

From: nesbit@nb.sympatico.ca nesbit@nb.sympatico.ca
To: [OneStop](#)
Subject: Rezoning of 49 Quinton Ave, Saint John
Date: November 14, 2024 4:26:20 PM

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Dear One Stop,

To Whom It May Concern...

I am reaching out to you in regard to the **Rezoning of 49 Quinton Ave, in Quinton Heights**. Our family received a letter from the city (again), informing us of the potential rezoning change. **We remain, strongly opposed to this application.**

In June 2023, I composed an email outlining several concerns regarding safety, proposed development not conforming with/will be disruptive to our neighbourhood, strain on the existing infrastructure, etc. The property is now for sale and current owner is using rezoning application as means to increase purchase price of property. Our quiet, established neighbourhood consists of single- family dwellings, with 2 existing apartments, grandfathered in form the 1950's. Rezoning in our neighbourhood, will set precedence and allow any future developers the opportunity to continue this process.

We have lived in our quiet, peaceful neighbourhood for 18 years. Many families were drawn to Quinton Heights for that same reason. The rezoning for the proposed plan at 49 Quinton, would dramatically alter the feel of our neighbourhood that families have enjoyed for decades. Our families deserve to be heard, please listen to our voice.

Kind Regards,

Sharon Nesbit & John Moseley

18 Central Ave.

From: [John O'Neill](#)
To: [OneStop](#)
Subject: Proposal to rezone 49 Quinton Avenue.
Date: November 15, 2024 11:04:13 AM

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For a second time in less than two years, the residents of Quinton Heights are being ask to consider a proposal that does nothing to enhance or improve the livability of our community. This proposal does exactly the opposite. Additionally, the proposal is void of much detail that was of concern during the first attempt at re-zoning. Details like

- Increased demand on utilities such as Water and Sewerage that is at or near capacity.
- Number of units. The first proposal was for 14 units while this proposal says 10 units. Same footprint.
- Adequate off street parking.
- Snow removal and trash storage and removal.
- Variances to allow reduced setbacks that put the proposed building in closer proximity to neighboring properties, thus reducing privacy and enjoyment of their property.

The true motivation for this proposal has become clear. In the first attempt for re-zoning, suggestions were made that this development would offer some affordable housing opportunities. But that was being offered up as a ploy to get the much wanted rezoning. It is the rezoning that is the true goal. With the rezoning the property can be marketed at a much higher price. 49 Quinton Avenue is currently listed for \$1.5 million. In the listing the proposed rezoning is referred to as an asset. It is also stated that the rezoning is expected to be approved. What do these people know that we don't?

Quinton Heights is a well established residential neighborhood that many families have enjoyed for generations. I, personally, have lived here for almost 40 years. I am asking Planning Advisory Committee, Mayor and Council and City Staff to deny this request for rezoning. In simple language, this proposal is nothing more than an attempt to exploit the good name and reputation of Quinton Heights. To allow speculators to profit a half million dollars in 2 years, with minimal investment and no consideration for the damage they do to our community is not an example of responsible governance.

As a final point, I would suggest that a better fit would be to develop the available space with dwellings that conform to current zoning. No rezoning is necessary, no variances would be needed, less demand on existing utilities and a better match to the existing neighborhood.

Respectfully,

John E. O'Neill

From: [Ellen Boyce](#)
To: [OneStop](#)
Subject: Letter of Opposition - 49 Quinton Avenue
Date: November 16, 2024 7:01:44 PM

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Dear Mayor Donna Reardon and City Councillors,

I am writing to you to inform you of my opposition regarding the proposed rezoning of 49 Quinton Avenue. My Grandmother raised her family of 5 children in this neighbourhood. Quinton Heights is one of the original neighbourhoods in Saint John. We must consider its historical significance. I am a third generation living in this neighbourhood. Two of my friends are also third generations. We have huge concerns regarding the maintenance of this property as it stands currently. Regular maintenance has not taken place as I have been able to observe for many years. In fact, a resident in the building approached me this summer to show me pictures of the utter filth and disrepair and state of living in this building. She has since relocated. It seems to me that the current owners are not responsible for this property, let alone another. I live right next door to this property, therefore, I see the lack of maintenance on a daily basis. We have collected garbage from our lawn every day. It blows over to our property since they have not reconstructed the fence that was once there when I was growing up. It has been damaged by the previous owners' snow plow, and has not been reconstructed, thus violating a city by-law. In fact, this was my grandmother's fence that has not ever been replaced. They are therefore demonstrating their inability to properly and responsibly maintain this dwelling, let alone another one. We can literally touch the vehicles from our driveway. There has been a dramatic increase in theft in recent years. The residents of this building come and go from the premises all hours of the night. The noise level is significant. The residents blast their music and have no regard for the elderly citizens of our community, nor the families living in this neighbourhood. My next point is regarding the land size itself. Parking is extremely limited as it currently stands. Most folks have more than one vehicle per unit. For example, one unit upstairs currently houses 5-6 adults from what we have observed. All of those tenants have vehicles, thus contributing to pollution on all sorts of levels. My next point regards the lack of consideration regarding the

plumbing. I have experienced plumbing issues. In fact, several folks in this neighbourhood have. My good friends recently purchased a house on Bayview Drive. In ONE week, they had an extreme plumbing problem that ended up costing them out of pocket for the deductible and also increased their insurance as a result. How will ANOTHER building be sustainable with our current infrastructure? It is NOT big enough. We currently pay a significant amount of taxes. Why not use this land for a single dwelling family? Garden homes? A green space? Affordable housing is necessary, however, I do not see how this new construction will allow for affordable housing. We see the same situation with the new unaffordable housing on Fairville Boulevard. I urge you to reconsider their proposal to rezone 49 Quinton Avenue. The New Brunswick Historical Society must be informed of this proposal. We must preserve the heritage our ancestors have worked so hard to build. We must maintain the integrity of this neighbourhood. We must stand up for practical change. Change is good, but not in this way. I have lived in a larger city with a larger population where charm has been replaced by such high-rise buildings. We must preserve Saint John's unique history.

Sincerely,
Ellen Boyce

From: [Joan Boyce](#)
To: [OneStop](#)
Subject: Opposing rezoning of 49 Quinton Ave and adjacent property
Date: November 16, 2024 7:03:15 PM

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Dear mayor Reardon and councillors of the city of Saint John .

Once again we find ourselves trying to defend our neighbourhood against the rezoning of the property at 49 Quinton Avenue's adjacent lot.

Quinton Heights has a long history as one of the first subdivisions in Saint John. Many of us have come back to live in our childhood neighbourhood because we have such pride in Quinton Heights . We now have third generations who live in our family homes. We came back and pay high taxes in the neighbourhood as it is mostly single family dwellings , with the exception of the two grandfathered apartment buildings.

Change happens we know , however we are opposed to rezoning to mid rise for that piece of property adjacent to 49 Quinton , because the scale of the proposed building does not fit the size of the lot . PERIOD. It's too big PERIOD! Certainly a single family dwelling would fit there nicely.

As previously mentioned last year the numerous the pros and cons of this proposed dwelling, one of highlights is the water and sewerage infrastructure . The current one is not capable of handling this huge addition on its already taxed load. That is a huge and costly issue. Are we not taking this seriously.

There are plenty of other properties to develop for apartment complexes. We are seeing many people from other provinces coming in to use this as a selling feature to get rezoning to make initial investment more attractive for resale. In a couple of years this property is up for sale now for One half a million dollars more than the purchase price. Terrible that this is allowed and that is he city is allowing this game to happen.

Myself and my family , along with many Residents of Quinton Heights are opposed to the rezoning of 49 Quinton Avenue and adjacent property to mid rise for these and many more reasons. Please listen to us.
Sent from my iPhone

From: [Zack McBriarty](#)
To: [Lewallen, Thomas](#); [OneStop](#)
Subject: Fw: 49 Quinton Avenue
Date: November 17, 2024 8:15:12 PM

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From: Zack McBriarty <zack.mcbriarty@live.com>
Sent: November 17, 2024 8:42 PM
To: paula.radwan@saintjohn.ca <paula.radwan@saintjohn.ca>; greg.stewart@saintjohn.ca <greg.stewart@saintjohn.ca>; joanna.killen@saintjohn.ca <joanna.killen@saintjohn.ca>; gary.sullivan@saintjohn.ca <gary.sullivan@saintjohn.ca>; david.hickey@saintjohn.ca <david.hickey@saintjohn.ca>; greg.norton@saintjohn.ca <greg.norton@saintjohn.ca>; brent.harris@saintjohn.ca <brent.harris@saintjohn.ca>; gerry.lowe@saintjohn.ca <gerry.lowe@saintjohn.ca>; barry.ogden@saintjohn.ca <barry.ogden@saintjohn.ca>; mayor@saintjohn.ca <mayor@saintjohn.ca>; john.mackenzie@saintjohn.ca <john.mackenzie@saintjohn.ca>
Subject: 49 Quinton Avenue

Good evening,

I am writing today to articulate a response in opposition to the proposed rezoning and potential construction of an additional mid-rise apartment complex on 49 Quinton Avenue.

Among the varying concerns being talked about in the neighbourhood, I am concerned with how a new building would congest and create an unsafe environment for young children and families. I am a quasi-life-long resident of Saint John's West side. Growing up in the Fundy Heights area, I moved to Alberta for approximately 5.5 years before purchasing a home on Bayview Drive to settle into a quiet community with young families.

In its current state the area of Bayview Drive to Quinton Avenue is already observing issues with significant traffic speed. My wife and I, along with other neighbours, recently had a complaint put through as traffic travels at speeds in excess of 60-70km/h to cut from our area to Manchester Avenue. Increasing the load by minimum of 10 more resident vehicles would only compound this issue.

Vehicles on Bayview, Central and Hillcrest parking on street congest traffic with vehicles parked on a single side. When vehicles are unavoidably double parked, it is impossible to allow

two-way traffic to pass as designed or required during an emergency. With respect to the 49 Quinton area, the proposed plan is to have inadequate off street parking spots for 20 total units. If each unit only has one vehicle, most residents are forced to park on street in an area that has 6 driveways and a fire hydrant, significantly restricting where they can park. In driving through the area there is no room, for such an increase of on street parking. This would force residents of the proposed area to double park and clog up this road.

This is assuming that each unit will only have one vehicle. If we consider the fact that many couples and families have multiple vehicles, even 20% of residents, would create a situation in which residents are jockeying for position and double parking the entirety of Quinton Avenue from Hillcrest to Central.

This parking issue begins to transform into a danger as this area has no sidewalks. This section of Quinton Avenue has been a Saint John Transit regular bus route, the primary route and a drop off point for ASD-S School busses and the route walked by countless families and children of all ages to go to and from Douglas James Larche Memorial Park. Congesting this area to this significance will unavoidably force this foot traffic into the centre of the road where traffic can only flow as a single lane.

To again re-enforce the image, this will cause the approximate number of 100+ children, parents with infants in strollers, bicycles, adult and elderly walkers to use the centre of a busy roadway. I don't believe this should be taken in light. It is clear that the majority of this neighbourhood is against the proposed building. It affects the quality of life, peace of mind and value (both emotionally and financially) to our homes. This collective does not wish to have our peaceful quiet neighbourhood stripped of what drew most of us to the area. We want quiet streets with low traffic so our children can play road hockey, ride bikes and make their way without increased concern for safety. It is this type of entertainment and proposal that causes people to reconsider moving to Saint John.

When I lived in Alberta it was clear they don't share this desire. Neighbourhoods are crammed together, single detached homes, 4 plex units, and mid-rise condominiums are all crammed together so that you have no sight lines between homes, yards are minimal and nonexistent and any on street parking causes these issues noted above. We moved home to get away from this and it would be a shame to see the City of Saint John fall into this void. The same can be said for the Seawood lane/Duck Cove area proposals where developers are attempting to cram far too much into too little of a space. I do not believe this is what Saint John should focus on. There are other areas that need money, attention and development. The vacant areas in the uptown peninsula, the derelict and condemned buildings in the North and South ends are all screaming to have this kind of attention.

Further to these concerns, it has come to our attention the property is currently for

sale, with the realtor stating, "Current owners has an application into the city of SJ to build another 11 unit building on the property. We do believe that there is a very good chance this will be approved also increasing the value of the land and potential." This has concerns that the application may not or is not being handled appropriately, in good faith, or unbiased. Our urban subdivisions are not the place. Our residents, voters and taxpayers deserve to be heard. Our voices should take priority in this matter as it was, we, who put our faith, our trust and confidence in you, Hon. City councilors and Mayor Reardon. We rely on you to take our stance, our opinions and beliefs and make the decisions to best serve the needs of this community. This community does not want to become and overpopulated and congested area that poses unnecessary risk to our most vulnerable of people.

Best regards,
Zack and Jenna McBriarty

From: [Bonnie Ferguson](#)
To: [OneStop](#)
Subject: Concerns Regarding Rezoning Proposal for Quinton Heights
Date: November 17, 2024 10:34:10 PM

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Dear Mayor/City Council/Planning Department

I am writing to express my concerns regarding the proposed rezoning of Quinton Heights to accommodate an apartment complex. While I understand the need for growth in our community, I believe this proposal raises several critical issues that should be addressed prior to approval:

1. **Sewage Infrastructure:** Our neighborhood's sewage infrastructure is already operating at capacity. Adding a high-density apartment complex would exacerbate this issue, potentially leading to overflows or costly infrastructure upgrades. Has a detailed assessment been conducted to evaluate the system's ability to handle this increased load?
2. **Parking Concerns:** The existing building at this site already generates significant parking demand, with 10+ vehicles typically present. It seems likely that additional units will require extensive on-street parking, which is already limited in this area. What plans are in place to address this issue and ensure it does not negatively impact current residents?
3. **Tree Line and Reduced Setback:** The proposal's reduction of setbacks to 2 meters is concerning. The existing tree line provides an important buffer between properties, enhancing privacy and the aesthetic of the neighborhood. Can you confirm if this buffer will be preserved under the current plans?

I kindly request a thorough review of these concerns and look forward to any updates or clarifications regarding this rezoning proposal. As a resident of this neighborhood, I am invested in ensuring development respects the community's needs and infrastructure capabilities.

Thank you for your time and consideration.

Sincerely,
Bonnie Ferguson
32 Hillcrest Drive Saint John, NB E2M4C1

506-647-7332

From: [Omoyemi Timson](#)
To: [OneStop](#)
Cc: [Norton, Greg](#); [Killen, Joanna](#)
Subject: Public Comment: Zoning Proposal for 49 Quinton Avenue - Ward 1
Date: November 18, 2024 2:21:37 AM
Attachments: [Input Letter - 49 Quinton Avenue Rezoning Nov2024.pdf](#)

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Good morning,

Attached is my letter outlining concerns about the proposed zoning change for 49 Quinton Avenue. I believe this development is not appropriate for our neighborhood due to limited infrastructure, the potential for service strain, and insufficient public consultation following discussions in 2023.

Furthermore, the realtor listing for 49 Quinton Avenue highlights an 11-unit expansion plan to potential investors, conflicting with the 10-unit proposal in the city application. This discrepancy suggests the change may have been strategically made to ease approval and increase the property's appeal for sale. The listing's focus on maximizing rental income at market rates, along with the \$1.5M asking price (up 50% from two years ago), implies that affordable housing is not prioritized, and a new owner would likely be incentivized to fully exploit zoning allowances.

With these, I am concerned about long-term impacts on neighborhood character and quality of life.

I would support a rezoning to R2 (Two-Unit Residential) or RL (Low-Rise Residential), which I feel would better suit the area.

Thank you for your attention to these concerns.

Best regards,
Omoyemi Timson

Resident, Quinton Heights

"Excellence is not a destination; its a continuous journey that never ends." - Brian Tracy

Re: Rezoning - 49 Quinton Avenue (PIDs: 55031827,00402651,55031819)

Good morning,

As a resident who lives within 100M of the proposed development, I am emailing to outline my **opposition** to the proposed rezoning of 49 Quinton Avenue. I have and will continue to support urban development that is well-planned, infrastructure-supported, well-spaced and executed with the appropriate consultation.

My concerns, also articulated in July 2023, revolve primarily but not exclusively around the following items:

- **The size of the property relative to the proposed use (fit for purpose)**
 - ✓ I am in favor of the more appropriate R2 - Two-Unit Residential or RL - Low-Rise Residential.
 - ✗ I am **not** in favor of RM - Mid-Rise Residential. Particularly in the context of the zoning By-law reform that expand what can be built and relaxes the current requirements for RM.'
 - ✗ Reducing the number of units from 14 (proposed July 2023) to 10 (proposed November 2024) does not address my concerns given that the proposal remains to rezone to RM.

- **Infrastructure availability**
 - Concerns about infrastructure were raised a year ago. Plans that specifically address those concerns have not been shared. Therefore, those concerns have not eased.
 - A recent Report and CBC article (Nov 16, 2024) outlines the current infrastructure deficit in Saint John (\$545M), more than both Fredericton (\$310M) and Moncton (\$230M). A proposal that would add pressure to infrastructure when significant concerns exist, increases my opposition.
 - The city and councillors are aware of infrastructure constraints. This was recently discussed at the City of Saint John Growth Committee Meeting held July 16th, 2024. Councillor Harris noted concerns around the ability to make evidence-based decisions and the related concerns of neighborhoods. The City acknowledged the sporadic nature of development, infrastructure constraints (including sewage & parking) but advocates to move forward to meet specific Federal grant, among other, obligations. This does not exude confidence in a well thought out, strategic approach to approvals. This strongly implies to a build now, cross fingers and hope nothing breaks, and possibly, fix later approach.

- **Level of neighbourhood consultation**
 - No revised technical plans / drawings have been shared following the 2023 meeting and subsequent application withdrawal. Neighbourhood consultation has also been negligible.

- **Property for Sale / Realtor Listing**

*“Current owners has an application into the City of SJ to build **another 11 unit building** on the property. We do believe that **there is a very good chance** this will be approved also increasing the value of the land and potential... If **all units** were **at Market Rents** Revenue could be \$165,400”.*

 - The disconnect between number of units being touted to investors (11 new) and the application (10 new) tells me the change in the number of units (2023 vs. 2024) in disingenuous and has been made to get the application passed for the purpose of selling the land. Once sold as RM, the new investors will have levery to build more.
 - The “good chance” implies that conversations have progressed enough that approval is near guaranteed. I would hope this is not the case.
 - The selling point of all units at “market rates” implies that affordable housing is not a priority.
 - The property is being advertised at \$1.5M, 50% up from \$1M about 2 years ago. It is a reasonable assumption that any new buyer/investor is strongly incentivized to maximize (build the max, particularly under updated By-laws) and recoup (set rates at the max possible) their investment.

This is not an exhaustive list of reasons why I do not support this application. Others include, traffic congestion, the impact on quality of life for families with young children, and inevitable increase in noise levels. I have focused on the three items in bullets above because others – through letter writing, signed petitions and the media – have articulated those specific concerns. I agree with their concerns.

Fit-for-purpose & size of the property relative to the proposed use

The proposal to convert from R1 (one-unit residential) to RM (mid-rise residential) would not be in keeping with the tone, style, character or expectation for the Quinton Heights neighbourhood. These are features that have attracted and retained a lot of the current residents of the area. It would also not be in keeping with the physical characteristics (e.g., lot size, green space, parking, etc.) of current RM-zoned properties in the area. A search in the [Saint John ZoneSJ Mapping App](#) illustrates this.

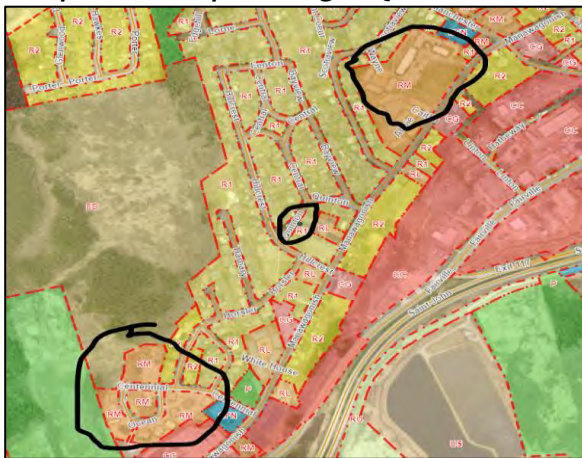
Map 1 below shows the location of 49 Quinton Avenue, it also shows the closest RM zones approximately 0.35KM away. At a cursory observation, it is clear to see that these locations have the land space (such as green space, parking, and distance from neighbouring housing) to reasonably house a RM compliant building – it is fit-for-purpose. **The logic is inconsistent with the 49 Quinton Avenue property.** This inconsistency supports **a dismissal or a significant revision of the application in its current form.**

The first location (top right in map 1 & map 2) is Hillcrest Village. The second location is on Ocean Crescent at the bottom left of map 1 & map 3.

By approving 49 Quinton Avenue as an RM zone, it would be an RM lot in the midst of single-family homes. Practicality of space, parking (relative to nearby comparison sites listed) if the approval would be a significant departure from the style and character of houses within the area, as can be deduced from Map 1.

Compared to the two locations (Hillcrest Village and Ocean Crescent), 49 Quinton Avenue does not have the space to accommodate an additional multi-unit building of similar RM characteristics. Therefore, the only way the building may be able to accommodate additional vehicle volume without on-site parking would be to encroach on the surrounding properties. Additionally, the plan appears to strain against zone standards with respect to minimum lot spacing requirements – including (but not limited to) area, maximum lot occupancy (50% of lot area), distance to next lot.

Map 1: Zone Map showing 49 Quinton Avenue



Map 2: Map showing Hillcrest Village, RM Zone



Map 3: Ocean Crescent & Centennial

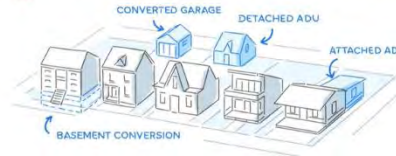


Zoning By-law Reform

What changes are being proposed?



- ❑ Merging the One-Unit (R1), Two-Unit (R2), and Suburban Residential (RSS) zones into the existing Low-Rise Residential (RL) zone, allows up to four units per lot with various configurations of housing types.
- ❑ In Intensification Areas the Low-Rise Residential (RL) zone will allow up to six units per a lot.
- ❑ Increase density along key roadway corridors and near post-secondary schools.
- ❑ Revise the Mid-Rise Residential (RM) zone standards to allow for heights up to 6 stories.
- ❑ Increasing options for the development of accessory dwelling units (secondary suites and garden suites).



Infrastructure availability

With significantly more residents, the strain on local infrastructure – water, sewage, and waste services – will rise. Expansion and development require infrastructure that can support it without creating on burden on existing structures. It is not clear that the current infrastructure can reasonably support an additional multi-unit building. If the desire is to develop and grow Saint John and create new housing, it must be done with full consideration to building out the needed infrastructure prior to introducing pressure on the system.

Quinton Heights still experiences power outages during extreme weather events – this is indicative of the state of the electricity load and distribution system in the area. An additional multi-unit building will only increase the burden on the system.

Quinton Avenue does not currently have a sidewalk for pedestrians to use. During the winter, pedestrians are forced to walk near-centre of icy-covered roads. Increased density brings more vehicles, which can strain existing infrastructure.

There has been no study that confirms, with compelling evidence, that there will be no adverse effect to electric power, water, sewerage, street accessibility, road traffic, and other service facilities including garbage pickup.

If approved as RM, we increase the risk of "Development Creep". By pushing through one multi-unit project we set a precedent, encouraging further densification in the area. This "development creep" can alter the neighborhood more extensively over time, moving it away from its original low-density design and potentially diminishing its unique appeal and community feel.

New Brunswick

Saint John has \$545M of infrastructure needing immediate attention: Report

Mayor Donna Reardon says fiscal reform would help, hopes Holt government will follow through on promises



Nipun Tiwari · CBC News · Posted: Nov 16, 2024 6:00 AM AST | Last Updated: November 16

Neighbourhood consultation and property sale (MLS Number: NB108277)

There was strong opposition in 2023. One of the key issues was limited consultation. As a resident within 100M of the application, I received the letter both in 2023 and 2024. Since 2023, the proponents stopped by once to discuss their plans. I said then, as I articulate now – development is fine but not RM.

One of the issues raised I raised at the associated PAC meeting in 2023 was how late the technical drawing report was shared. Therefore, there was insufficient time to diligently review the proposal on an evidence basis. During the meeting, the proponent showed the drawings that illustrated a building, so large relative to the size of the property that it was drawn over the power and curb lines. On-site parking, per the illustration, was limited.

Since then, revised drawings have not been shared. Therefore, it does not instill confidence that those concerns have been abated. Reducing the number of proposed units does not address the initial concerns. It is not clear if the size of the building is being adjusted or just the size of each unit.

Given the live Realtor.Ca listing, it is clear that the current proponents plan to sell the property and not proceed with building on their own. Note that concerns were raised by PAC members and Councillors at the related 2023 PAC meeting about investor flipping and limited building progress. Is the City, PAC and Councillors confident that:

- 1) That the new buyer will Proceed to build to a limit of 10 (proposed) or 11 (advertised on Realtor.ca) given the potential to have up to 6 stories with the amendment?
- 2) The proponent or investor will provide affordable options given cost of the investment and the advert?
- 3) The proposal is being made in good faith to limit the building to 11 or less units? Or is the proposal an avenue to change the zoning only to pass on the actual build to another party who may not be obligated to limit the construction?
- 4) The conversation / process is clear and fair given the level of confidence the sellers have in the RM proposal being approved, as shown in the listing?

\$1,500,000

49 Quinton Avenue
Saint John, New Brunswick E2M5L7
MLS® Number: NB108277

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Highlights Neighbourhood Statistics Calculators

Listing Description

INVESTMENT ALERT!! Here is your chance to own a 10 Unit Apartment building in probably the most desirable area of Saint John West. This building is an ICON of the Westside and tucked away in a residential neighbourhood. With the City Transits New Flex System in place this is a great home for tenants without vehicles. There is currently a 4 bay garage (dirt floor), and 3 lots total adding to the investment. Current owners has an application into the City of SJ to build another 11 unit building on the property. We do believe that there is a very good chance this will be approved also increasing the value of the land and potential. There are some long term tenants and some newer ones. Building has a new Roof and Propane Furnace. The building consist of 8 One bedroom plus den units these can be used as a second smaller bedroom as well and 2 Three bedroom units on the Top Floor. Current Rent Roll is 1+Den units = \$650,\$1200,\$1035,\$790,\$1035,\$1200,\$790,\$1250 (As you can tell there is room for increases). 3 Bedroom units = \$1400,\$2000 with a total Rent Roll currently at \$136,200 / YEAR, plus \$2200 in laundry income... If all units were at Market Rents Revenue could be \$165,400. Operating Expenses are Property Tax \$13,725, Insurance \$5292, Electricity \$3730, Garbage \$3105, Snow Removal \$1100, Water/Sewage \$2877, Heat \$13,773. Total Operating Expenses=\$43,602 with a NET of \$94,798. Showing will be starting on October 24 and offers will be considered as them come. (27679236)

Property Summary

Property Type	Storeys	Land Size	Annual Property Taxes
Multi-family	3	18000 sqft	\$13,725

Time on REALTOR.ca
25 days

As stated previously, as voter and a taxpayer, we rely on our elected leadership and those in places of policy-influence to look out for the friends and neighbours that they serve.

This is not a “not in my backyard” situation. As stated earlier in this letter, I support development that is thoughtful and planned with a solid governance framework. If gentle density, with its multiple of building options, is the goal, then R2 or RL is the more appropriate or gentle option for the neighborhood.

As someone who moved to Saint John from Edmonton in 2021, I intentionally invested in and have come to love the loose-knit quiet and well-established neighbourhood that is Quinton Heights.

It is desirable to aspire to grow into a big / medium-sized city. However, we must be mindful not to make the same mistakes they have made. We must also be mindful to retain the characteristics that have led many people to leave these large cities and move into Saint John.

It would be extremely unfortunate for urban-planning issues that plague large cities to be intentionally introduced to Canada's oldest incorporated city. These issues include, condominiums crammed together, negligible parking, increased frustration in the community, limited line of sight to natural beauty of the surrounding landscape – these are some of the issues I experienced when living in Edmonton for over 7 years.

Just because a change is possible doesn't mean it's necessary or wise to pursue it.

In conclusion, while I understand the need for increased housing, I respectfully urge PAC and the Council to consider the significant and lasting impacts of this development on the Quinton Avenue neighborhood. I hope that you will take into account the voices of the residents who value the existing character, infrastructure, and environment of our community.

As stated earlier in this letter, I support development that is thoughtful and planned. As such, I ask that the proposal be dismissed in its current form, but may be resubmitted for consideration if the size is scaled down to R2 or RL, appropriate impact studies are done and onsite-parking is provided.

Thank you for your consideration.

Regards,

O moyemi Timson

Resident, Quinton Heights

From: [Graeme Anderson](#)
To: [OneStop](#)
Cc: [Nicole Nadeau](#)
Subject: Re: Rezoning Application for 49 Quinton Avenue (PIDs: 55031827, 00402651, 55031819)
Date: November 18, 2024 8:43:14 AM

You don't often get email from anderson.graeme@gmail.com. [Learn why this is important](#)

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To Whom It May Concern,

I'm writing to express our family's concern about the proposed rezoning of 49 Quinton Avenue from One-Unit Residential to Mid-Rise Residential. We have lived in the neighborhood for close to a decade, and feel that this zoning change could lead to a change in character for our neighborhood.

- **Preserving the Neighborhood's Character**

The neighborhood is essentially made up of single-family homes, which helps to maintain a closely knit family friendly community. The addition of a 10-unit apartment building with of site ownership to the neighborhood would change that dynamic.

- **Increased Traffic and Parking Concerns**

This sort of development would bring more cars into the area, and I'm concerned about how that will affect the safety of our children when biking to the playground and around the neighborhood. The streets here were designed for single family density.

- **Balanced Approach**

We understand that the city needs to increase housing supply, and we think that is important. However we also feel that this proposal goes too far. Maybe something like duplexes with owner occupied units would fit our neighborhood better. This approach would allow for gentle growth while also not doing a drastic change to the character of our neighborhood.

- **Setting a Precedent**

Approving this rezoning could open the door to other similar developments in the future. That's a slippery slope that could permanently change the neighborhood, and I

think it's worth considering the long-term effects of this decision.

In closing, I'd like to ask the Planning Advisory Committee to consider alternatives that better balance the City's housing goals with the need to maintain the character and livability of our neighborhood. I'd be happy to discuss this further or get involved in community discussions about housing solutions.

Thank you for taking the time to listen to my concerns.

Graeme Anderson
63 Bayview Drive
Saint John, NB
anderson.graeme@gmail.com
506-658-8337
Nov 18, 2024

From: [Cassandra Savoie](#)
To: [OneStop](#)
Subject: Petition Opposing 49 Quinton Ave Proposal
Date: November 18, 2024 8:49:55 AM
Attachments: [49 Quinton Ave Petition 1.pdf](#)
[49 Quinton Ave Petition 2.pdf](#)

You don't often get email from cassandra.savoie@gmail.com. [Learn why this is important](#)

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Please find attached a petition from the residents of Quinton Heights opposing the rezoning/development of midrise at 49 Quinton (note it is in 2 attachments). This represents 190 signatures from 120 households in the neighbourhood

Petition Opposed to the Rezoning of 49 Quinton Avenue

We, the residents of Quinton Heights neighbourhood, respectfully petition the City of Saint John, Mayor and Council and Planning Advisory Committee to **deny** the request to rezone 49 Quinton Avenue to Mid Rise Residential.

We support development in our neighbourhood based on a gentle density approach, an initiative included in the City of Saint John's Housing Accelerator Fund Action Plan and the City's own proposal for Zoning By Law Reform which allow appropriate scale solutions and reasonable development on R1 and R2 zoned lots (i.e duplexes, triplex, fourplex, townhouses). We support these strategies which improve housing access while mitigating strain on existing infrastructure and preserving the character of the neighbourhood we have chosen to call home. Rezoning 49 Quinton Avenue to Midrise does not align with a reasonable and gentle density approach to development.

Name (Print)	Signature	Address
Jane M. Peters	Jane M. Peters	11 Vale Crest Drive
Robert Peters	Robert Peters	11 Vale Crest Drive
Andrew Brown	Andrew Brown	33 Fenton Drive
B. H. H. H.	B. H. H. H.	65 of 1111111111
Sherry H. H.	Sherry H. H.	157 Hillcrest Dr
Charlotte Power	Charlotte Power	167 Hillcrest Drive
Jennifer O'Toole	Jennifer O'Toole	1330 Manawagonish Rd

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Name (Print)	Signature	Address
Jennie Cullen	Jennie Cullen	24 Central Ave

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Name (Print)	Signature	Address
Shania Murchison-Maguire	<i>[Signature]</i>	171 Horster Drive
Alexandria Murchison-Maguire	<i>[Signature]</i>	171 Horster Drive
Crystal Albert	<i>[Signature]</i>	6 Vale Crest Drive
Roger Albert	<i>[Signature]</i>	6 Vale Crest Drive

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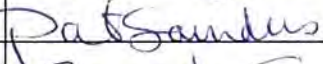
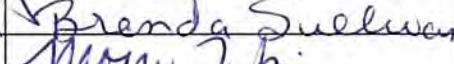
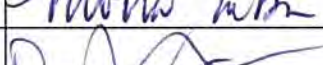

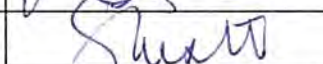
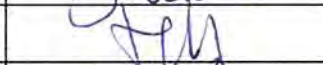



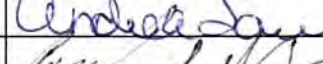
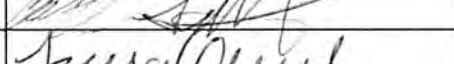
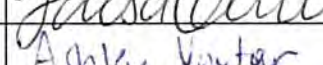
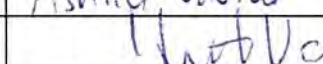
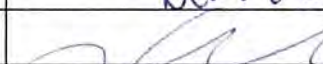



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Name (Print)	Signature	Address
SANDRA BRIAND	<i>[Signature]</i>	27 Quinton Ave #1
Christopher Collins	<i>[Signature]</i>	27 Quinton Ave #1

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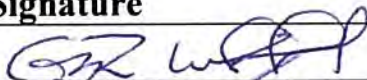
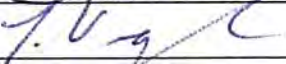


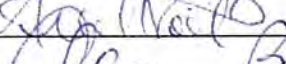
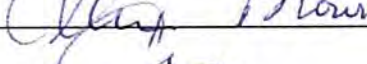

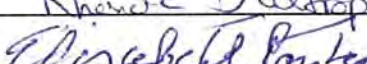
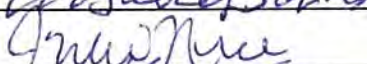

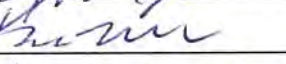
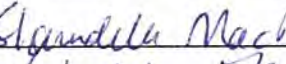
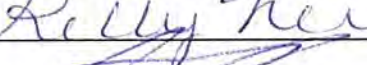



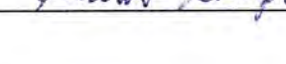

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Name (Print)	Signature	Address
Quinton Saunders		1 Quinton Ave
Pat Saunders		1 Quinton Ave.
Brenda Sullivan		2 Bayview Dr.
Maira Wilson		11 Quinton Ave
Donis Ammut		16 Quinton Ave
Evan Muirhead		16 Quinton Ave
Sharon Nesbit		18 Central Ave
J.D. Moseley		18 Central Ave.
Brian Kierstead		15 Central Ave
Daniel Cullen		24 Central Ave
Rick Howe		40 Central Ave
Andrea Saunders		1 Quinton Ave
Carl Settle		6 Bayview Dr
Teresa Wandam		16 Bayview Drive
Ashley Venter		31 Bayview Drive
Heather Vass		48 Bayview Drive
Andrew Campbell		49 Bayview Drive
Patricia Whitcomb		55 Bayview Dr.

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Name (Print)	Signature	Address
Ross Whitcomb		55 Bayview Dr.
Tom Vaughan		75 Bayview Dr.
Zack McBeath		69 Bayview Dr.
Patrick Noël		73 Bayview Dr.
Ariel Noël		78 Bayview Dr.
Alexis Brown		84 Bayview Dr.
Cory Brown		84 Bayview Dr.
Rhonda Daltrap		97 Bayview Dr.
Elisabeth Foster		103 Bayview Dr.
Julie Nice		107 Bayview Dr.
Jeffrey Knox		107 Bayview Dr.
BRAD MACPHEE		111 Bayview Dr.
Shaundelle MacPhee		111 Bayview Drive
Kelly Neal		119 Bayview Dr.
MIKE T. FIS		128 Bayview Dr.
Chrissy T. FIS		128 Bayview Dr.
Derek Scaplen		120 Bayview Drive
Hudson Scaplen		120 Bayview Drive

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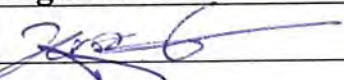

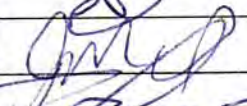

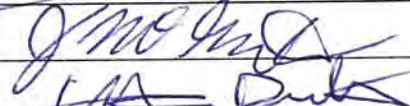

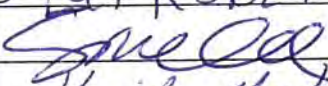
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Name (Print)	Signature	Address
Pat H. G. J.		31 Duplex Drive
Jan Martimer		49 Central ave
Amber Martimer		49 Central ave
Andrea McGrath		126 Hillcrest Drive
Kelsey Dunlop		120 Hillcrest Dr.
Ron Heath		"
MHIREEN HUGHES Maureen Hughes		107 Hillcrest Ave
K-Ann Johnston		107 Hillcrest Dr
Mary Woodhouse		131 Hillcrest Dr
Paul Woodhouse		131 Hillcrest Dr
Thomas Atkinson		139 Hillcrest Dr
Brenda Sullivan		145 Hillcrest Dr
RON THIBODEAU		145 Hillcrest Dr.
Lenned Vander school		180 Hillcrest Dr.
Emilie Vander school		180 Hillcrest Dr.
GARY MARCH		186 Hillcrest Dr.
PAT MARCH		186 Hillcrest Dr.
KEN CARSON		197 Hillcrest Dr.

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Name (Print)	Signature	Address
Jason Gelsomino		870 Anderson Dr.
Anthony D'Entremont		30 Fenton Dr
Jaymie Marks-Duffin		30 Fenton Dr
Fos Landers		831 Anderson Dr.
John Paul McGrath		126 Hillcrest Dr
Laurie Roberts		58 Quanta Ave
Patricia Roberts	Pat Roberts	58 Quanta Ave
Steen MacLeod		17 Quinton Ave
Krista MacLeod	Krista MacLeod	17 Quinton Ave
Margaret Isenor	Margaret Isenor	65 Hillcrest Ave
Wesley	Wesley	70 Hillcrest Dr
Quinn Smith	Quinn Smith	41 Hillcrest
Ray MacPhellan	Ray MacPhellan	80 Hillcrest Dr
Colleen MacPhellan	Colleen MacPhellan	80 Hillcrest Dr.
Kris Domokos	Kris Domokos	95 Hillcrest Dr
Pasca Thebeaux	Pasca Thebeaux	100 Hillcrest Dr
Roberta Thebeaux	Roberta Thebeaux	100 Hillcrest Dr
Chanda MacLeod	Chanda MacLeod	53 Hillcrest. Dr.

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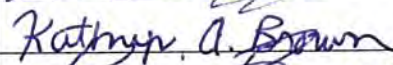

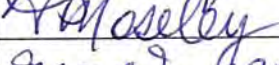
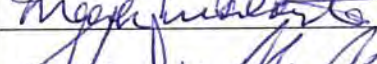
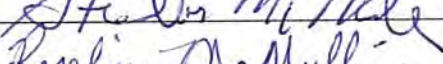

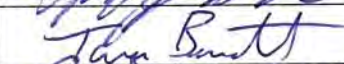
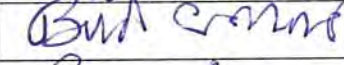

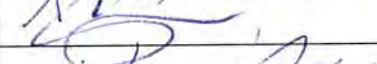
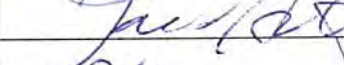
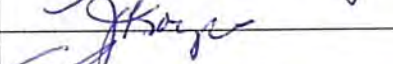

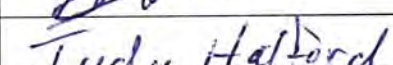
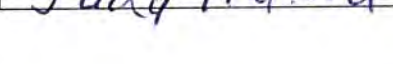

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Name (Print)	Signature	Address
Janel Thorne	J M Thorne	185 Hillcrest Dr
LOTTIE CAMPBELL	Lottie Campbell	161 Hillcrest Dr
Jose Bregel	J Bregel	67 Central Avenue
Kathryn Bregel	K Bregel	67 Central Avenue
Krizzelle Lumangan	Krizzelle Lumangan	57 CENTRAL AVE
STEVE HARRIS	Steve Harris	57 CENTRAL AVE
Dan Patterson	D. Pat	37 Bayview Dr
Kyra Marks	K Marks	37 Bayview Dr
Sustia Kingston	S	24 Bayview Dr
Alysa Kingston	Alysa King	24 Bayview Dr
Donald Welt	Donald Welt	24 BAYVIEW DR
Mark Wilson	Mark Wilson	11 Quinton Ave.
Leah Fitzgerald	L Fitzgerald	72 Bayview Dr
William Duncan	W Duncan	72 Bayview Dr
Kelly Gullant	K Gullant	54 Bayview Dr.
Hayden Gullant	H Gullant	54 Bayview Dr.
Michelle Dugan	Michelle Dugan	42 Bayview Drive
ANDY BEECHER	A Beecher	42 Bayview Dr

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Name (Print)	Signature	Address
Deanna Duff		48 Quinton Ave
Sam Duff		48 Quinton Avenue
Kathy Brown		33 Fenton Avenue.
Kevin Brown		33 Fenton Ave
Victoria Moseley		63 Lorne Ave
Mark McAlester		63 Lorne Ave
Stephen McMullin		12 Bayview Drive
Rosalie McMullin		12 Bayview Drive
Wallace Keeley		19 Bayview Drive
Tara Bennett		19 Bayview Drive
Bob Connor		30 Bayview Dr
Ruth Connor		30 Bayview Dr
Cecile Proctor		25 Bayview Dr
David Altij		25 Bayview Drive
Jana Boyce		508 Anderson Dr
John Leslie		40 Lorne Ave
Ruth Halford		35 Lorne Ave
Judy Halford		35 Lorne Ave

Petition Opposed to the Rezoning of 49 Quinton Avenue

We, the residents of Quinton Heights neighbourhood, respectfully petition the City of Saint John, Mayor and Council and Planning Advisory Committee to **deny** the request to rezone 49 Quinton Avenue to Mid Rise Residential.

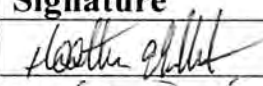


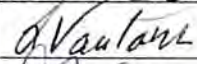
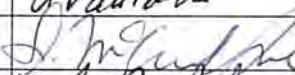
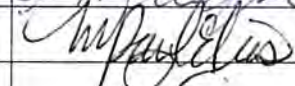

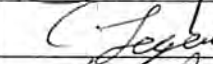
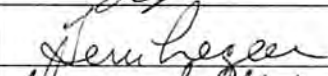
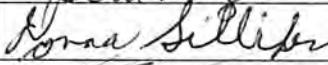

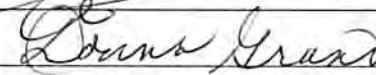
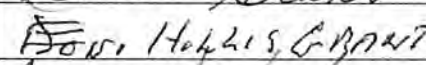
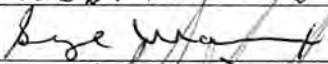
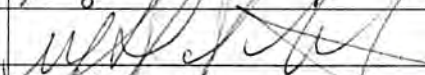
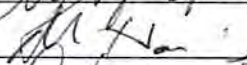
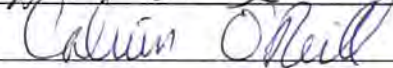
We support development in our neighbourhood based on a gentle density approach, an initiative included in the City of Saint John's Housing Accelerator Fund Action Plan and the City's own proposal for Zoning By Law Reform which allow appropriate scale solutions and reasonable development on R1 and R2 zoned lots (i.e duplexes, triplex, fourplex, townhouses). We support these strategies which improve housing access while mitigating strain on existing infrastructure and preserving the character of the neighbourhood we have chosen to call home. Rezoning 49 Quinton Avenue to Midrise does not align with a reasonable and gentle density approach to development.

Name (Print)	Signature	Address
Sherril Calder	Sherril Calder	25 Central Ave.
Wynne Russell	Wynne Russell	39 Central Ave
Kerrin McDonald	Kerrin McDonald	46 Central
Ann Clayton	Ann Clayton	34 Central Ave
Chris Clayton	Chris Clayton	34 Central Ave
Tom McClellan	Tom McClellan	33 Central Ave
Sean Gorman	Sean Gorman	52 Central Ave
GRAEME ANDERSON	Graeme Anderson	63 Bayview Dr
Nicole Anderson	Nicole Anderson	63 Bayview Dr
Sue McPherson	Sue McPherson	107 Central Ave
Dave McPherson	Dave McPherson	107 Central Ave
Tanya Vance	Tanya Vance	114 Bayview Dr
Alex Chedone	Alex Chedone	27 Quinton Ave
Cathy Lohy	Cathy Lohy	5 Quinton Ave
Judy Melanson	Judy Melanson	18 Quinton Ave
Susan Danoff	Susan Danoff	108 Bayview Dr
Chris Danoff	Chris Danoff	108 Bayview Dr
Natasha Mitchell	Natasha Mitchell	68 Bayview Dr

Petition Opposed to the Rezoning of 49 Quinton Avenue

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Name (Print)	Signature	Address
Heather Gallant		102 Central Ave
MARK Schram		32 Fenton Dr.
Ralph Furness	Ralph Furness	40 FENTON DR
KATHERINE FURNESS		40 FENTON DR
Don & Linda Vautour		119 Crystal Ave
Susan McAuliffe		181 Hillcrest
Michelle Paul-Elias		151 Horster Drive
Greg Harding		151 Horster Dr.
C. Legere <small>Coastal</small>		176 Hillcrest Dr.
Terrri Legere		176 Hillcrest Dr.
Donna Silliker		50 FENTON DR.
Terre Hunter		50 FENTON DR.
Donna GRANT		88 Hillcrest Dr
Hollis Grant		89 HILLCREST DR
Serge MARCOUX		56 Hillcrest Dr
RITA VLAMAKIS		74 HILLCREST DR.
Marshall Hanton		1263 Manawagonish Rd.
Calvin O'Neill		1294 Manawagonish

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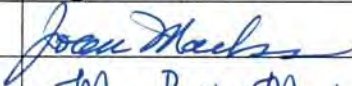
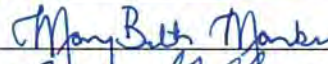

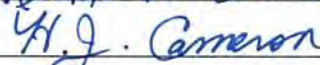

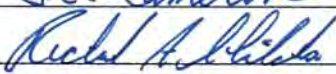
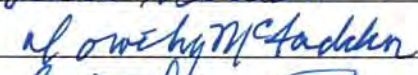
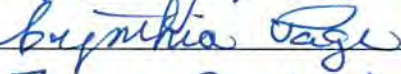
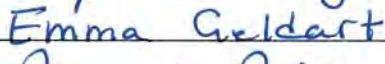
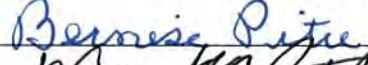
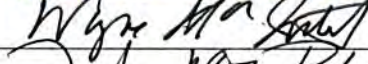
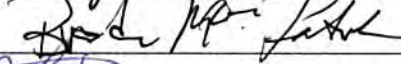

Name (Print)	Signature	Address
Cassandra Savoie	Cassandra Savoie	1284 Manawagonish
JOHN E. O'NEILL	John O'Neill	1294 MANAWAGONISH RD
Margaret Philpitt	Margaret Philpitt	160 Central Ave.
Susan Downing	Susan Downing	98 Central Ave
Charity Miner	Charity Miner	56 Hillcrest Drive
Randy Marcox	Randy Marcox	56 Hillcrest Dr.
Omoyemi Timson	Omoyemi Timson	59 Hillcrest Dr.
Chuck Heid	Chuck Heid	32 Hillcrest Dr.
Eric Martin	Eric Martin	77 Hillcrest Drive
Johanna Burnham	Johanna Burnham	77 Hillcrest Drive
Bret Childs	Bret Childs	21 Fenton Dr.
Bruce Savoie	Bruce Savoie	1284 Manawagonish Rd.
Ellen Boyce	Ellen Boyce	37 Quinton Ave.
Kathleen Bayal	Kathleen Bayal	47 Hillcrest Dr.
Amy Dupont	Amy Dupont	113 Hillcrest Dr
Martin Dupont	Martin Dupont	113 Hillcrest Dr
Monica Gould	Monica Gould	111 Central Ave.
Neil MacLean	NEIL MACLEAN	1253 MANAWAGONISH

Julie Maclean Julie Mac Lean " "

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Name (Print)	Signature	Address
Joan Marks		7 Heritage Gardens
Mary Beth Marks		7 Heritage Gardens
Linda Galbraith		16 Heritage Gardens
Heather Cameron		12 Heritage Gdns.
James Cameron		" " "
Richard Childs		18 Heritage g d's
DOROTHY McFADDEN		22 Heritage Gardens
Cynthia Page		1 " " " "
Emma Geldart		18 Heritage Gardens
Bernise Pitre		20 Heritage Gardens
Wynne MacIntosh		8 ✓ ✓
Branda MacIntosh		8 ✓ -
Laura Ricketts		52 Fronten

From: clahey7@gmail.com
To: [OneStop](#)
Subject: Proposed Rezoning of 49 Quinton Avenue
Date: November 18, 2024 12:59:09 PM

[You don't often get email from clahey7@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[External Email Alert] **Please note that this message is from an external sender. If it appears to be sent from a Saint John employee, please forward the email to spamsample@saintjohn.ca or contact the IT Service Desk.**

Please be advised that I am opposed to the rezoning application pertaining to 49 Quinton Avenue (rezoning from R1 to RM).

The same application pertaining to the same property was rejected by PAC in 2023. There have been no material developments which warrant a reversal of PAC's previous determination.

The application for rezoning and proposed development of 49 Quinton Avenue will be undermining and unreasonably disruptive to the Quinton Heights neighbourhood. The proposed rezoning does not align with the gentle density approach to development which has been advocated by PAC.

As previously noted during the 2023 application process, problems with water and sewage services have been reported in our neighbourhood and there currently is no plan for infrastructure upgrades in this area. Consequently, the proposed rezoning and development will create an increased strain on existing infrastructure which, in turn, will create an unreasonable risk of disruption and harm to neighbouring property owners.

The proposed rezoning does not represent reasonable or responsible development for this area.

Thank you for your consideration.

Cathy Lahey
Sent from my iPhone

From: [Cassandra Savoie](mailto:Cassandra.Savoie@gmail.com)
To: [OneStop](#)
Subject: Opposition to Midrise Rezoning proposal of 49 Quinton Avenue
Date: November 18, 2024 3:15:34 PM

[You don't often get email from cassandra.savoie@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[External Email Alert] **Please note that this message is from an external sender. If it appears to be sent from a Saint John employee, please forward the email to spamsample@saintjohn.ca or contact the IT Service Desk.**

To whom it may concern,

I am writing to express my objection to the rezoning of 49 Quinton Avenue to mid rise residential as it does not represent a responsible development. I agree that development is needed in Saint John, but responsible and sensible development should address the need for increased housing access and increased variety of housing options without creating new problems for existing properties and infrastructure.

Last year this proposal was presented at PAC with a large list of variances required to help squeeze the scale of the proposal onto a lot too small to support it. Though altered to 10 units at present, the inclusion of section 59 to limit the building to the current footprint but allow future changes to the number of units that fit within the footprint - last years 14 unit proposal would immediately be back in play should rezoning be granted along with the numerous variances.

A midrise rezoning brings concerns regarding increased demands on sewage infrastructure that has already caused problems for a number of neighbourhood residents and that was acknowledged to have capacity concerns by City staff at the PAC meeting in June 2023. Additionally, rezoning brings concerns surrounding safety of pedestrians, particularly for the children of the neighbourhood that routinely use Quinton Avenue as a corridor to their school bus stops and the neighbourhood playground due to the inevitable need for on street parking that would come with midrise rezoning. Neighbourhood streets of Anderson, Fenton, Bayview and Quinton already experience a great deal of cut through traffic from Machester to Manawagonish and these concerns have previously been brought forward to the City - a midrise rezoning/development will further increase this traffic flow.

Rezoning this lot to midrise risks creating more problems than it solves. Conversely, proposing a gentle density approach on this lot can provide some relief to increased housing access while not creating/exacerbating the problems noted above that a midrise zoning poses. I hope that the City would look to support a gentle density

Sincerely,
Cassandra Savoie
1284 Manawagonish Road