young professionals to move to Rothesay/Quispamsis which are the lifeblood of the city.

With additional concerns around noise pollution, light pollution, community character, construction for years on pure rock landscape, runoff & traffic concerns (I acknowledge runoff & traffic being slightly being addressed with new design & roundabout), wildlife & fishery concerns, and environmental concerns, I did not trust that council would vote on the side of the community & ultimately decided to leave Saint John. Between questionable financial management of city funds, unrealistic property taxes with minimal individual advantages, poor decisions & agreements of city employee pensions crippling current homeowners, lengthy expensive minimal uptown development , and the odd desire to make milledgeville another downtown, it is very clear young families are better off leaving the city and drive in for work.

With all due respect, this is astounding that this development is even making it to PAC when so much greenspace is available in non-residential Saint John. I do hope common sense on such a development is used for other members of the community who unlike ourselves are not able to move.

Kind Regards,

Former Resident of Sandy Point Road

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: 1750 Sandy Point Rd (PID 00050849 portion)
Date: August 19, 2024 1:06:21 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Olena Chapovska <olena.chapovska@gmail.com>
Sent: Monday, August 19, 2024 1:00 AM
To: OneStop <onestop@saintjohn.ca>
Subject: 1750 Sandy Point Rd (PID 00050849 portion)

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To whom it may concern:

I am against the rezoning proposal for 1750 Sandy Point Rd.

Why is this nice development proposed to be built in the most unsuitable location? Why is the city even considering such a change?

Suitable development for this neighborhood are single family houses. Duplexes are ok, but NOT apartment buildings of any size.

Why does the city notify only people within 100 meters of the property?

I am more than 100 meters away, yet very much affected by the noise/light/exhaust pollution, visual appearance, ecological/environmental changes. Unsafe current conditions of the Sandy Point Rd due to poor visibility, lack of sidewalks, amount of traffic and noise, etc. will turn into extremely dangerous with additional 80+ cars driving out of a single driveway. Not only neighbors but every single person traveling this road is affected.

Thank you,
Olena Chapovska
12 Deerwood place.

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: 1750 SANDY POINT REZONING
Date: August 19, 2024 11:02:18 AM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Gui Belton <belton.gui@gmail.com>
Sent: Sunday, August 18, 2024 2:58 PM
To: OneStop <onestop@saintjohn.ca>
Subject: 1750 SANDY POINT REZONING

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Good morning,

We are writing this email to strongly oppose the above mentioned rezoning.

Our family moved to Millidgeville two years ago. We chose this neighbourhood as it is a peaceful and quiet residential area with low traffic, and beautiful surrounding nature.

Let me start by simply stating that we would not have bought our house here in Millidgeville if we would have known the City would have considered a rezoning to build apartments in a residential area like this one.

This proposed rezoning will not only change but also deeply affect the lifestyle of all the neighbours who trusted the City, and the current residential status of the area, with their real estate investments. Privileging the quietness of the area along with its beautiful landscaping.

We do not oppose to growth, but why not move forward with the development of the area with family homes like the existing ones, keeping the character, value and attractiveness of the neighbourhood. This should be the main responsibility of the Planning Committee.

The simple fact that the City is considering this rezoning is sufficient reason to start thinking about looking for alternatives to move out of Saint John, and into municipalities with more stable residential policies.

We urge you to focus in doing more to improve the lives of all the current residents, instead of giving them reasons of concern to them.

Respectfully,,

V. Carrera Belton & G.Belton

23 Lentook Ave

From: [OneStop](#)
To: [Planning Admin: O'Connor, Colleen](#)
Subject: FW: 1750 Sandy Point Road
Date: August 19, 2024 12:47:45 PM

Colleen O'Connor, BA, BBA
Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Vasiliiy Andrushenko <vasya_a@hotmail.com>
Sent: Sunday, August 18, 2024 11:44 PM
To: OneStop <onestop@saintjohn.ca>
Subject: 1750 Sandy Point Road

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Hello Planning Advisory Committee,

I am writing to express my concerns regarding the proposed rezoning of 1750 Sandy Point Road from Two-Unit Dwelling (R2) to Mid-Rise Residential (RM). If approved, this change will dramatically alter the character of the area, potentially leading to the erosion of its unique qualities and transforming it into a more generic urban landscape similar to what can be seen in many other cities.

Having worked in Saint John for 25 years, I have witnessed how the city's distinctive character consistently impresses visitors from places such as San Francisco, Philadelphia, New York, Vancouver, Ottawa, Toronto, and Europe. They often remark on the uniqueness of our city and its landscape.

The proposed rezoning will result in the construction of a mid-rise building that will dominate an area where the current architecture is harmoniously integrated with its surroundings. This development will significantly impact residents living more than 100 meters from the proposed site.

I have attached a series of images from Google Maps to illustrate how this building will be visible from various points in the area and how it will disrupt the existing architectural harmony. The first image shows how the future building will be seen from different vantage points, while the other four images demonstrate how this single structure will dominate an area characterized by entirely different building styles. Four pictures visualize what it would look like from Lentook Ave, Deerwood Pl, True North Ln and Fieldstone Dr.

These visualizations are not intended to be precise engineering drawings, and I have assumed that the first two floors of the proposed building would be obscured by existing trees.

It is evident that rezoning and approving this new development will negatively affect property values in the area and harm the interests of current residents and taxpayers. These concerns must be communicated and addressed.

In addition to the architectural concerns, I would like to raise several issues that, in my opinion, should be resolved before any changes are discussed or implemented:

1. Road Infrastructure: This road itself is critical to the city, providing access to major locations such as the hospital, university and ferry. The current road, with one lane in each direction, faces several issues, including restricted visibility, heavy traffic, safety concerns, and the absence of pedestrian and bicycle lanes. These problems have yet to be addressed, and adding more traffic will only exacerbate the strain on this vital urban thoroughfare.
2. Infrastructure Readiness: I would like confirmation that the existing infrastructure (water supply, sewage system, drainage) is capable of supporting the proposed development without negatively impacting current users.

Since I'm resident of this area I would like to have the update regarding resolving these problems in front of rezoning of 1750 Sandy Point Road from Two-Unit Dwelling (R2) to Mid-Rise Residential (RM) will be discussed.

Regards,

Vasyl Andrushchenko
16 Deerwood Pl, Saint John







From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: 1750 Sandy Point Road
Date: August 19, 2024 12:40:25 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: Haiping Fu <haiping_fu@yahoo.ca>
Sent: Sunday, August 18, 2024 6:17 PM
To: OneStop <onestop@saintjohn.ca>
Subject: 1750 Sandy Point Road

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Hello,

I am writing to express my concerns about the proposed rezoning of 1750 Sandy Point Rd to build an 80-unit, six-story apartment building.

As a community member and a parent of a young child, I believe this development could significantly affect the character and livability of our area.

The introduction of such a large apartment complex will increase traffic and raise safety concerns, especially for children who play or walk to the school bus in our neighborhood. I chose to buy a home here because of its single-family character and the family-friendly atmosphere. These qualities set our neighborhood apart from other areas of the city and foster a strong sense of community that we all value.

While I understand the need for more housing, a luxury apartment building does not address the housing crisis, which primarily affects low-income families. On the other hand, it has the potential to negatively impact existing families in the neighborhood. Once this is approved, more buildings like this may start appearing, eroding the single-family charm that makes this area unique. We already have many apartment buildings near the university and the hospital areas, this is one of the last neighborhoods that retains its original, family-friendly character.

Saint John needs neighborhoods like this Millidgeville area to preserve its original character and maintain mature, established communities. If every part of the city is dominated by high-rise apartments, we risk losing the charm that makes our city special.

Thank you for considering my concerns. I hope the city will take the views of existing residents into account before making a final decision on this proposal.

Sincerely,
Haiping

[发自 iPhone 版 Yahoo 邮箱](#)

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: An Objection to Rezoning Application – 1750 Sandy Point Road (PID 00050849)
Date: August 19, 2024 12:42:42 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
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City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: Atsko Nose <atsko@bellaliant.net>
Sent: Sunday, August 18, 2024 9:05 PM
To: OneStop <onestop@saintjohn.ca>
Subject: An Objection to Rezoning Application – 1750 Sandy Point Road (PID 00050849)

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August 18, 2024

To : The Planning Advisory Committee, City of Saint John, Growth & Community Services
From : Atsko Nose, 1687 Sandy Point Road, Saint John, NB E2K 5E8

An Objection to Rezoning Application – 1750 Sandy Point Road (PID 00050849)

My house is located directly across the road from the proposed site.
I am not anti-development in this area. I just believe this site is not suitable for a large apartment building. I would rather see single-family homes, townhouses or garden homes.

It is so out of character for this neighbourhood :

We rely on the City's Municipal Plan when making life decisions such as where to live. Our neighbours chose to live in this area thinking it would be a stable residential R1 and R2 for years to come. Mid-Rise Residential is not what we signed up for. The proposed development is too large and so out of character for this rural neighbourhood. I must add that there is no public transit, no sidewalk, no bike lane, or no stores within the walking distance.

There are several lots in Millidgeville better suited for a development this size. They have infrastructures already in place. I would like the City to focus on infilling those vacant lots that are ready to be built on.

This would set a precedent for more large buildings :

If this rezoning were allowed, a precedent would be set. That would make it very difficult for the City to turn down similar rezoning proposals in the future.

This rural neighbourhood is not a right area for large apartment buildings.

Before allowing this rezoning, I would like the City to present to us, its vision for this neighbourhood in 10 years down the road. Would it be a well-planned and healthy neighbourhood with a real sense of community which everybody can be proud of, or a neighbourhood with a sporadic bunch of high-rise apartment buildings dotted in-between single-family homes.

Issues with the traffic :

The driveway entry point in the proposed plan might satisfy the site-distance requirements on the paper. But, is "bare minimum" visibility good enough in real life situations? Sandy Point Road is heavily traveled especially during the Hospital/University rush-hours. 50-km speed limit is rarely followed, and the road is narrow and windy with blind spots. Winter run-offs and ice patches have also been posing dangers. Motorists are already exposed to catastrophic accidents with even a smallest hiccup on this road.

Thank you for your consideration.

Respectfully,
Atsko Nose

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: Letter to PAC1750 SandyPoint Road
Date: August 19, 2024 1:11:45 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: pearcer@aliant pearcer@aliant <pearcer@nbnet.nb.ca>
Sent: Monday, August 19, 2024 12:54 PM
To: OneStop <onestop@saintjohn.ca>
Subject: Letter to PAC1750 SandyPoint Road

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Letter to Planning Advisory Committee

re: Common Council rezone a parcel of land having an approximate area of 1.41 hectares, located at 1750 Sandy Point Road, also identified as a portion of PID Number 00050849, from Two-Unit Residential (R2) to Mid-Rise Residential (RM)

Members Planning Advisory Committee

Re: Rezoning application 1750 Sandy Point Road

August 19, 2024

I oppose the proposed rezoning application. In my opinion, despite staff's assessment, it does not adhere to policies LU 86,87,88.

The requirements of policy LU are in green

Policy LU-88 Ensure that significant new development and redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where **compliance is demonstrated** with the following requirements: a. The proposed land use is desirable and contributes positively to the neighbourhood. In my opinion this proposed apartment building will not contribute positively to the neighbourhood. Staff report says, "that the location of the buildings on the site allows for buffering and tree retention around the periphery of the development site," which it does, except that the proposed apartment building and parking lot removes what appears to be about 75% of the existing trees. These trees currently retain water and prevent erosion when torrential rainstorms occur and help prevent flooding over the subdivision below the site.;

b. The proposal is compatible with surrounding land uses; The surrounding land use is single family residences. I am in favour of that use on this property. Staff says, "The proposed building location and potential for tree retention promotes compatibility with surrounding lower density land uses." The key words here are potential for tree retention and the developer has already said that he is allowed to take down as many trees as he likes so there doesn't seem to be much potential for retention.

d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated; Staff says, "Site design features include locating the buildings on a plateau in the central portion of the site. Stormwater management will be required in accordance with the Drainage By-law." This is going to involve a lot of engineering. With climate change as a reality, severe storms with massive amounts of rain over a short period and with only a few trees to hold back the water, there will be flooding all through the Secoudin area subdivision. This topography is not suitable for an apartment building.

It appears from the traffic report that there can only be one safe access to the site because of sight lines to enter Sandy Point Road. Is it really safe if there is only one access point to an apartment building of 76-80 units? What happens in an emergency when access is barred for some reason or other?

e. A high-quality exterior building design is provided that is consistent with the Urban Design Principles in the Municipal Plan; Staff says, “ A contemporary design is proposed for the building exteriors” The actual design is not filed.

A Traffic Impact Statement was completed for the development and no roadway improvements are required to accommodate the additional development-related traffic. The site is located on a collector roadway and the proposed project is not anticipated to detract from demand being experienced in the Intensification Areas established in the Municipal Plan given the strong demand for residential development being experienced within the City. I would have liked to see the data and analysis from the traffic study included in this report which would indicate times of the peak hours, day of week, whether or not the ferry was operating, what is the expected impact of people exiting and entering the former Cherrybrook Zoo property? I find it hard to believe that 70 more vehicles added to traffic on Sandy Point Road has little effect.

The site is designated Stable Residential in the Municipal Plan. Stable Residential areas are existing neighbourhoods within the PDA having the potential to accommodate additional development, at a scale and density consistent with the surrounding context. Staff reports, “All types of housing typologies and densities can be found in these areas.” Would staff please explain where in this neighbourhood there are “all types of housing typologies and densities?”

Questions that I have arising from staff report.

Located within the City’s Primary Development Area (PDA), the City’s urban servicing boundary, the site benefits from infrastructure installed by the City in the early 2000’s which provided development capacity for an estimated 800 additional lots.

I was living in the area at the time this infrastructure was installed. I understood at the time that this infrastructure was installed to provide much better water pressure to homes on Westmount and Kennebecasis Drive. There was no mention at the time of providing this infrastructure to allow for the construction of 800 units in the future. My question, where did this statement come from? Could staff please provide the information, minutes of meetings or staff reports that specifically mention this number of units for this zone in the early 2000’s?

The number of units proposed in this application says it will be 76 units in some places and 80 units in other places. Which is it supposed to be?

Sincerely,

Joan Pearce

352 Pelton Road Saint John NB

From: [OneStop](#)
To: [O'Connor, Colleen](#); [Planning Admin](#)
Subject: FW: Objections to a proposed apartment building at 1750 Sandy Point Road
Date: August 19, 2024 12:44:42 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: Jing Li <jingli2020819@gmail.com>
Sent: Sunday, August 18, 2024 9:35 PM
To: OneStop <onestop@saintjohn.ca>
Subject: Objections to a proposed apartment building at 1750 Sandy Point Road

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To whom it may concern,

I hope you are doing well.

This is Jing Li who lives on 1000 Kennebecasis Dr, Saint John, NB E2K 5A9. Regarding to the proposed apartment building at 1750 Sandy Point Road, I would like to show my disagreement. When my family bought our current house, we just had our second son, in order to bring our kids a good environment to live and grow, we chose this community because this community has only single houses and single families, which is safe and quiet for our young family to settle down, to live and to grow, we love this community and my kids grow well here. If the apartment is going to built up, it will change the overall

situation of our community, which will bring harm to our kids' play and grow surroundings and harm our house' value. Besides, there are more lots surround our community that are ready to be sold, if this proposed apartment is approved, it will increase the possibilities to build more apartments in this community in the future; hence, all the situation together will damage our current community.

I sincerely hope you can understand our situation and reject this proposal. I appreciate it!

Best regards,

Jill (Jing Li)
(506) 898 1728

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: Opposed to Apartment Complex at 1750 Sandy Point Road
Date: August 19, 2024 11:01:17 AM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: Sarah MacKenzie <colorblind_4@hotmail.com>
Sent: Sunday, August 18, 2024 10:32 AM
To: OneStop <onestop@saintjohn.ca>
Subject: Opposed to Apartment Complex at 1750 Sandy Point Road

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To Whom It May Concern,

I am currently a resident of this neighborhood and a building of that magnitude poses several issues. The sewage and draining could be flooded, backed up or we could experience several problems due to how many people would be living there. There would need to be some kind of assurance that our water and sewage system would not be affected. The traffic on that corner would be an absolute nightmare as it is almost impossible to turn left or right there as it is. There would at minimum have to be a traffic light installed. The sheer height of the building alone would impede quality of living, obstructing the peaceful surroundings, trees and wildlife we have surrounding our neighborhood and an environmental hazard. I am strongly opposed and do not want this

approved.

Thank you for your time and attention.

Sarah MacKenzie - resident of Deerwood Place

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From: [OneStop](#)
To: [O'Connor, Colleen](#); [Planning Admin](#)
Subject: FW: Opposition to Revised Rezoning Application for 1750 Sandy Point Rd (PID 00050849 portion)
Date: August 19, 2024 12:46:05 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
One Stop Development Shop / Guichet unique pour l'aménagement
City of Saint John / La Ville de Saint John
Office / Bureau: (506) 658-4067

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From: Ben Speers-Roesch <bspeersr@unb.ca>
Sent: Sunday, August 18, 2024 10:29 PM
To: OneStop <onestop@saintjohn.ca>
Cc: Sullivan, Gary <gary.sullivan@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>
Subject: Opposition to Revised Rezoning Application for 1750 Sandy Point Rd (PID 00050849 portion)

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Dear Planning Advisory Committee (Councillors Lowe and Sullivan cc'd),

I continue to be strongly opposed to the Rezoning Application for 1750 Sandy Point Rd (PID 00050849 portion). The revised application proposes one 80 unit building of 6 floors ("5 stories over exposed parkade" -- the same height as before) still with a variance of the maximum front yard setback. I am a neighboring property owner to the proposed development and the revision does little to alleviate my major concerns, given it remains a large and very tall building unprecedented in our neighborhood. Below, I explain my two most significant concerns, about how a mid-rise would completely change the character of our neighborhood (for the worse) and would be inconsistent with

homeowners' trust in Saint John's zoning and land use planning continuity. **I have several questions at the end.**

1. Concerns about change to our neighborhood's character. I bought my family home in the neighborhood in 2017 as a new resident to Saint John. I chose to buy in the city rather than the Kennebecasis Valley precisely because there are beautiful neighborhoods such as ours with high tree cover that are zoned for single family homes. **The proposed rezoning continues to be major: a shift from two-dwelling unit to a 80-unit 6 story building, as well as a large outside parking lot, which is unprecedented and completely out of character for our neighborhood.** The planned building (same height as the new Venetian development) will tower above the neighborhood below (reducing their privacy markedly), will diminish the views and privacy of family homes at Fieldstone Estate, and stick out like a sore thumb from the current horizon of the hillside where all houses keep their roofs at approximately the level of the treeline, or lower. Given the requirements for drainage control raised at the last PAC, I would also expect that trees will be cleared completely along the north-side (river side) of the property, which would make the building even more visible to all residents down the hill and beyond. Simply put, the buildings will be an eyesore, which is not surprising given the major development intensification represented by the proposed rezoning from the existing zoning. **It is clear that property values of many adjacent properties are likely to suffer. The developers have never provided a rendering of how the development would look to its neighbors, so our community group in opposition to the development has done this ourselves (see attached images).** These renderings clearly show the proposed development will be a conspicuous eyesore that will set a dangerous precedent for how future developments in our beautiful city of Saint John will go forward, beyond the direct impacts that will be felt by us, the local homeowners. I plead with all of you to consider how you would feel if such a large, out-of-character development was proposed in your neighborhood.

Also, I remain very concerned about the potential for light and noise pollution from such a large development. The proposed development will be on top of a hill, and light and noise travels far out from the hillside into the neighborhood below. Light pollution may be significant from the exterior parking lot, as I expect they will be illuminated with flood lights. Currently, if the single family homes up on top of the hill have a party, it is readily heard down the hill, and lights are visible especially in winter when leaves are down. This is not a problem for single family homes or two-unit dwellings given it is only a few people and relatively small buildings, but with a large development I believe there is a significant potential for problems and complaints from existing single family homes down the hill.

2. Concerns about divergence from city zoning continuity and the Saint John strategic plan (PlanSJ). The Plan currently lists this neighborhood as "stable residential", and not for residential intensification. Indeed, our neighborhood is currently zoned for single family homes or other small dwellings (e.g. two units), including the property in question. There is plenty of other land in Saint John more suitable for sustainable development of mid-rise residential buildings that maintains the quality of life of existing residents, and is also closer to important services such as sidewalks and bus routes. This includes areas identified as zones for development by PlanSJ and/or where current zoning or rezoning is not problematic due to the existing presence of similar types of dwellings or a general lack of development (for example, the 'Venetian' on University Ave, the pad at Millidge and University, or vacant lands near Lansdowne and Main St). I recommend the city follow their own strategic plan, which was a substantial investment of time and resources, and say no to significant rezoning of stable residential areas (such as the present application for 1750 Sandy Point Rd). If the city readily changes zoning in dramatic fashion (such as proposed at 1750 Sandy Point), what is the point of such plans?

Additionally, **if the proposed development is approved, it would greatly damage the trust that Saint John residents have in the city's planning continuity.** I, and my neighbours, bought in this area because of its existing character and sense of community as a single family home neighborhood. We examined the zoning for adjacent properties, such as 1750 Sandy Point Rd, and noted that the current zoning was consistent with a commitment by the city to maintain the character of our neighborhood. If a rezoning such as the current application is allowed to go forward, it would set a precedent that would break the trust that home owners and home buyers in Saint John have in the existing zoning and land use continuity -- it would signal to potential house buyers that they cannot trust the city to protect their investment and qualities of their neighborhood. A lack of trust in the zoning continuity in Saint John will simply drive people who want single family homes away from Saint John and into a more reliable area. Indeed, one of our neighbors has already sold his house in part due to the uncertainty surrounding 1750 Sandy Point Rd, and moved his family to Rothesay.

For the above reasons, I strongly oppose the proposed rezoning 1750 Sandy Point Rd. I believe in sustainable development, and as such I am greatly concerned about how the proposed rezoning and major development would disturb the neighborhood that my family and our neighbours love, as well as the precedent that it would set for other rezoning applications for stable single family home areas of the city.

I have several questions related to and extending on above:

- 1) Can the developer provide renderings that show the visibility of the proposed development (i.e. how it will appear, based on its height and size) to neighboring properties within the sightline?**
- 2) Has a report been done on the potential for light and sound pollution from the development for neighboring property owners? Does Saint John have a dark sky policy?**
- 3) Has the developer received permission or made a report on how their major drainage water control at 1750 Sandy Point will affect the wetland on the neighboring property (1870 Sandy Point Rd), as well as water courses in the neighborhood?**
- 4) Is the existing city infrastructure adequate to handle the increase in water demand, sewerage, and storm water and surface drainage from the site?**
- 5) If the proposal is recommended by the PAC, will there be a sunset clause to ensure that any rezoning reverts to the original zoning (two-unit dwelling) if the proposed development does not proceed for any reason within 2-5 years?**

Sincerely,

Ben Speers-Roesch

Dr. Ben Speers-Roesch

Professor

Department of Biological Sciences, University of New Brunswick

Saint John, NB, Canada, E2L 4L5

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Saint John, New Brunswick



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Sep 2023

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32 True N Ln

Saint John, New Brunswick



Google Street View

Sep 2023

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From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: Opposition to rezoning of 1750 Sandy Point Road
Date: August 19, 2024 1:09:51 PM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
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From: Nancy Fisher <nancy.fisher@bellaliant.net>
Sent: Monday, August 19, 2024 11:30 AM
To: OneStop <onestop@saintjohn.ca>
Subject: Opposition to rezoning of 1750 Sandy Point Road

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Dear Committee Members,

I am writing to oppose the rezoning of 1750 Sandy Point Road to allow for a 6 story (5 stories plus ground level parking garage) to be developed in this area. The changes the developers have made to their proposal have not alleviated the initial concerns I had with this proposal. One again, despite the suggestion raised at the previous PAC meeting, there has been no attempt on the part of the developers to engage in discussion with the community and address concerns. This indicates to me that there is no concern on the part of the developers as to how this affects those already living in the area.

The location of the proposed rezoning is in an area with few amenities and lacks infrastructure such as sidewalks or children's play areas. Walking or biking along this road is dangerous at best. There is little, if no room for a bus to stop and anyone residing here would require a car. By admission of the

developers, this is to be a “high end apartment building”. It is difficult to see how this will do anything to alleviate the affordable housing crisis affecting the city. Those who propose that any building options will help, will be waiting an extremely long time for “trading up” or retiring to high end apartments to alleviate the burden presently affecting the city. Even if the developers add a “few” affordable units (it was unclear how many units would be designated) the lack of amenities and need for a car can make these unusable for those in need.

The neighbours affected by this proposal are not only those across the street and alongside this property, but down the hill. It is presently a quite neighbourhood of mature trees and sweeping river views, populated by mostly single family homes. Most members of the community have chosen to live here for that rural feel instead of heading to the Kennebecasis Valley. A six story building looming over the community will do nothing to enhance the neighbourhood and will, in fact, be a detractor. PlanSJ, from the city website, promotes “denser more complete suburban communities” but also “protecting our traditional rural character and landscape”. Policy LU-87 indicates “redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood”. I can not see how a building of this magnitude looming over this well established community will meet either of these criteria set forth by the city.

I certainly understand the need for housing in the city, however just building anything, anywhere does nothing to promote responsible growth and neighbourhood planning – this is where upholding zoning bylaws becomes important. They have been put in place for a reason. There has been building in this area - along Kennebecasis Drive, Fieldstone Estates, Brigadoon Terrace and True North Lane (which PAC member Peter Pappas was involved). This construction managed to maintain the character and landscape of the area, while still providing additional housing. In comparison, I wouldn't expect the PAC to recommend rezoning a lot on King's Square for a single family dwelling.

Another big concern with this rezoning is the issue of precedent. There are presently other parcels of land for sale in the area, and if this present rezoning is permitted, there is nothing to stop similar developments. Ron Young of Exit Realty is advertising 15.5 acres of land on Westmount Drive as “ideal for condos or high rent apartments”. As a resident, I am very worried about where this stops. The decrease of the value of properties in the area is an important concern in the community, especially for new home buyers and those who are retired. There have already been neighbours who have sold because of this proposal and I worry that this trend will continue.

The building of a structure of this size on a hill overlooking the community will have a detrimental effect on the present trees, not only those cleared for building, but those that will not survive the upheaval. This will also lead to changes to how the water drains down the hill. The community is already dealing with an excess of water along the streets, made worse in winter with the buildup of ice. I am convinced the mitigating plan to slowly release water will not help this situation. Traffic will invariably increase, although apparently through study, this is expected to add only a small percentage cars and a traffic circle is to be added, eventually. Has any study addressed just how many cars this narrow, winding road is able to accommodate? The additional light and noise pollution are also unwelcome problems that will be generated by this building.

I apologise for the length of this letter, however I felt the need to impress on this panel the gravity of

this decision for a large number of citizens of this community. I sincerely hope that as members of the PAC, the concerns of the present community members are taken into account when considering the rezoning proposal. I am optimistic that this beautiful area of the city can be preserved for future generations.

Respectfully,

Nancy Fisher

Sent from [Mail](#) for Windows

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: Rezoning proposal for 1750 Sandy Point Rd
Date: August 19, 2024 10:59:31 AM

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative
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From: Daria Nekrasov <dalya1704@gmail.com>
Sent: Friday, August 16, 2024 12:16 PM
To: OneStop <onestop@saintjohn.ca>
Subject: Rezoning proposal for 1750 Sandy Point Rd

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Dear Sir/Madam

I would like to share my deepest concerns regarding the rezoning proposal for 1750 Sandy Point Rd

My family concerns are as follow:

Our neighbourhood in Millidgeville is composed of single-family homes with plenty of green space. It is designated as "Stable Residential" and properties are zoned as Two-Unit Residential (R2). For many residents, this area is considered competitive with residential areas in the valley and worth the higher property tax rate because of its proximity to Uptown.

The rezoning of [1750 Sandy Point Road](#) to Mid-Rise Residential (RM) to accommodate the proposed apartment building is a major deviation from Saint John's strategic plan ("[the Municipal](#)

[Plan](#)" or [PlanSI](#)). The Municipal Plan, which is only ten years old, is meant to promote a more sustainable development pattern overall. Although 'stable' does not mean 'static', the city should avoid intensifying development in this quiet area which is not walkable and has no amenities that can be accessed without a vehicle.

Developments such as this one should be directed to the Primary Centres, Local Centres, and Intensification Areas, as directed in Policy LU-88f. This is especially true when developments, such as this one, are inconsistent with Policy LU-87, which intends that *"the areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood"*

Acknowledging the need for new housing due to Saint John's growing population, we emphasize that not every development proposal should be approved, particularly if it conflicts with city policies or sets a precedent for increased RM development along corridors lacking necessary infrastructure (e.g., sidewalks and sewer systems).

Poor Drainage / Increased Run off

The parking lot and building footprints will create impervious surfaces that will increase runoff, impacting neighbouring properties and the pond below. The steep grade at the back of the property, where the parking lots are proposed will require significant engineering (and will denude the hill to the extent that the apartment building will stand out clearly above the tree line). The drainage study does not fully address the concerns of the downhill land owners.

Impact on Neighborhood Character

This area is a residential neighbourhood of family homes with no large developments. A five-story building atop an internal garage and with a large exterior parking lot will be an eyesore, prominently visible at the top of the hill and involving significant clearing of trees. Noise and light pollution are likely to be an issue as the building is at the top of the ridge.

Traffic Congestion

The Traffic Impact Study does not fully address our concerns. The entrance and exit on Sandy Point Rd are problematic due to high traffic volume and a speed limit of 50 km/h. This proposal would exacerbate traffic issues for residents living on Sandy Point Rd, Kennebecasis Drive, Secoudon Drive, Deerwood Place, Lentook Avenue, O'Leary Crescent, Brigadoon Terrace, True N Lane, Westmount Drive, Fieldstone Drive, Pelton Road, Scenic View Drive, and Beach Road.

When considered alongside the daycare at the former Cherry Brook Zoo site and the [Ethos Ridge](#) Residence development (rezoned in 2018 to 'Major Community Facility') the cumulative impacts on traffic congestion of another rezoning decision will be significant.

Lack of infrastructure

Any substantial development will need to come with substantive infrastructure development on the part of the developer and the city. This will need to include sidewalks, cross walks, parks, playgrounds, bus stops, etc.

Kind regards,

Daria Nekrasov

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: Rezoning proposal for 1750 Sandy Point Rd
Date: August 19, 2024 10:58:17 AM

Colleen O'Connor, BA, BBA

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From: Ekshtein Eyal <eyal1002@gmail.com>
Sent: Friday, August 16, 2024 11:29 AM
To: OneStop <onestop@saintjohn.ca>
Subject: Rezoning proposal for 1750 Sandy Point Rd

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My family concerns are as follow:

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The rezoning of 1750 Sandy Point Road to Mid-Rise Residential (RM) to accommodate the proposed apartment building is a major deviation from Saint John's strategic plan ("[the Municipal](#)

[Plan](#)" or [PlanSI](#)). The Municipal Plan, which is only ten years old, is meant to promote a more sustainable development pattern overall. Although 'stable' does not mean 'static', the city should avoid intensifying development in this quiet area which is not walkable and has no amenities that can be accessed without a vehicle.

Developments such as this one should be directed to the Primary Centres, Local Centres, and Intensification Areas, as directed in Policy LU-88f. This is especially true when developments, such as this one, are inconsistent with Policy LU-87, which intends that *"the areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood"*

Acknowledging the need for new housing due to Saint John's growing population, we emphasize that not every development proposal should be approved, particularly if it conflicts with city policies or sets a precedent for increased RM development along corridors lacking necessary infrastructure (e.g., sidewalks and sewer systems).

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The Traffic Impact Study does not fully address our concerns. The entrance and exit on Sandy Point Rd are problematic due to high traffic volume and a speed limit of 50 km/h. This proposal would exacerbate traffic issues for residents living on Sandy Point Rd, Kennebecasis Drive, Secoudon Drive, Deerwood Place, Lentook Avenue, O'Leary Crescent, Brigadoon Terrace, True N Lane, Westmount Drive, Fieldstone Drive, Pelton Road, Scenic View Drive, and Beach Road.

When considered alongside the daycare at the former Cherry Brook Zoo site and the [Ethos Ridge](#) Residence development (rezoned in 2018 to 'Major Community Facility') the cumulative impacts on traffic congestion of another rezoning decision will be significant.

Lack of infrastructure

Any substantial development will need to come with substantive infrastructure development on the part of the developer and the city. This will need to include sidewalks, cross walks, parks, playgrounds, bus stops, etc.

Kind regards,

Eyal Ekshtein

From: [OneStop](#)
To: [Planning Admin](#); [O'Connor, Colleen](#)
Subject: FW: Rezoning Proposal for 1750 Sandy Point Road
Date: August 19, 2024 12:41:34 PM
Attachments: [1750 Sandy Point Road PAC Letter.pdf](#)

Colleen O'Connor, BA, BBA

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From: Chris Magee <chris.magee77@gmail.com>
Sent: Sunday, August 18, 2024 6:56 PM
To: OneStop <onestop@saintjohn.ca>
Subject: Rezoning Proposal for 1750 Sandy Point Road

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Hello,

Attached please find a letter that I would like included as input to the discussion regarding the rezoning application for 1750 Sandy Point Road at the Planning Advisory Committee Meeting on August 20th.

Unfortunately due to previous plans I am unable to attend the meeting otherwise I would be speaking in opposition.

Thank you for your consideration.

Best regards,
Chris Magee

**Monica Chaperlin
1711 Sandy Point Road,
Saint John, NB
E2K 5E8**

Planning Advisory Committee,
City of Saint John,
One Stop@saintjohn.ca

August 18, 2024

RE: Revised Proposal to Rezone 1750 Sandy Point Road

Dear Members of the Planning Advisory Committee,

I'm a property owner who has lived at 1711 Sandy Point Road for 32 years. My home is located directly across the street from the proposed 1750 Sandy Point Road project site. With regards to this project, I have followed City's process, presentations and discussions very carefully and submitted two previous letters outlining my concerns.

I remain opposed to the applicant's revised proposal.

Why I'm opposed:

While the applicant has reduced the density of the project, my primary concern remains. This project continues to require the same zoning change for the property which I believe is extreme and out of context for our neighbourhood. Rezoning one property in our neighbourhood for a 6-storey apartment building defies the guidelines within our city's municipal plan and its intentions for this neighbourhood.

Spot rezoning of this significance should only be considered when there is clear, compelling evidence that it will enhance the neighborhood and benefit the city as a whole. In this case, such evidence is lacking.

About our neighbourhood:

Ours is a stable neighbourhood of single-family homes (some are mature, some are new) on large lots. Even the main transportation corridor, running from the base of Foster Thurston Drive at Hwy 1, and along Sandy Point Road to the hospital and university, is lined with single family homes on large lots. It's a beautiful and popular neighbourhood offering country living in the city. Neighbourhood pride of place, participation and protection is high.

Past developers have adhered to the zoning requirements for the neighbourhood. Residents have purchased properties, understanding the intentions of our City's Municipal Plan to maintain the

stability of our neighbourhood and to carefully oversee its growth. We understand the current housing crisis, and know our neighbourhood has potential to grow but we want thoughtful proactive planning to guide development. In the past we have asked the City to work with us to develop a neighbourhood plan but this has not been a municipal priority.

The size of the proposed project spells shocking change for many in our neighbourhood with potential for negative repercussions, short and long term.

As you know, our neighbourhood is situated outside Plan SJ's intensification areas. Intensification areas are designed to accommodate projects of this magnitude and provide the amenities apartment dwellers expect such as sidewalks, easy access to basic goods and services and public transportation. This project is best suited for an intensification area.

There are better solutions:

Saint John North has already attracted the development of a significant number of new apartment complexes (many are high-end) but are the diverse housing needs of our city's residents being met?

We all know that more high-rise apartments and single-family homes cannot sufficiently address the diverse needs of our residents. The availability of diverse housing is a key factor in attracting and retaining people and businesses to our community. Given choice, most people do not want to spend their life in a high-rise apartment.

More housing options are urgently required to develop a well-balanced and healthy city and ensure long-term sustainability. It is vital that our municipality support a broad range of income groups and housing types.

Stable and mature neighbourhoods like ours can contribute to population growth and diversity if the municipality introduces **gentle density zoning** that allows us to offer a broader range of housing types to address diverse incomes and lifestyles. *Gentle density zoning* encourages the gradual and constant addition of smaller lots, modest single-family homes, duplexes, townhouses, rental units in larger homes, small low-rise apartment buildings, etc. Each municipality decides the options.

Our neighbourhood and a number of other stable neighbourhoods in Saint John have plenty of land and are prime locations for the City to introduce *gentle density zoning*.

I'm impressed by the City of Moncton's urban growth plan and the steps it is taking to introduce *gentle density zoning* for their mature neighbourhoods. They believe gentle zoning will address the housing needs of the "missing middle". More info here: [Neighbourhoods and Housing | Let's Chat Moncton \(letschatmoncton.ca\)](#) and [Neighbourhood Housing Panels \(Moncton.ca\)](#).

Gentle density zoning is a ‘best practice’ being applied by smart cities throughout the world to enable stable neighbourhoods that lie outside intensification areas to contribute to a growing, diverse population and respond to current and future housing needs. The process ensures their strong neighbourhoods remain attractive while contributing to population growth and diversity. Introducing gentle density engages neighbourhoods in proactive planning and can be a relatively simple process to initiate. Plan SJ continues to be an excellent land-use planning guide for our city. Adding a provision for *gentle density zoning* will strengthen its impact.

Some current housing concerns that *gentle density* could address include: lack of subsidized housing for households with low and modest incomes (affordable housing that is affordable!); the lack of affordable housing for students attending our post-secondary institutes, limited home ownership options for young families and other young adults launching their careers, the lack of suitable housing for newcomers with large families, the need for fully accessible living for those who have physical disabilities and the need for more options for empty nesters and seniors who want to continue to live in their neighbourhood and enjoy a patch of land and a front door that opens to the great outdoors. Will the proposed project at 1750 Sandy Point Road address these priorities?

In conclusion:

I believe this spot-rezoning application and process is extreme and divisive. The proposed project will not enhance our neighbourhood nor does it appear to target Saint John’s most serious housing needs. It will likely achieve economic benefit for the current land-owner and developer. It will help people who like and can afford to live in the project. It will add to our city’s current tax base. However, our city must also consider the broader impact – social, environmental, economic – and the project’s ability to contribute to municipal priorities and long-term sustainability.

Spot rezoning of this type rarely produce best solutions. Solving our municipality’s biggest problems requires us to: invest in long-term proactive planning, with all parties learning and working together to drive innovation and systemic change to achieve lasting results.

I do hope the PAC and Common Council will be armed with sufficient information, through this process, to make best decisions that strengthen the capacity of our neighbourhood and city to grow in the best ways possible and help our city thrive well into the future.

Respectfully,

Monica Chaperlin

Monica Chaperlin

August 19, 2024

To : The Planning Advisory Committee, City of Saint John, Growth & Community Services
From : Dick Powell, 1687 Sandy Point Road, Saint John, NB E2K 5E8

Re : Rezoning Application – 1750 Sandy Point Road (PID 00050849)

With regard to the development proposal at 1750 Sandy Point Rd. I would like to make the following comments. My wife and I live across the street at 1687 Sandy Point Road.

This project does not fit the area. **The project will be massive.** This area of Millidgeville is unique. Once this character is destroyed, you will not be able to get it back. The area has attracted people from other parts of Canada who see its value. They picked here in part because it does not have large apartment buildings. It is more attuned to nature. They could have easily moved out of the city as many have done. We should not make them regret their decision.

Infill: Fill in the lots in Millidgeville that have already been cleared (Boars Head Road, Cambridge Estates, Rockwood Hills, Tartan Street, Technology Drive, etc.) There is a lot of land available.

Flooding: Filling in land that has already been cleared will help mitigate flooding in the area. The karate club I run on Millidge Avenue has been **flooded three times** with 8 inches of water on the floor. This was caused in most part by so much land being cleared in the area and nothing being built on it. For 1750 Sandy Point Road, the developer plans to catch water and then release it onto the land below because there are no storm drains. **This water will be released on to the land below that is currently for sale for development. This does not seem right.**
How much water can they catch, and what happens when the holding tanks are full?

Densification: The city plan calls for large buildings to be situated in areas with services such as bus, shopping and sidewalks. None of these exists in this location.

Sets precedent that will potentially allow other such projects: This would require major upgrades to the infrastructure. Once this project is approved, it will be more difficult to turn down other similar projects in the area.

Spot re-zoning in this application contradicts with PlanSJ: PlanSJ set a direction for Saint John's future looking forward to 2035. The City should abide its plan to ensure healthy growth in each neighbourhood.

Entrance: The developer proposes a single entrance to the project. This can create problems for access during an emergency. **Is there a city plan in place for a forest fire in Rockwood Park. Ask the people in Nova Scotia about the destruction of such fires.** Can such a large complex be safely evacuated in such a case. Does the developer have an emergency plan if the one entrance is blocked.

I would like to state that I am not anti-development in this area as long as it suits the neighbourhood (single family, town houses or garden homes.) There is room in Saint John for different neighbourhoods, everything does not have to be mixed together.

My wife and I are strong supporters of Saint John we have owned and still own apartments in the city since 1985.

Regards,
Dick Powell

From: [Roy, Jillian \(ASD-S\)](#)
To: [OneStop](#)
Subject: Rezoning application 1750 Sandy Point Rd
Date: August 19, 2024 4:20:47 PM

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Good afternoon,

We wish to register our objection to the rezoning application for 1750 Sandy Point Road. My family and I have lived in our house at 32 Deerwood place (directly in front of the proposed apartment buildings) since moving here from Ottawa during Covid in 2020. My husband and I grew up in Rothesay, but this community is where we chose to buy an extremely expensive home with an even larger property tax bill because to us it represented the amazing scenery, quiet roads, and beautiful houses/properties that we loved about Rothesay, but also allowed us to be closer to work and our family. The money was worth this community. We are raising two kids here who would love to have more houses around us with children, but not two massive, hideous apartment buildings just above us that will cause noise, light, and potential issues with our own property.

This is residential area. The addition six storey buildings is completely out of character with this neighbourhood.

In addition, two parcels of land, one almost 8 acres, have recently come on the market in the past two months. One of these parcels of land had a family home on it which was demolished. It is not wild to speculate that prospective buyers are likely being told that they too should be applying for rezoning if these properties. If you say yes to one, what is stopping you from saying yes to more and more.

These are houses in a residentially zoned area, and that is a what we were promised when we decided to buy in this community. Development is to be expected, but development that stays within the parameters of the community as it was intended, not overly expensive apartments and penthouses. Those are not what this community needs.

Everyone can push this idea claiming it is a positive thing for the Housing crisis issue, but this city needs affordable housing, and this proposal is NOT the solution to that problem.

Thank you for your time,

Jillian & Chris Roy
Deerwood place

Get [Outlook for iOS](#)

From: [John Mascarenhas](#)
To: [OneStop](#)
Subject: PAC member Peter Pappas to recuse himself from upcoming vote-1750 Sandy Point Rd.
Date: August 20, 2024 7:56:13 AM

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Dear Planning Advisory Committee,

The removal of conflicts of interest by public officials is central to the maintenance of public trust and confidence in government. There must not be, nor appear to be, any conflict between the private interest of the employee and the employee's responsibility to the public. Members of the Planning Advisory Committee have a statutory duty to 6(1) comply with the Conflict of Interest provisions set out in Part 8 of the Local Governance Act (available here: <https://www.canlii.org/en/nb/laws/stat/snb-2017-c-18/latest/snb-2017-c-18.html>)

It has come to my attention that Peter Pappas, a member of the Planning Advisory Committee in Saint John, NB, is also a resident of the neighborhood that will be impacted by the proposed construction of a mid-rise apartment building at 1750 Sandy Point Road. Mr. Pappas has developed and resides in detached homes on True North Lane, within the affected area.

Given Mr. Pappas's proximity to the proposed development, it is my concern that his participation in decisions related to this rezoning could be perceived as a conflict of interest. If he cannot vote against the development due to perceived bias, he similarly cannot vote in favor of it without raising similar concerns. Whether the conflict is real or perceived, the potential for bias exists in this situation. Therefore, I respectfully request that Mr. Pappas recuse himself from any future discussions or votes regarding the rezoning of 1750 Sandy Point Road from Two-Unit Residential (R2) to Mid-Rise Residential (RM). There is a precedent for such action, as I understand that Mr. Pappas previously recused himself during discussions regarding the proposed rezoning for the Ethos Ridge Retirement Development located off Sandy Point Road.

Maintaining public trust and confidence in the government is vital.

Sincerely,

John Mascarenhas
1830 Sandy Point Road

From: [Saint John Junior Badminton Club MacLeod](#)
To: [OneStop](#)
Subject: Letter
Date: August 20, 2024 8:55:21 AM

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Dear Planning Advisory Committee,

The removal of conflicts of interest by public officials is central to the maintenance of public trust and confidence in government. There must not be, nor appear to be, any conflict between the private interest of the employee and the employee's responsibility to the public. Members of the Planning Advisory Committee have a statutory duty to 6(1) comply with the Conflict of Interest provisions set out in Part 8 of the Local Governance Act (available here: <https://www.canlii.org/en/nb/laws/stat/snb-2017-c-18/latest/snb-2017-c-18.html>)

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Given Mr. Pappas's proximity to the proposed development, it is my concern that his participation in decisions related to this rezoning could be perceived as a conflict of interest. If he cannot vote against the development due to perceived bias, he similarly cannot vote in favor of it without raising similar concerns. Whether the conflict is real or perceived, the potential for bias exists in this situation. Therefore, I respectfully request that Mr. Pappas recuse himself from any future discussions or votes regarding the rezoning of 1750 Sandy Point Road from Two-Unit Residential (R2) to Mid-Rise Residential (RM). There is a precedent for such action, as I understand that Mr. Pappas previously recused himself during discussions regarding the proposed rezoning for the Ethos Ridge Retirement Development located off Sandy Point Road.

Maintaining public trust and confidence in the government is vital.

Sincerely,

Diane MacLeod
1840 Sandy Point Road

Diane MacLeod



From: [Hexiang Tao](#)
To: [OneStop](#)
Subject: 1750 Sandy Point Rd
Date: August 19, 2024 5:38:10 PM

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Hi,

I am a resident of Saint John. I oppose the **proposed rezoning application for [1750 Sandy Point Rd](#) (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.**

Thanks!

Hexiang Tao

From: [Philip Varghese](#)
To: [OneStop](#)
Subject: 36 Deerwood Place
Date: August 20, 2024 9:03:59 AM

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Dear all,

I am a resident of Saint John. I oppose the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.

I strongly oppose the rezoning and the proposal.

Regards

Philip Varghese

From: [Stephanie Avery-Gomm](mailto:Stephanie.Avery-Gomm)
To: OneStop
Subject: Aug 18, 2024: Input to PAC re: revised application for 1750 Sandy Point Rd R2 to RM (PID 00050849 portion)
Date: August 20, 2024 8:05:33 AM

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----- Forwarded message -----

From: **Stephanie Avery-Gomm** <stephanie.averygomm@gmail.com>
Date: Sun, Aug 18, 2024 at 22:29
Subject: Aug 18, 2024: Input to PAC re: revised application for 1750 Sandy Point Rd R2 to RM (PID 00050849 portion)
To: <OneStop@saintjohn.com>
CC: Sullivan, Gary <gary.sullivan@saintjohn.ca>, Ogden, Barry <barry.ogden@saintjohn.ca>, Lowe, Gerry <gerry.lowe@saintjohn.ca>, MacKenzie, John <john.mackenzie@saintjohn.ca>

Dear Planning Advisory Committee,

I am writing to express my concerns about the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), as outlined in your letter dated August 12, 2024. My family and I moved to Saint John in 2017, and we chose this neighborhood as our forever home. While we also considered Rothesay and Quispamsis, the appeal of this area drew us here. However, recent developments are making those other locations seem more attractive once again.

Despite the changes made to the developer's proposal, such as reducing the number of units, consolidating them into a single six-story building, and relocating the parking lot closer to the road, **I continue to strongly oppose the rezoning of 1750 Sandy Point Road.** My opposition is based on two primary concerns:

1. **Precedent.** I am deeply concerned about the precedent this project will set for RM rezoning and development along Sandy Point Road, a corridor described in the Municipal Plan as "a rural road, following the natural edge of Rockwood Park, punctuated by small groups of detached homes." While I reluctantly accept that the large areas of vacant land (forests) will eventually be developed into subdivisions with detached homes, I have no desire to live in the shadow of mid-rise or high-rise apartments. Nor do I wish to reside in a city where planners fail to uphold the vision of creating communities that "are wonderful places to live, work, learn, and play" and "improve the quality of life for residents." It

appears that city staff are downplaying the fact that this property is adjacent to several subdivisions, instead emphasizing its proximity to University Avenue.

2. **Height and scale.** The proposed rezoning from stable R2 to RM along a rural road represents a significant and unwelcome change. Even a single six-story building on top of the hill is out of character with the surrounding area. I believe approving this rezoning would be detrimental to the community and the owners of the 200+ detached homes in the affected area.

Important questions to ask the PAC:

1. Given the need for housing, if PlanSJ is no longer considered a guiding document (as suggested by Ms. McShane on June 18th), what is the city's long-term plan for Sandy Point Road? **Before you irrevocably alter the character of neighborhoods that attract families to Saint John (and help Saint John compete with Rothesay and Quispamsis), shouldn't there be a comprehensive plan in place?**

2. **How can the PAC vote to support the city's recommendation to approve the rezoning proposal, if their assessment was incomplete?** The [June 13th report](#) with city recommendations was fulsome, but the [August 15th report](#) is very short, is lacking the Traffic study and does assess the proposal against policy LU 88 and 87 (despite strong concerns about impacts on the predominant character and lack of positive impacts from residents that were voiced *after* those recommendations were first made).

3. **If you vote to support the city's recommendation to approve the proposal will you please:**

1. Recommend a **sunset clause** so that the land reverts to R2 after 2-5 years, with no option to extend?
2. Recommend the **developer reduce the height of the project significantly** and ensure that **no height variances** are ever granted?
3. Recommend the developer **reach out to the neighbourhood to find ways to improve the neighbourhood**, and then **commit to those improvements** as a condition of approval?
4. Recommend a **dark sky policy to mitigate light pollution?**

Updated Concerns/Criticisms of the Rezoning Proposal

Unjustifiable deviation from the Municipal Plan (PlanSJ)

It appears that city staff are downplaying the fact that this property is adjacent to several subdivisions, instead emphasizing its proximity to University Avenue. In fact, our neighbourhood includes 200+ homes on Sandy Point Rd, Kennebecasis Drive, Secoudon Drive, Deerwood Place, Lentook Avenue, O'Leary Crescent, Brigadoon Terrace, True N Lane, Westmount Drive, Fieldstone Drive, Pelton Road, Scenic View Drive, and Beach Road!

Our neighborhood is designated as "Stable Residential" with properties zoned as Two-Unit Residential (R2). Many residents, including myself, view this area as competitive

with residential areas in the valley, and it is worth the higher property tax rate due to its proximity to Uptown. I am concerned that the rezoning of 1750 Sandy Point Road to Mid-Rise Residential (RM) to accommodate the proposed apartment building represents a significant deviation from Saint John's strategic plan ("the Municipal Plan" or PlanSJ). The Municipal Plan, which is only ten years old, aims to promote sustainable development. While "stable" does not mean "static," I believe the city should avoid intensifying development in this quiet area, which is not walkable and lacks amenities accessible without a vehicle.

I believe that developments like this should be directed to Primary Centres, Local Centres, and Intensification Areas, as directed in Policy LU-88f. This is especially important when developments are inconsistent with Policy LU-87, which intends that "areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighborhood."

Furthermore, I am concerned that the August 15th report to the Planning Advisory Committee fails to assess the proposal's alignment with these two critical policies, which are essential for ensuring that communities remain wonderful places to live, work, learn, and play.

Impact on Neighborhood Character

This area is a residential neighborhood of detached homes, with no large developments nearby (despite what the August 15th report seems to suggest). I am concerned that a five-story building atop an internal garage with a large exterior parking lot will be an eyesore, prominently visible at the top of the hill, and will require significant tree clearing. Noise and light pollution are also likely to be issues due to the building's location on the ridge.

Traffic Congestion

The Traffic Impact Study included in the July 13th report and the assurances of Mr. Mark Reade (city planner) during the June Planning Advisory Committee meeting did not fully address my concerns, nor those of other residents. I believe that the proposed development will exacerbate traffic issues for residents living in the neighborhood, as turning onto Foster Thurston/Sandy Point Road is already very challenging during peak times due to high traffic volume and a speed limit of 50 km/h that is rarely respected.

When considered alongside the daycare at the former Cherry Brook Zoo site and the Ethos Ridge Residence development (rezoned in 2018 to 'Major Community Facility'), I am concerned that the cumulative impacts on traffic congestion of another rezoning decision will be significant and deserve further study.

The dates and times of the Traffic Study were not reported, making it difficult to assess whether ferry traffic was factored in. The August 15th report includes no details on the Traffic Study at all (only the conclusions) and makes no reference to the July 13th report, leaving it incomplete.

Lack of infrastructure

I believe that any substantial development should be accompanied by substantive

infrastructure improvements, including sidewalks, storm sewers crosswalks, parks, playgrounds, and bus stops. The city should require the developer to do more to ensure that their development positively impacts the neighborhood, especially if they are introducing changes that may have significant negative effects.

Poor Drainage / Increased Run off

I remain concerned about the drainage, despite discussions at the PAC meeting. I am particularly worried about the adverse impacts during construction before the drainage system is fully installed, and what might happen if the land is cleared and the project is stalled.

This was a long letter, and I thank you for your attention.

Sincerely,
Dr. Stephanie Avery-Gomm
Deerwood Place

CC. Ward 2 Councillors for future reference

From: [Stephanie Avery-Gomm](#)
To: [OneStop](#)
Subject: Fwd: Aug 19, 2024: Input to PAC re: revised application for 1750 Sandy Point Rd R2 to RM (PID 00050849 portion)
Date: August 20, 2024 8:06:41 AM

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----- Forwarded message -----

From: **Stephanie Avery-Gomm** <stephanie.averygomm@gmail.com>
Date: Mon, Aug 19, 2024 at 10:16
Subject: Aug 19, 2024: Input to PAC re: revised application for 1750 Sandy Point Rd R2 to RM (PID 00050849 portion)
To: <OneStop@saintjohn.com>
CC: Sullivan, Gary <gary.sullivan@saintjohn.ca>, Ogden, Barry <barry.ogden@saintjohn.ca>, Lowe, Gerry <gerry.lowe@saintjohn.ca>, MacKenzie, John <john.mackenzie@saintjohn.ca>

Dear Planning Advisory Committee,

In my email dated August 18, I expressed concern that the [August 15th report](#) to the Planning Advisory Committee failed to adequately assess the proposal's alignment with two critical policies, LU 87 and 88. These policies are essential for ensuring that our communities remain wonderful places to live, work, learn, and play. Given the significant opposition to this project from residents who are concerned about its impact on the predominant character of the area and the lack of positive benefits, a more thorough assessment by city staff of the revised proposal against these policies would have been expected. Additionally, it would have been beneficial for the Developer to engage with us, as suggested by Councillor Lowe.

To substantiate my concerns, I have reviewed the policy assessment tables from the [June 13th report](#), and provided my evaluation of how the city's assessment of the proposal compares. I hope that after reviewing this documentation, you will recognize the shortcomings of the August 15th report and reconsider supporting the city's recommendation to approve the rezoning proposal in light of the incomplete assessment provided.

Sincerely,
Dr. Stephanie Avery-Gomm
Deerwood Place

Policy	Staff assessment - June	Resident evaluation of
--------	-------------------------	------------------------

	13, 2024	previous assessment (in the absence of these policies being mentioned in the Aug 15 report)
<p>Policy LU-87 Intend that the areas designated Stable Residential will evolve over time from a land use and built-form perspective but that new and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.</p>	<p>Located 1.5 kilometres north of the UNBSJ Plateau/Regional Hospital Primary Centre, the proposed development represents intensification in proximity to this Primary Centre.</p>	<p>It is concerning to see that city staff are downplaying the fact that this property is adjacent to several subdivisions! In fact, there are three distinct neighborhoods that will be impacted by this development and over 200+ detached homes in these neighbourhoods (Sandy Point Rd, Kennebecasis Drive, Secoudon Drive, Deerwood Place, Lentook Avenue, O’Leary Crescent, Brigadoon Terrace, True N Lane, Westmount Drive, Fieldstone Drive).</p> <p>If read without prior knowledge of this area, a PAC member could very easily conclude that this apartment building is consisting with the principles of good planning - but it is clearly not, if considered within an accurately described context.</p> <p>Sandy Point Road described in the Municipal Plan as "a rural road,</p>

		following the natural edge of Rockwood Park, punctuated by small groups of detached homes."
<p>Policy LU-88</p> <p>Ensure that significant new development and redevelopment in areas designated Stable Residential shall generally be permitted only through a rezoning process where compliance is demonstrated with the following requirements:</p> <p><u>a. The proposed land use is desirable and contributes positively to the neighbourhood;</u></p> <p><u>b. The proposal is</u></p>	<p>a. The proposed development will increase the supply of rental housing within Millidgeville in proximity to the UNBSJ Plateau/Regional Hospital Primary Centre area and the City as a whole. The location of the buildings on the site allows for buffering and tree retention around the periphery of the development site.</p> <p>b. The proposed building</p>	<p>a. The city's assessment does not address the policy.</p> <p>Residents in the neighborhood have clearly stated that the proposed land use is not desirable due to how the height of the building (and other factors) will compromise the predominant character of the neighbourhood.</p> <p>The Developer has not contacted any residents in the neighborhood. There is no benefit to the neighborhood – only negative impacts.</p> <p>b. A six story building will</p>

compatible with surrounding land uses;

location and potential for tree retention promotes compatibility with surrounding lower density land uses.

not blend in and is not compatible with a neighborhood characterized by detached homes on a what PlanSJ calls “a rural road, following the natural edge of Rockwood Park, punctuated by small groups of detached homes.”

The proposal, perched on an outcrop at the top of a hill (to maximize river views) will be an eyesore for all adjacent neighborhoods (Sandy Point Road, Fieldstone, the downslope community) - with associated light and noise pollution.

Trees will be replanted – not retained. The developer stated that retention will be challenging due to poor soil and windblow down.

c. The development is in a location where all necessary water and **wastewater services**, parks and recreation services, schools, public transit and other community facilities and protective services can

c. As the site is located within the Primary Development Area, it represents infill of a site along a collector roadway corridor where services exist. Water and sanitary sewer capacity exists to accommodate the

c. The PAC seems to have dismissed the concern of residents over traffic congestion and safety in part because a roundabout is planned at the intersection of Foster Thurston and Sandy Point Road, across from the

readily and adequately be provided;

development.

A Traffic Impact Statement was completed for the development and no roadway improvements are required to accommodate the additional development-related traffic.

entrance to Rockwood Park – however this has not been committed to in writing anywhere – and it is unacceptable that **tax payers** will need to pay for that roundabout if it is necessary to ameliorate the concerns of residents.

I would argue that if residents of the new build cannot leave their apartment and go for a walk with their kids, pets or a run - because of the lack of sidewalks and cross walks, then critical infrastructure is missing.

There are also no playgrounds anywhere within walking distance of the proposed development.

d. Site design features that address such matters as safe access, buffering and landscaping, site grading and stormwater management are incorporated;

d. Site design features include locating the buildings on a plateau in the central portion of the site. Stormwater management will be required in accordance with the Drainage By-law.

d. The site design has changed, and so the assessment from June 13 may no longer apply and should have been addressed in the revised report on Aug 15.

e. A high-quality exterior building design is provided that is consistent with the Urban Design Principles in

e. A contemporary design is proposed for the building exteriors,

e. True, however, the city should have recommended that the colour of the building be

the Municipal Plan; and

f. The proposal is on a property identified as a Corridor on the City Structure map (Schedule A) or does not detract from the City's intention to direct the majority of new residential development to the Primary Centres, Local Centres, and Intensification Areas

f. The site is located on a collector roadway and the proposed project is not anticipated to detract from demand being experienced in the Intensification Areas established in the Municipal Plan given the strong demand for residential development being experienced within the City

changed from white to a colour with a lower albedo so that it blends better with the forested landscape and reflects less light (to reduce light pollution).

f. The assessment does not address the criteria. The question of how the proposed development serves the demand is not relevant to this point, but we may as well note that the proposed development does not directly align with the demographic that is creating the strong demand for residential development. These are RENTAL properties, and very few 'overhoused' individuals will sell their homes and downsize to move into a rental given uncertainty about how rental rates may change over time.

While the proposal is on a property identified as Corridor, it is on the part of the corridor that is identified as 'rural road, following the natural edge of Rockwood Park, punctuated by small groups of detached

homes' and so does not 'fit'.

If this proposal **is approved** it will set a precedent which may **draw additional interest** – and therefore may be the catalyst that does detract from the Primacy Centers, Local Centers and Intensification Areas. Finally, if the city rejects this proposal the developer will seek other opportunities – perhaps refocusing efforts on those Primary Centers, Local Centers and Intensification Areas.

From: [Hexiang Tao](#)
To: [OneStop](#)
Subject: I oppose the rezoning of 1750 Sandy Point Road
Date: August 19, 2024 5:50:58 PM

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Hi,

I am a resident of Saint John. I oppose the **proposed rezoning application for [1750 Sandy Point Rd](#) (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.**

Thanks!

Hexiang Tao

From: [Glenn Lane](#)
To: [OneStop](#)
Subject: Neighbor view on Rezoning Application 1750 Sandy Point Road (PID 00050849, 2024-08-20 proposal)
Date: August 19, 2024 6:10:14 PM

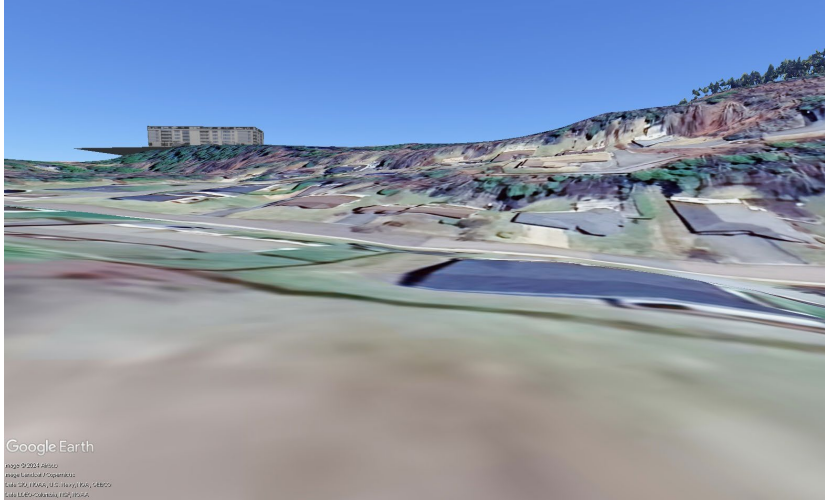
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I oppose the proposal to rezone PID 00050849, based on the following issues:

- The proposed building violates Saint John zoning by-laws
 - Exceeds maximum height allowed for RM zones (14m), see section 10.3(3) (l) of https://saintjohn.ca/sites/default/files/2021-02/Zoning_By-law_0.pdf
- The proposer has no long-term stake in their proposal. They have no intention of developing the property themselves. They are simply trying to increase the value of land they are currently attempting to sell. The property is currently listed for-sale, with the deceptive description as supporting multi-dwelling buildings, even though it is not yet zoned as such.
- Visually blights an otherwise suburban treeline
 - See attached renderings of the ground-view of my property, comparing a current photo to a rendering of the proposed apartments. They would stand-out, terribly.
 - See attached arial rendering of the proposed apartments to get an idea of how out-of-place these new buildings would appear.
- Impacts the privacy of my family
 - Residents of 40 units are given a view of my house's bedrooms and backyard
- Traffic
 - The intersection of Foster Thurton Drive and Sandy Point Road is extremely busy, backed-up during rush-hour, and has reduced visibility. The proposed buildings' driveway is less than 800 feet from that intersection.
- Rewards the perpetrators of Canada's current housing crisis. The only beneficiary of this proposal is the property owner(s), squeezing-in a 80-unit building where it doesn't belong, to maximize profit off a view of the Kennebecasis River. It's not good for the tenants, and it's not good for the surrounding neighborhood

Glenn Lane
12 O'Leary Crescent
Saint John, NB
E2K 5G8



From: [M Reggi](#)
To: [OneStop](#)
Subject: Opposition to Rezoning of 1750 Sandy Point Rd
Date: August 19, 2024 5:46:31 PM

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To Whom it may Concern,

I am a resident of Saint John and oppose the proposed rezoning application for [1750 Sandy Point Rd](#) (PID 00050849 Portion) and the revised development design of a single 6-storey rental apartment building on that property.

Sincerely,

Mario Reggi

Deerwood Place, Saint John

From: [Bruce Richards](#)
To: [OneStop](#)
Subject: Proposed Apartment Building for 1750 Sandy Point Road :
Date: August 19, 2024 7:46:23 PM

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I am a resident of Saint John. I oppose the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.

My wife and I are life time residents of Millidgeville and currently living in Fieldstone Estates. This apartment building an eye sore to both the area as well to the park. We moved to our current location for both the scenery as well the quiet and serenity of the area. There are many vacant areas in Saint John that could better suit such construction.

**Bruce K Richards
63 Fieldstone Drive
Saint John
New Brunswick
E2K4R3**

From: [Thea Lane](#)
To: [OneStop](#)
Subject: Proposed rezoning application for 1750 Sandy Point Rd
Date: August 19, 2024 5:48:40 PM

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I am a resident of Saint John. I strongly oppose the proposed rezoning application for [1750 Sandy Point Rd](#) (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.

The proposed apartments are a blatant deviation from PlanSJ and would permanently negatively impact the quality of life for residents in the enclave. The building will tower over the neighborhood and will appear out of place in our zoned single family area.

It will also open the precedent for future multi unit development which is being built for the sole purpose of providing high income housing. The housing crisis in SJ will be better served by developing low/mid income units in accessible areas of SJ. It would be an insult to those who need affordable housing for the developers to appeal to the council using this strategy, as was used in their previous proposal.

Property values will be impacted by this development as being overlooked by a large apartment building will result in our investments losing value. Residents will be financially penalized for this decision if it is approved.

Please do not approve this development.

Sincerely,
Thea Lane (12 O'Leary Crescent)

From: [Valérie Morin](#)
To: [OneStop](#)
Subject: Rezoning of 1750 Sandy Point Road
Date: August 19, 2024 9:05:13 PM

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Dear Members of the Community Planning Advisory Committee,

We are writing to formally express our opposition to the proposed development at 1750 Sandy Point Road. We wish to clarify that our opposition is not a blanket refusal of development but rather a concern specific to this proposal, which we believe does not align with thoughtful and sustainable planning principles. It is essential to be prudent and assess both the short-term and long-term impacts when considering such a significant project.

Below are our specific concerns, supported by references to the planning principles outlined on your website ([Community Planning | City of Saint John, New Brunswick](#); [PlanSJ | City of Saint John, New Brunswick](#)):

1. The statement on your website, “*Communities that are wonderful places to live, work, learn, and play are communities that **were well planned**. In this way, **Community Planning plays an important role in improving the quality of life for residents**, reflects a commitment to developments that enhance residents' quality of life*”. We believe this project does not meet those criteria and may, in fact, have adverse effects on the quality of life for residents in adjacent neighborhoods and throughout Saint John and surrounding areas.
2. Another key quote from your website is, “*PlanSJ reflects the shared collective vision of our citizens to grow the City smarter, by reinvesting in Saint John’s urban core neighborhoods, promoting denser, more complete suburban communities, and **protecting our traditional rural character and landscape**. By leveraging existing municipal infrastructure, the plan supports a more efficient and **cost-effective development pattern** and utilizes the City’s unique natural and heritage assets **to enrich our quality of life**.” This project appears inconsistent with these goals and could undermine the strategic vision outlined in PlanSJ. It does not protect our traditional rural character and landscape; instead, it threatens to destroy it.*
3. The last quote, “*Public input is key to creating recommendations **that reflect the long-term goals of the Community**”*”, highlights the importance of community feedback. However, there seems to be significant opposition from the community regarding this project.

Additional concerns include:

- **Traffic and Safety:** Foster Thurston/Sandy Point Road is already a busy thoroughfare and a primary route to the hospital. The potential impact of this large development on traffic flow and emergency access needs careful consideration. There are concerns that construction may exacerbate traffic issues and compromise safety, potentially affecting residents' ability to reach the hospital in a timely manner.
- **Drainage Issues:** The area behind the proposed construction site (including Deerwood, Secoudon, and O'Leary) currently experiences drainage problems. We are concerned that this development will worsen existing drainage issues and question whether effective solutions will be included.
- **Precedent:** Approval of this project may set a precedent for similar-sized developments, which could have an even greater impact on existing neighborhoods and their character, contrary to the mission of preserving community character.
- **Community Needs:** This project does not appear to align with the needs and desires of the local community, raising concerns about its fit with community preferences.
- **Cost Efficiency:** The proposed expenditure for sidewalks connecting the apartment complex to University Avenue raises questions about cost efficiency. It is important to evaluate whether this expense aligns with the overall cost-effectiveness of the project.
- **Neighborhood Impact:** There is concern about altering one of the city's most desirable neighborhoods for the sake of securing federal funding. It is crucial to balance financial incentives with the preservation of community character.

We appreciate your attention to these concerns and hope they will be carefully considered in the decision-making process.

Sincerely,

Valérie Hunter
O'leary crescent

From: [KT Palmer](#)
To: [OneStop](#)
Subject: Rezoning of 1750 Sandy Point Road
Date: August 19, 2024 10:08:36 PM

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To whom it may concern,

I am a resident of Secoudon Drive in Saint John. I am opposed to the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that site.

As outlined in earlier correspondence from myself and my husband we have grave concerns that have not been adequately addressed concerning water drainage issues, traffic intensification, light pollution to name a few. We have been considered by City of Saint John to be a stable single dwelling neighbourhood, this should not go forward.

Respectfully,

Krisan Palmer

From: [Carla Reggi](#)
To: [OneStop](#)
Subject: Rezoning of 1750 Sandy Point Road
Date: August 19, 2024 5:42:02 PM

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To Whom it may Concern,

I am a resident of Saint John and oppose the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 Portion) and the revised development design of a single 6-storey rental apartment building on that property.

Sincerely,
Carla Reggi

From: [KT Palmer](#)
To: [OneStop](#)
Subject: Rezoning Proposal for 1750 Sandy Point Road
Date: August 19, 2024 10:13:05 PM

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Hello,

This note is express my opposition to the **proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that** site.

My family has lived on Secoudon Drive for 17 years , enjoying the nature and peaceful environment of this stable, single dwelling neighbourhood.

As outlined in earlier correspondence to the PAC, we have grave concerns that have not been adequately addressed concerning water drainage issues, traffic intensification, light pollution to name a few.

Respectfully,
Terry Palmer

August 19, 2024

Dear Committee Members,

I have recently been made aware of the amendments to the rezoning proposal for 1750 Sandy Point Road. Unfortunately, this does nothing to change my mind – I am **against** the rezoning of this area. I was disappointed that this crucial information was not communicated us by the city, given that we, as residents, will be significantly impacted by such a large development. There has also been no attempt by developers to discuss this proposal with the community. Our neighborhood, characterized by its rural landscape of mature trees and river views, is a unique part of Saint John and deserves to be preserved. Many of us chose to live here specifically for its single-family home environment, rather than living in Quispamsis or Rothesay like many of my peers.

The proposed site lacks essential amenities and infrastructure like sidewalks, making car ownership a necessity. It is unclear how this development will address the current affordable housing crisis or provide affordable, sustainable options for those in need.

Additionally, the traffic impact cannot be overlooked. The area already struggles with heavy traffic from the hospital, university and the ferry, and the recent addition of a daycare on the Cherry Brook Zoo property will only exacerbate the situation. The intersection of Foster Thurston Drive and Sandy Point Road is particularly hazardous, and the city's plan to add a traffic circle in the future does nothing to change the number of cars along this route. The absence of sidewalks makes walking and biking dangerous, a problem that additional traffic would only worsen.

I am also concerned about the effects of water drainage. Deerwood Place already suffers from excess water runoff, creating hazardous ice conditions in winter, as do other streets in the neighbourhood. The removal of trees crucial for water absorption could worsen this issue. Despite the developer's plans to deal with drainage, any additional water, even slowly released will add to an already existing problem in the area.

Rezoning of this area also sets a dangerous precedent, and other available land will be subject to such proposals in the future. This will irrevocably change the area from an attractive rural setting to mix of very high apartment buildings. An unfortunate consequence is that current residents will no doubt see the value of their properties decrease if this project moves forward in its current form. I would consider supporting a development of 3 stories or less provided issues of traffic and drainage are appropriately addressed.

However, in its current form I strongly oppose the rezoning of 1750 Sandy Point Road from Two-Unit Dwelling to Mid-Rise Residential. As a long-time resident of Deerwood Place, I believe this development would have detrimental and irreversible effects on our neighborhood.

Sincerely,

Robert Fisher

23 Deerwood Place

From: [Margie Ingersoll](#)
To: [OneStop](#)
Subject: Urgent Sandy point road
Date: August 19, 2024 10:35:33 PM

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I am a resident of Saint John. I oppose the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property!!!!

**Sincerely
Margaret Ingersoll
1661 Sandy Point Road
Saint John NB
E2K5E8**

Sent from my iPad

From: [Eric Kennedy](#)
To: [OneStop](#)
Subject: Opposition to rezone 1750 Sandy Point Road from Two Unit Dwelling (R2) to Mid-Rise Residential (RM)
Date: August 20, 2024 10:40:14 AM

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Madam, Sir,

I am sorry if I am being late on my email, as I just got words about the project and timeline today. I would like to oppose to the rezoning of 1750 Sandy Point Road from **Two Unit Dwelling (R2) to Mid-Rise Residential (RM)** as it is against your own strategic and development that we tax payers financed a few years ago (PlanSJ) and does not reflect the urgent needs of our city.

As you all know, PlanSJ was developed a few years ago to help plan the development and growth of The City of Saint John. On this strategic plan that we taxpayers helped finance and adopt, the area in question is zoned "Stable Residential". The proposed project to build apartments does not even get close to match the description and would just cause more chaos and urban sprawling on a stretch of road that is not fit for heavier traffic, pedestrians, etc. Not to mention the HUGE costs of having to build water and sewage, a sidewalk for pedestrians to walk safely around the premisses (we are talking millions of dollars here just for that).

Why don't we follow the plan and do not densify the University Avenue corridor instead is beyond comprehension. The University/Millidge Ave intersection should be having mid and high density apartments, instead of storage and empty lots. That would make more sense and would create a walkable environment that would reduce the use of cars and urban sprawling.

In addition to that, we need affordable units in Saint John. Not luxurious apartment buildings with a view. Homelessness is a grave issue and single-parent families cannot find affordable housing in a key neighbourhood such as Millidgeville. It is way time your committee act as a protector of economically disadvantaged citizens and our growth Plan (PlanSJ), and not the protector of big pockets with cute ideas that suit only a few wealthy individuals.

Thanks for your time and your help in making sure that this project does not see the light of day at this location.

Since

From: [nan zheng](#)
To: [OneStop](#)
Subject: I oppose the rezoning of 1750 Sandy Point Road
Date: August 20, 2024 11:07:01 AM

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Hello,

I am a resident of Saint John. I oppose the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.

Best Regards,
Nan Zheng
506-688-5383

Dear Saint John Council, PAC Members

August 19, 2024

Reference: - Proposed rezoning 1750 (SPR) Sandy Point Rd. (PID 00050849)

Residing at 1830 Sandy Point Road, adjacent to the said development, I am writing to express my strong opposition to the revised 80-unit rental apartment development in an area currently zoned as RU (Rural)

The Council may wish to consider the following: -

1. ***Promote efficient land development use in the best interest of the surrounding residents and community -long-term***

This development should be in the Primary Centres, Local Centres, and Intensification Areas, as directed in Policy LU-88f.

- . Luxury sea-view high-rise apartments are inconsistent with said policy, and COSJ's affordable housing goals
- New and redeveloped land uses are to reinforce the predominant community character and make a positive contribution to the neighbourhood.
- There are several areas in Saint John with ready-to-develop land left vacant that can be built on to address the housing issues without destroying the character and fabric of the SPR Milledgeville community
- I believe this large eye-sore project would set the precedent for further development destroying the rural lifestyle within the city's vicinity that we pay a premium for in property taxes,

Acknowledging the need for new housing due to Saint John's growing population, we emphasize that not every development proposal should be approved, particularly if it conflicts with city policies or sets a precedent for increased RM development lacking necessary infrastructure (e.g., sidewalks)

This will set an undesirable **precedent** for additional rezoning along Sandy Point Road and added traffic and congestion.

For example, additional apartment buildings at

- Apartment complexes at 1870 SPR,

- Ethos Ridge Project- 120-unit complex
- Cherry Brook Day Care Center
- Fieldstone beyond 83 Fieldstone Dr.
- Top of Westmount Drive in Millidgeville,

2. *Greenspaces and erosion*

- Deforestation on 1750 SPR to accommodate such a large apartment complex in a designated RU land will lead to increased stormwater run-off onto my land at 1830 SPR, which is on a slope. I would need a guarantee from the city of net zero erosion mitigation, flood protection, and water runoff onto my property from the current state preserving my property's structural integrity.
- The salt used for snow control on the 1750 SPR redevelopment will run off onto my land at 1830 SPR due to the slopes and destroy my current backyard foliage/land.

3. **Infrastructure-congestion Management- Traffic /sidewalk impact**

- The Cherry Brook Zoo intersection -high potential for accidents coming off a blind corner, and a danger to residents enjoying their daily walks due to a lack of adequate sidewalks infrastructure-walkable neighbourhoods- Move SJ objectives.
- Several young families live in this neighbourhood and the increased traffic leads to increased risks for families and young children on an already bustling roadway- Speeds are over 50k /hr limit.
- Potential future developments would increase vehicular exponentially and be a major detriment to all residents, and the environment in the surrounding area's infrastructure capacity (stormwater, roadways, sidewalks, green spaces/wildlife).
- The traffic from the Kingston Peninsular ferry, Foster Thurston Drive- Sandy Point Road- University Avenue that currently services the neighbourhood is already over-capacity, with some vehicles speeding 70 km/hr, and not stopping when school buses pick up/drop off school children, causing safety concerns. Traffic and safety of schoolchildren, & pedestrians are significant areas of concern even after traffic calming rumble strips are in place.

1. **The true cost of up-front, long-term capital and operating costs associated with new development**

- Financial impact cost - upgrades to community services as part of the planning process.

- Preparing a cost-benefit analysis that identifies the True taxpayer's Cost calculations for traffic control, water, sewer, environmental impact, solid waste collection and disposal methods to sustain this development for proposed new developments.

The concerns of neighbours living in the area are not fully addressed by a plan that includes a single 76-unit building six stories tall.

We, the undersigned, petition the PAC & Common Council of Saint John, New Brunswick to vote against the proposal to rezone a parcel of land having an approximate area of 1.41 hectares, located at 1750 Sandy Point Road, also identified as a portion of PID Number 00050849 from Two-Unit Residential (R2) to Mid-Rise Residential (RM) 80-unit luxury apartment

Thank you for your continued service and support of our communities.

Sincerely,

John Mascarenhas & Olga Mamina

1830 Sandy Point Road

From: [Rachel Ingersoll](#)
To: [OneStop](#)
Subject: Rezoning Application - Sandy Point Rd
Date: August 20, 2024 1:06:27 PM

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I am a resident of Saint John. I oppose the proposed rezoning application for 1750 Sandy Point Rd (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.

Sincerely,
Rachel ingersoll
1661 Sandy Point Road
Saint John NB
E2K5E8

FW: Rezoning Application

OneStop <onestop@saintjohn.ca>

Wed 8/21/2024 10:46 PM

To:Kirchner, Jennifer <jennifer.kirchner@saintjohn.ca>;Reade, Mark <mark.reade@saintjohn.ca>

Colleen O'Connor, BA, BBA

Administrative Assistant / Adjointe Administrative

One Stop Development Shop / Guichet unique pour l'aménagement

City of Saint John / La Ville de Saint John

Office / Bureau: (506) 658-4067

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Jackie Campbell <jackie.doiron5@gmail.com>

Sent: Wednesday, August 21, 2024 7:06 PM

To: OneStop <onestop@saintjohn.ca>

Subject: Rezoning Application

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I am a resident of Saint John. I oppose the proposed rezoning application for [1750 Sandy Point Rd](#) (PID 00050849 portion), and the revised development design of a single six-story rental apartment building on that property.

Jackie Campbell