

**From:** Michael A. Stuart <mastuart2005@gmail.com>  
**Sent:** Monday, November 18, 2024 11:11 AM  
**To:** Common Clerk <commonclerk@saintjohn.ca>  
**Cc:** MacKenzie, John <john.mackenzie@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>  
**Subject:** Proposed Section 59 Amendment Re: 35 University Avenue

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Nov 18, 2024

RE: 35 University Ave development / PID: 55221717 (2024)

To whom it may concern:

As a resident on University Ave, I am fully opposed to redevelop of the property at 35 University Ave for the construction of a Drive Thru business (i.e. McDonald's).

I have lived in this area for more than 15 years and have seen the Millidgeville area grow for many businesses and residential areas.

The largest of the recent traffic problems was the creation of the Jean Coutu establishment. While commerce itself is a good thing for communities, the negative effects of additional traffic changes near the intersection are well documented. This current configuration has exacerbated past traffic accident issues with the Wendy/Tim Hortons located directly in front of said location.

The developments in Millidgeville have increased the number of vehicle-to-vehicle accidents, pedestrian and vehicular injuries and overall traffic issues over the last few years. Adding a project like this will incur more traffic incidents.

Only the week of November 11th there was a car vs car accident at the entrance of Tim Horton's and a day later, a pedestrian was hit by a car on a nearby crosswalk near Jean Coutu

Long term impacts for residents near the intersection of Millidge Avenue & University Avenue will include additional noise from excessive traffic, drive thru speakers and operational noise from running machinery, additional lighting from signage, menu display and exterior lighting.

Another concern is groundwater seepage to adjacent homes in the 70-block of University & Candlewood Lane area. Which over the past 15 years have been a larger issue. These impacts required new drainage systems and low land flood control on current properties. Catch basins would not be adequate to meet the demand of lost natural rain runoff in the area. Jean Coutu had to install sump pumps to keep water under control

The one lane conversion each direction on University Avenue has caused additional congestion in the neighborhood in recent years. Adding designated bike lanes has changed the traffic flow at the intersection and is not always a safe option for cyclists when traveling by building entrances.

Lastly, many homeless people have been seen living in the woods near the Jean Coutu project. Adding a restaurant to this area could increase this population and affect the property and safety of people in the area.

In conclusion, I am 100% AGAINST building this project at 35 University Ave because it will negatively impact nearby residents.

Thank you

Michael Stuart  
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Saint John, NB