

From: Natalie Martin <martinbobnat@hotmail.com>
Sent: Monday, January 6, 2025 9:43 AM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Gault Road Rezoning

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As a homeowner who will be directly impacted by the new development off the Gault Road I am concerned by the magnitude of this proposal. I am not against development but urge council to reject this proposal and consider a smaller scale development that wouldn't have such a negative impact on the existing communities.

Thank you

Bob Martin
2 Hitachi Crescent
Sent from my iPhone

From: Bernie Morrison <btek@bellaliant.net>
Sent: Monday, January 6, 2025 7:59 PM
To: Darling, Mariah <Mariah.Darling@saintjohn.ca>
Cc: Common Clerk <commonclerk@saintjohn.ca>
Subject: RE: Rezoning of 125 Gault Road

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January 6, 2025

RE: Rezoning of 125 Gault Road

We are writing at this time in opposition to proposed rezoning of 125 Gault Road. We are Bernie and Tara Morrison and we reside at 4 Hitachi Crescent. Our property is located directly across the street from the proposed apartment development.

We have lived in this Westside community for the past 35 years. Originally, we bought a home in Monte Cristo Park on Valentine Blvd, in 1990, where we raised our family. At the time, only five residences existed. However, this community has grown substantially over the years. When our children left home, we decided to downsize. We relocated to Hitachi Crescent, which is the block east of Monte Cristo Park. We liked the area and wanted to remain. It has always been a very good and peaceful neighbourhood to raise a family and to live. The adjacent property is zoned for low-rise residential development and we thought we could easily spend the rest of our lives here.

You probably have not heard much from the residents of Hitachi as of yet since we were very late finding out what is proposed. Surprisingly we received an announcement just prior to Christmas that a number of large apartment buildings are proposed, which is out of scale with the surrounding community.

We feel that the rezoning and related proposed development will negatively affect this area. It has always been a community of single-family one and two storey residential homes. The new proposed development will provide multi-residential units, which will be out of character for this neighbourhood and greatly add to vehicle congestion and on

street parking. With recent changes to the zoning bylaw, these building could go higher than the current proposal.

We have watched the community grow over the years and the traffic increase with it. Factors such as lack of sidewalks, bad sight lines, speed and volume of traffic could become dangerous.

We are not opposed to the development of this property but do not support the size and height of the proposed buildings .Is this an appropriate use of this land? There has been very little consultation with the community from either the developer or the City. We also question the timing of this proposed change coming just before Christmas when everyone is very busy with family and the very tight period in early January in which to provide feedback to council. We ask that Council do not support the rezoning of this parcel of land.

Yours truly;

Bernie Morrison

Tara Morrison

4 Hitachi Crescent

Saint John NB

E2M 0G4

From: Chelsea Donaldson <chelsea.a.donaldson@gmail.com>
Sent: Monday, January 6, 2025 9:47 PM
To: Norton, Greg <greg.norton@saintjohn.ca>
Cc: Common Clerk <commonclerk@saintjohn.ca>
Subject: Concerns Regarding The Proposed Rezoning of 125 Gault Road

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I am writing to express my concerns regarding the proposed rezoning of 125 Gault Road, which will be up for a vote by the city council on January 13. I live in the Monte Cristo neighbourhood (at 72 Dantes Drive), next to the proposed development. I have significant concerns about its potential impact on my property and family.

Water drainage is one of my biggest concerns. Monte Cristo already faces challenges in this area, with deep drainage ditches, underground springs, and a fast-flowing stream running behind properties on the highway side of Dantes Drive. Many properties experience soggy yards year-round and struggle with water leakage into homes, requiring sump pumps or costly out-of-pocket solutions to divert water. The land's grade is an important factor to consider. The proposed development sits at the highest point, with the land sloping downward through Monte Cristo to the bottom of Dantes Drive. My property is at the bottom of this hill, and I fear that poor planning for drainage will worsen existing issues. At the PAC meeting on December 10, the applicant (Hughes Surveys, on behalf of the developer) did not present a well-thought-out drainage plan with consideration of the significant existing issues.

Traffic and safety are also significant concerns. A development of this size will bring increased residential traffic to our neighborhood, which lacks pedestrian infrastructure like sidewalks and crosswalks. The wide drainage ditches further limit safe walking areas, especially for children.

I am hoping it may be possible to delay a decision on rezoning. As a current resident, I am open to development and welcoming new neighbors, but I feel this application is being rushed. More time is needed to ensure an appropriate development plan is in place. Once the project begins, it will be much more difficult to address any negative impacts on current residents that come about after the fact.

The residents of the Monte Cristo neighbourhood and surrounding area have been hit with the task of learning how the rezoning processes and applications work during the holiday season in order to keep up and understand what is happening. It's been a big learning curve. Although the applicant did indicate they delivered 24 letters informing the public of the proposed development plans and subsequent application to request rezoning the area at the end of October, it did take time for others such as myself (who would also be impacted by this development) to learn of the plans through word of mouth.

The public consultation efforts were minimal. At the PAC meeting the applicant complained to the committee that we did not take him up on his offer to come to 2 different meetings we hosted within the neighbourhood. However, these meetings were very informal gatherings in our neighbour's crowded kitchen to view and learn about the proposed plans as most of us living in the neighbourhood did not receive a letter. It did not seem to be an appropriate time or space to invite the applicant to join us at that point. The burden of setting up public consultation should not have fallen upon us, the residents.

Given the developer's loose timeline for the project, which suggests it could take as long as 15 years to complete the entire neighbourhood, would it be possible to consider including a sunset clause in the agreement? A development that stretches out over such a prolonged period will create significant disruption in our community, potentially leading to an ongoing cycle of construction noise, dust, and traffic for years to come. The burden of this disruption should not fall solely on current residents for an extended period, and a sunset clause would provide a clear and reasonable timeframe for completion. This would ensure that the development doesn't drag on indefinitely, reducing the burden on the neighbourhood and providing clarity to all parties involved.

We welcome new development, but more time is needed to ensure the development complements the existing neighborhood. If the rezoning is approved in its current form, it will reduce the opportunity for public input and could lead to irreversible consequences for existing residents. However, with proper time and research, the development could be a valuable addition to the growth of Saint John.

Those of us living within the Monte Cristo neighbourhood are not just a collection of people with adjacent physical addresses but a community of people that have formed neighbourly bonds and friendships. We welcome new development and with that, new neighbours, but we are hoping for more time to meet with the developer to help shape their development plan into one that is not only profitable and viable for them, but also complementary to the existing neighbourhood. I personally do not feel the proposed development, in its current state, is at all complementary to the current surrounding neighbourhoods. We welcome new development, but more time is needed to ensure the development makes sense in the existing neighborhood.

I worry that if the rezoning is approved in its current form, it will reduce the opportunity for public input and could lead to irreversible consequences for existing residents. However, with proper time and research, the development could be a valuable addition to the growth of Saint John.

Thank you so much for your time and consideration in this matter. I hope your new year is off to a wonderful start.

Sincerely,

Chelsea Donaldson

72 Dantes Drive
Ward 1 Resident

From: Nicole McKenna <nicmmckenna@gmail.com>
Sent: Monday, December 23, 2024 1:20:22 PM
To: Reardon, Donna <donna.reardon@saintjohn.ca>
Subject: 125 Gault Road Rezoning Proposal - Request to be tabled on Jan 13, 2025

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I am sending this message to you as a resident of the Monte Cristo Park neighbourhood. My husband, Dave and I were recently made aware of a proposed development requiring rezoning was discussed at the PAC on December 10th, 2024, and that PAC has passed the proposed development which will now be going to council on January 13th, 2025. **We are seeking to have the January 13th council vote tabled to allow for an opportunity for the community to engage with the developer as to date there has been little/no consultation with the community on this proposed development.**

I have many concerns with not only the proposed development but also with the fact that only a selected homeowners in the Monte Cristo Park were notified of this proposal. Currently, there are 60 homes in our neighbourhood and the proposed development is looking to add 225+ units to a footprint that is half the size of the existing community. This proposed development would enable a significant change to our entire community along with providing additional traffic in a neighbourhood that already only has one entrance/exit.

We are not against the development of the property; in fact, we would support development (including densification) that considers and complements the existing community. However, the scale of the development poses significant concerns for the community and is well outside any gentle densification approach.

It appears that since the initial submission for development from the developer to the City of Saint John, there has been many revisions from the initial proposed development.

The plans (Picture 1) that were mailed by the City of Saint John in November 2024 to selected members of the community were different from those presented at the PAC meeting by the developer's representative (Picture 2). The Plans discussed at the PAC meeting on December 10th, 2024, we were not the ones that was submitted in the initial General Application Form in July 2024. The revised plans (Picture 2) were sent to the selected residents in late October 2024, and I believe they were the ones that the PAC voted on, which as stated above, were not the most recent revised plans.

Picture 1: Proposed Plan sent to selected members of Monte Cristo Park in November 2024 by City of Saint John

Picture 2: Proposed Plan sent to selected members of Monte Cristo Park October 2024

Only a small portion of the residents received any information on the development. As I do understand that the current process is that only those affected withing a certain distance of the proposed development are the ones that are to receive any formal information/notifications from the City of Saint John, but in the case of Monte Cristo Park, these criteria should have been reconsidered due to the configuration of our neighbourhood.

As mentioned above, there is only one entrance/exit into the park and adding additional traffic for the upcoming years until the connected onto the Gault Road is completed will cause a significant impact the entire Monte Cristo Park community not just those within the "notification zone".

To date, the ability of the community to review, consider proposals and engage with the developer has been limited.

On December 19, 2024, a few members of the community met with Rick Turner to further discuss the proposed development, and it was mentioned by Mr. Turner that the developer had made a few other changes to his initial plans. These changes have not yet been presented in full to the community as the revised plans are not yet available and with the holiday season approaching, this causes another obstacle.

This is another reason, I am asking for this proposal to be tabled by council at the January 13th council meeting, **we need more time to ensure a proper community consultation on the revised proposal (once available).**

Also, it should be recommended that a new PAC submission/review be required as not only did PAC approve the proposal based on an older plan revision, but this was also not the same plan that was submitted to the residents by the City of Saint John and that there is once again a new revision coming. It should be standard process that PAC and Council must have the most up to date proposal in hand to approve a proposed development.

Finally, I want to thank you for taking the time to read my email and would be happy to discuss further and am hopeful that council will consider tabling the vote on January 13th to allow more time for this proposal to be discussed with the community.

Respectfully,

Nicole McKenna, P.Eng.

30 Corsica Court

Saint John, NB

Concept Plan
 Court Road Development Subdivision
 City of Saint John,
 Province of New Brunswick

1:1000
 Scale for
 Planning
 Purposes

PHASE 1

18 LOTS ARE TO BE SEMI-DETACHED
 SO POTENTIALLY UP TO 36 UNITS

PHASE 2

PHASE 3

PHASE 4

PHASE 6

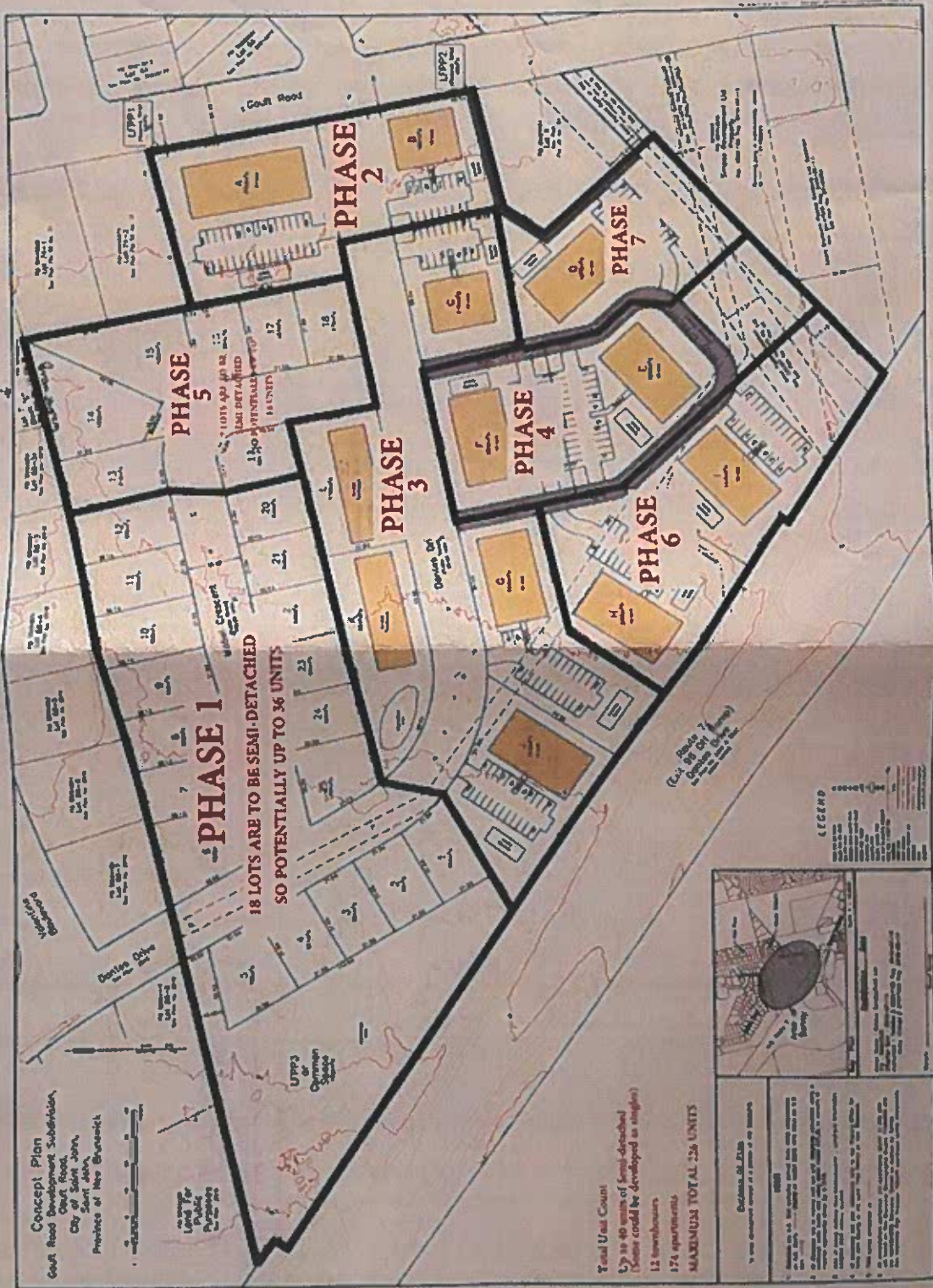
PHASE 7



LEGEND

- Proposed Lot Lines
- Proposed Unit Footprints
- Proposed Driveways
- Proposed Parking Spaces
- Proposed Walkways
- Proposed Landscaping
- Proposed Utilities
- Proposed Stormwater Management
- Proposed Access Points
- Proposed Boundary Lines
- Proposed Easements
- Proposed Right-of-Way
- Proposed Existing Features
- Proposed Other

Total Unit Count
 27 to 40 units of semi-detached
 (Some could be developed as singles)
 12 townhouses
 374 apartments
MAXIMUM TOTAL 226 UNITS



From: Chris mccutcheon <drcutch@hotmail.com>

Sent: Monday, January 6, 2025 10:30 PM

To: Common Clerk <commonclerk@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>

Subject: Proposed rezoning 125 Gault Road

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Hello,

My name is Chris McCutcheon, I live in Monte Cristo Park, and I am writing to express my concerns with the proposed development and rezoning request that is being brought before council on January 13, 2025. I ask that you **NOT** vote in favor of rezoning this area.

I would like to be clear; I am not opposed to development and I agree the city needs appropriate housing development, but a development of this size is not appropriate for this area. I'm grew up in Monte Cristo Park, and when it came time to raise a family of my own, I looked hard at neighboring communities outside of Saint John, but being from the city and being employed in the city, it was important for me to be loyal to the city.

I moved back roughly ten years ago. Although large open ditches and no sidewalks would not meet today's building standard for this area, I largely accepted that because this is a relatively rural area within the city. Since moving back, I've had my basement flooded, and have helped my neighbors with flooded basements of their own. In the last five years, I know of at least six houses in this subdivision that have had water issues with their property, this proposed development is uphill from all of these houses, and I am confident without investment in the existing subdivision, this will get worse with a development of this size.

My largest concern is the safety of my three small school aged children. We live only a few feet from the entrance to phase 1, and at the bottom of a hill. My kids catch the school bus on the road because there are no sidewalks. With snow removal, there is no shoulder on either side of the street due to snow banks (because the plows can't push the snow into the open ditches as it would cause drainage issues). From where they catch the bus is only roughly three feet from the ditch (when there is no snow) which is approximately 3 feet deep and has running water year-round (except when frozen). The traffic that a development of this size would bring cannot

be safety supported given the current infrastructure of the subdivision. I truly believe that the existing subdivision cannot support a development of this size without FIRST investing in the existing subdivision to bring it up to the current standards.

Thank you for your time, and I look forward to speaking with you next week.

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From: Trish Stokes <trishstokes525@hotmail.com>
Sent: Tuesday, January 7, 2025 1:22 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Proposal for 125 Gault Road - Letter of Opposition

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Good afternoon,

I hope this message finds you well. My name is Trish Stokes and I am writing to you today in regards of the proposed development at 125 Gault Road. I live directly next to this proposal at 120 Dantes Drive. This development wants to continue the street that is in front of my home up to the Gault Road. There are many concerns I would like to voice, and I will try to get them all out in categories for an easier read. I have met with many people of our community, and we all share very similar concerns.

We believe that this process moved way too fast and that the timeline for something such as this large of a development warrants the community more time. We received the original proposal from Hughes Surveys early November which was not approved from the city. The one from the city was different and was given to us on Nov 25th. We had a short span of time from that notice to get together before the PAC meeting. It is hard as a mother of 3 young children to gather an entire community together who were not notified of these changes (100 meters of the development was all that was notified) prior to the holidays. I urge you to table this proposal and consider providing us more time to work through this as we're limited on time now due to vacations and the holidays to work with the community, city staff and the developer. We feel this has been presented this way to be pushed through without our community noticing or having the time to process, learn and respond appropriately especially with the Dec 16th council meeting regarding the new zoning by-law amendments.

I think it is very important to note here that our community does support development, however we support gentle density in the respect of not drastically altering our already established community not to mention that there are many other issues at hand here which include safety and traffic concerns as well as infrastructure issues.

Traffic:

One of my largest concerns is the safety of my family and other residents. Although a traffic study has been done it does not count for the magnitude of traffic if multiple apartments are built now potentially up to 6 stories. We are very concerned with the traffic that would now be entering into our subdivision for many reasons. Construction vehicles and new residents will bring on more traffic without proper sidewalks, crosswalks, traffic stops, ample parking, and roundabouts etc. in place.

Our kids currently use the piece of road in front of our home to play as it is the only place we allow them to ride their bikes as there are no sidewalks. Our house, 29 & 25 Valentine all live in a row and between us have 8 young kids that all play outside and catch the bus together. Our bus driver recently asked us to stand back and wait for him inside a driveway so that in the winter his bus does not slide into the children waiting on the side of the road. Once Dantes drive connects to the Gault Road anyone who lives on Dantes or Corsica will now enter through the top of the Gault Road as a "Short-cut" which leads to multiple cars driving past my house. These traffic concerns need to be addressed when asking to put 5 apartments that enter onto Dantes Drive and an additional 5 off it and possible countless more if the rezoning is approved. There would need to be many safety measures added in front of our home such as a 3-way traffic stop along with speed bumps if necessary. Ideally it would be a dead end and a new subdivision started on the other side which would cease our concerns on the traffic flow through our subdivision.

Another child from our subdivision was hit by a motorcycle this summer crossing the road at the top of Gault Road and Manawagonish. Fortunately, he is ok, but this could have had a tragic outcome. Whether traffic is heavy or not at the time of coming off the highway onto Manawagonish, cars are known for speeding there and this accident could have been avoided if traffic calming measures were in place.

I spoke with Mr. Turner from Hughes Surveys, and he noted to me that the City should prioritize our issues and have some capital expenditures to put a roundabout at the top of the Gault Road along with other traffic concerns. This should happen prior to any new development.

Also to be noted that the number of trains we now receive at the end of Gault Road causes congestion and more traffic to be routed to the top of the Gault Road. These trains have stopped me on my way to and from work on multiple occasions and are of 15 minutes in length. That just means extra traffic at the top of Gault Road and Manawagonish during peak hours. We are also aware that the land on the other end of Dantes Drive has been bought and is also going to be developed which causes even more concern for this extra entrance into Dantes and cars coming down into the subdivision. With no Sidewalks for our kids to walk on where are they supposed to go when multiple large construction vehicles start coming down our roads that are not wide enough already. Because of this I ask if any proposal goes through that all construction vehicles enter and exit through the top of the Gault Road which the PAC agreed with.

Infrastructure:

Monte Cristo Park was originally a development that was never fully completed, the developer ran out of money and did not complete our subdivision which is why we still have infrastructure issues to this day. We do not want to see this happen again and have it compound on our already extensive list of problems. We have open ditches that are too wide and too deep, no sidewalks, narrow roads, sharp illegal turns (Valentine) with drainage and water issues. Currently the water runoff is not even making it to the ditches, its coming down the dirt road from Simpco's land and settling in front of my home creating water and ice buildup, our back yard is already a swamp where grass cannot grow from the overflowing stream. Can I be assured that the 100-foot trees and their roots on my property line will not be disturbed (fall

into my yard, which many already have) by the trench digging where the proposed storm drain will be and that we will not end up with even more water in our back yards.

Has Hughes Surveys done their due diligence in assessing how the water runs out of the subdivision and into the "receiving stream" as this currently overflows with heavy rains and spring thaws ending up in the back yards of the Dantes Drive residents. Having all the runoff from this new development could mean catastrophic events for the residents and their homes.

We are seeing more water in basements after heavy rains and spring thaws, we have issues with runoff from our existing properties and have had many water backups into homes due to improper drainage. Many people here now own permanent sump pumps just to combat this issue and one neighbor is currently excavating their yard to fix their water damage. Can we be assured that this new development would not cause even more damage to our properties, I would hope this has been investigated.

There needs to be extensive research done here for storm water management as there is a major existing issue with flooding and water damage. Mr. Tuner mentioned they may need to put in a detention pond and catch basins for water run off but noted that it would all end up in the "receiving stream" that runs down the hill behind Valentine, down past the side of my yard into the back yards of all Dantes drive. We see a serious issue with this as our backyards are swamps, there is a large portion of mine that currently cannot even grow grass as its too wet. When the stream gets high during heavy rains and spring thaw we see water overflow into our backyards. We do not believe that this stream should be used to re-direct all the water runoff for an entire new subdivision as this will cause catastrophic damage in our yards and possibly in our homes.

To drive this point home aside from the damage that this water would cause and currently is we also have the safety aspect of our ditches. We had a city engineer at our home to view our ditches and were told that they are in fact "too wide and too deep" and although no changes have been made to rectify this situation this is what we were told. My 3-year-old daughter fell into one of these ditches, my brothers dog ran past her and knocked her in, we quickly grabbed her out of the ditch, she was soaked and covered from head to toe in mud. This could have been a very serious accident that occurred as there was enough water and mud in the ditch that she could not get out on her own and enough water that she could have drowned.

Fortunately for us it has not rained recently, and the ditches were not as full as they are after a rainfall, or we would be having a drastically different conversation here. Something needs to be done in our subdivision before anyone in good conscious could develop on our road and invite in countless more residents into our subdivision and not provide them a safe environment to live in.

Without having proper infrastructure our driveways are narrow and have deep ditches beside them. My mother and countless others who have visited us have almost fell into the ditch beside our driveway when getting out of their cars. We have already had the city out to fix part of our driveway as there was a sinkhole due to a broken culvert. Many other residents have had the city out for many other issues.

Mr. Turner said that he would agree that what is going on in Monte Cristo is a disaster and so long as he is not exasperating it in some way then it's not a concern for his development. Well, I would urge him to look deeper into his development and do his due diligence as we have all

clearly stated that this disaster it already is would most definitely be exasperated by this proposed development.

Observations from the PAC:

One member who voted against the proposal noted that although he is in favor of this type of development, he believes that this one is out of balance and too heavily weighted with apartment buildings.

Another member who was against the proposal spoke directly to Mr. Turner's comments about gentle density not applying because this isn't a developed neighbourhood. He said "I would say if you look at the image that one of the residents provided, wow yes, this is new land you are clearly bounded on several sides with existing developments and to say that a neighborhood does not exist here I think is a serious misconstruing of facts here, I just want to make sure that we are all on the same page and I believe gentle density would apply here."

Another member of the PAC would like for us to work with the developer to see if we can come to a compromise and reach a middle ground that works for both the developer and our community. I have spoken with Mr. Turner, and he has advised he will get back to me with some options. I have yet to hear back from him and followed up again today.

I would like to note that Mr. Turner asked the PAC to "finish" his presentation after comments from the public were closed. This was allowed and we had no option to get back up to speak to his new information that he provided which we felt was very unfair and calculated on his part.

Aging Population & Density:

I know many people that are looking to age in their existing homes, including my parents who live on Gault Road, as it is more affordable than moving into an apartment. They want lower ground options, which would include garden homes like Hitachi Cres. and support the current zoning of two-unit homes.

What is the affordability on these proposed apartments as we were never given a range? We were advised by Mr. Turner that they are keeping the apartments "affordable" by only making them 3 stories so there is no need for sprinklers or elevators. With this development this close to a largely wooded area I think that would be negligent to build that many apartments close together without sprinkler systems. Apartments without elevators may keep the cost "lower" but how is the aging population expected to use stairs without an elevator option? Who are these apartments being built for?

I know many people that are looking to buy a home in this neighbourhood with their families and a two unit or ground floor option would enable that. If we create homes that people are looking to move into or downsize into wouldn't that open other homes on the west side for younger generations to move into? We are not against the possibility for a few apartment buildings as Mr. Turner advised that this project would not be feasible without them but if we allow for a complete rezoning as requested to the area in question then I fear that it will be apartment heavy with the possibility up to 6 stories and it is possible that homes are never built, and our street is never connected.

I like the idea of "stacking" which would support gentle density; however, this proposal is requesting to be apartment dense which does not work in our existing community especially with no close amenities on the outskirts of the city. A much smaller area could possibly be rezoned to accommodate a few apartments to help facilitate the development.

With the new by-law reform, it is now possible for there to be up to 6 stories for a Mid-rise zone, there has been no testing done for that amount of water consumption, sewerage or traffic and there is nothing in place to stop the developer from building that if rezoned. It is beyond me to understand why a complex of this magnitude so far away from the city center would benefit anyone except the developer. I feel that they are seeking rezoning to maximize profit. Rezoning in our neighbourhood will set precedence and allow any future developers the opportunity to continue this process such as the one we know of next at the other end of Dante's Drive.

We are requesting that mostly homes be considered for this land in question as it will drastically alter the community as it currently exists which I do not believe would align with the gentle density housing that the city is looking to create. I would think we could all agree that 10 apartment buildings in a small area that is half the size of our existing subdivision does not support this and creates instability in a tight knit community and a less desired area to live in and for people to move into. More than half of just our subdivision alone has advised that they are opposed to this proposal and the list keeps growing as more people continue to reach out to me with their concerns.

Timelines:

Mr. Turner advised that the timeline for this development could be up to 10-15 years for completion and that this will not happen overnight. This has raised a lot of concern from the residents in the area as we do not believe it is fair for us all to put up with 15 years of road work and housing construction. There needs to be a much smaller timeframe on when this could be completed. If the developer doesn't have the ability to complete work in a timely manner, then they should be reducing their scope.

Environment:

There is going to be no green space and a lack of trees, we are right next to a highway and on/off ramps which are loud as it is, with taking our tree coverage away our subdivision noise will be much louder.

Right now, this is a heavily wooded area with many animals nearby, we have raccoons, rodents and bears all year round here and must take very good care at keeping our garbage locked down. I believe that this kind of development with no green space and more garbage/dumpsters will encourage even more animals to visit.

The city plan notes that they want to protect the rural landscape and natural areas however our location is one of the most rural areas within Saint John; that being the reason we decided to settle inside the city limits, and we had hoped to stay here as our forever home. I can say with all honesty that we will be looking to move outside of the city if the proposed plan goes ahead as follows as this drastically alters the character of our community. Many other residents have noted the same. A member of the PAC also noted that there is lots of character here with space and trees and not lots of asphalt and rooftops of large buildings, I hope we ensure that there is more landscaping and green space and trees left for noise barrier.

I would hope there has been some proactive work on how this will impact our schools as IVS, Barnhill, Saint Rose and Beaconsfield as all are currently overcrowded. I believe that the government should put something in place to address where all these possible children will go

that are expected to move into this large new development. As of right now our daughter has advised us that they are seating 3 kids to a seat on her bus, we are at capacity as it is, and I hope this has been taken into consideration. I believe this brings on larger concerns and highlights the need to communicate and collaborate with the province.

Proper notification should be sent and signed off on by the Saint John Fire Department regarding the National Fire Code of Canada and ensure building codes are complied with as there is potential for them to have to action an issue for up to 10 apartment buildings that could be up to 6 stories high all close together in a largely wooded area.

I do not believe our current flex bus system will be able to service this area properly without sidewalks and crosswalks with the expected new number of residents in the area. Demand will most definitely increase for transportation here if this many units are approved as we see there are to be less spaces for cars, so more people are expected to walk to amenities that currently takes me at least 7 minutes to drive depending on traffic.

I do not see the need for this many units in this fashion here on the westside as we see AQ towers went up and still has vacancies, we see Wild Fox being built, another apartment on the Dever Road and another in Milford. According to the Canada Mortgage and Housing Corporation, rentals had a vacancy rate of 1.5 per cent in 2023. But more apartments have been built across the country, bringing the vacancy rate up to 2.2 per cent. However, the CMHC says that hasn't helped with affordability. For the most part, higher-income households are the only ones who can pay to live in the newer, more expensive apartments. This brings on even more concerns as higher-income households are looking for homes and not apartments. Also, mortgage rates are decreasing, and longer repayment terms are now an option which will help buyers get into the housing market and leave more apartments vacant.

Developer:

Developers must be responsible when approaching projects. Selling a rezoned lot and apartment units are more profitable but I do not believe they support the community in the long run.

The developer indicated that they require some apartments to help fund this development but were uncertain if able to finish it to its entirety. We are concerned we may not even end up with any houses at all and just apartments and yet another unfinished subdivision, we could end up compounding our existing issues if the development isn't completed properly and in a timely manner.

I do believe this proposal is speculative as the land rezoned would be worth more than it is today. Simpco has not yet sold the land to the developer so who is to say that if this parcel of land is to be rezoned to Mid-Rise residential that anything at all will be built and not just sold? This land in question was rezoned from R1 to R2 back in 2011 and the subdivision was not approved by PAC and Council at that time. I believe that rezoning in 2011 was a compromise to our R1 subdivision and is in keeping with our community but to never have built on that land and move it to Mid-Rise is a large jump. I would like to note that a lot has changed in the last 13 years and will change again in another 13 years when this is projected to be completed. I just want to make sure that the decisions we're making now is the right decision for the long run of this community as what happens in years to come when a lot of our population has "aged out" many homes are back up for sale, is this the right location with all the amenities for a heavily

populated area of apartments? I think the zoning in its current state is more than sufficient to provide ample housing.

I would like to note that the last proposal from 2011 was also proposed by Hughes Surveys with Mr. Turner representing Simpco Development. He originally proposed to not have a full public street connection between Monte Cristo Park and the proposed development. His rationale behind this was that the proposed project was going to be high density and have numerous driveway entrances on to the street system. Having a public street connection between the developments would likely result in much of the traffic from Monte Cristo Park using it as a "shortcut" to get to the Gault Rd/Manawagonish Rd area. At that time, they stated that should it be deemed that a public street connection between the two developments is desirable then they would suggest that there be consideration in the form of traffic calming measures to control traffic flow. At the time it was noted that the application would complement Hitachi drive, which I would have to agree with.

In 2011, they called their proposed development very dense and were concerned about traffic going through their new subdivision (requested 110 units) but now that they want to build more than double that number of units, they seem to have no traffic concerns. I would argue that Mr. Turner is always for the developer and not in the best interest of the city and the community as we can see that he used to want what we currently want now.

PAC recommended to change the zoning at that time from RSS to R-2, This was considered Low density residential. At that time the common council did not assent to the proposed subdivision plan. The grades of the land were also noted as steep and should be properly designed to not have steep grades. I am seeing this issue currently with the runoff from Simpco's land. The developer was required to submit a detailed storm water draining plan. I would hope this is still the case.

Final Comments:

I think the current zoning of R2 for this land is sufficient for what is needed here and now with the new by-law reform there are more options to build more units under the existing zoning. If rezoned to RM the developer can now move the 2 proposed apartment buildings on the Gault Road to 6 stories which is directly beside people's homes and across from a daycare on a very busy Gault Road that currently has no sidewalks or crosswalks in place. A 6-story (even 3) apartment building is very invasive and not gentle density at all stuffed in between the homes on the Gault Road.

If rezoning is approved the developer is now able to build up to 6 stories under the new by-law reform and this could cause even more density concerns, no parking leading to on street parking, more traffic, more water consumption, more drainage issues, how are we to ensure that these issues are handled properly if approved.

With our existing infrastructure issues and traffic concerns a proposal of this magnitude has a lack of gentle density and a large impact on the residents. We are very similar to the most recent 49 Quinton Avenue Proposal but on a larger scale and the request to rezone to Mid-Rise Residential was recently rejected by the PAC and denied by Council. We strongly urge you to consider the same.

I know I have asked a lot of questions in this however these are questions that our community and I all would like to see due diligence on.

I Appreciate your consideration on this matter,

Thank you,
Trish Stokes

From: Trish Stokes <trishstokes525@hotmail.com>
Sent: Tuesday, January 7, 2025 1:21 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Petition Opposed to the Rezoning of 125 Gault Road

You don't often get email from trishstokes525@hotmail.com. [Learn why this is important](#)

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Good Afternoon,

Hope this email finds you well. We would like for you to review the attached regarding a petition in opposition of the rezoning of 125 Gault Road where 184 local residents have physically signed and 23 local residents have provided their name and address in the form of an electronic signature for a total of 207 Signatures.

The Petition reads as follows:

We, the residents of Monte Cristo Park, Gault Road, and surrounding subdivisions, respectfully petition the City of Saint John, Mayor, and Council to **deny** the request to rezone 125 Gault Road to Mid-Rise Residential.

We support development in our neighborhood 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 allows appropriate scale solutions and reasonable development on R1 and R2 zoned lots (ie. Duplexes and up to 6 units per lot in intensification areas). We support these strategies which improve housing access while mitigating strain on existing infrastructure and preserving the character of the neighborhood we have chosen to call home. Rezoning 125 Gault Road to Mid-Rise Residential does not align with a reasonable and gentle approach to development as it is too large of scale for our area and size of land.

See attached list of signatures

Thank you,
Trish Stokes

Petition Opposed to the Rezoning of 125 Gault Road

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Name (Print)	Signature	Address
Gary Naves	[Signature]	27 Day Drive
Crystal Naves	[Signature]	27 Day Drive
Mandy Burns	[Signature]	112 Dantes Drive
James Burns	[Signature]	112 Dantes Dr.
Joe Harriman	[Signature]	109 Dantes Dr.
Wendy Morgan	[Signature]	109 Dantes Drive
Adam Shultz	[Signature]	28 Westwood Terrace
Don Matheson	[Signature]	250 Mill Rd
Grace Matheson	[Signature]	137 Porter St.
Jeff Matheson	[Signature]	137 Porter St.
Juie Estabrooks	[Signature]	64 Sandalwood Cres
Thomas Estabrooks	[Signature]	64 Sandalwood Cres
Stephen Estabrooks	[Signature]	64 Sandalwood Cres
Christine Ahearn	[Signature]	17 Mountfield Crescent
Sarah Ahearn	[Signature]	17 Mountfield Crescent
Karen Dunham	[Signature]	2238 Ocean Westway
Amy Gibban	[Signature]	2482 Ocean Westway
Bobby Gibban	[Signature]	2482 Ocean Westway
Sean Dunham	[Signature]	2238 Ocean Westway
Jen McEnough	[Signature]	520 Ridge Row
Martha Cox	[Signature]	7 Amy Cres.
Luise Muehl	[Signature]	7 Amy Cres
Claudia Rocca Parker	[Signature]	16 Day Dr.
Brent Parker	[Signature]	16 Day Dr.
Chelsea Donaldson	[Signature]	72 Dantes Drive
Lisa Belyea	[Signature]	23 Cullinan Ave
Angela Fox	[Signature]	2252 Armstrong Road
Bred Fox	[Signature]	2252 Armstrong Rd.
IVAN Power	[Signature]	16 AMY Cres.
Kevin Craig	[Signature]	903 Devel Road

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Name (Print)	Signature	Address
Enca Beckwith		25 Valentine Blvd
Geoff Beckwith		25 Valentine Blvd
Shawn & Joan Ferguson		69 Dante's Dr
Ken Campbell		252 GAULT ROAD
Paije Campbell		252 Gault Rd
Maib McKenna		30 Corsica Ct.
DAVID MCKENNA		30 Corsica Court
Carol O'Brien-Boucher		4 Valentine Blvd.
Debra Wilson		528 Gault Rd
RODGER MAXAN		281 Gault Rd
Lon Maxan		281 Gault Rd
Carson Whitcomb		19 Corsica Court
Mary Whitcomb		19 Corsica Court
Janessa Smith		32 Valentine Blvd.
C. Dale Cairns		30 Alice Place
Hollie Blakney		252 Gault Rd
Heather Blakney		252 Gault Road
Linda Beckwith		319 Gault Road
Hilary Kierstead		285 Gault Rd
Sylvio Chiasson		285 Gault Rd
Debra Pannoy		8 Corsica Ct.
JACK BOUTLER		70 CORSICA
Heather Hamilton		70 Gault Rd
Joshua Hamilton		70 Gault Rd
Betty Pannoy		141 Park Lane
NANCY CARRE		97 Dante's Dr
MIKE CARRE		97 DANES DR.
John Rocca		9 CORSICA CT
Yasha ROCCA		9 CORSICA CT
Larry Maxwell		143 Gault Rd

Common Council Meeting at Public Hearing
by Common Council Jan. 13/2025 @ 6:30 pm.

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Name (Print)	Signature	Address
Patricia Stokes	Patricia Stokes #duplicate	120 Dantes Drive
Shane Stokes	Shane Stokes #duplicate	120 Dantes Dr
Tara Morrison	Tara Morrison	4 Hitachi Cres
Jodi O'Leary	Jodi O'Leary	60 Hitachi Cres.
Dan Korbey	Dan Korbey	13 " "
Bonnie Mahan	Bonnie Mahan	4 Hitachi Cres.
W. Petersen	W. PETERSEN	9 HITACHI CRES
B. Jones	B. Jones	" " "
Kathy Higgins	Kathy Higgins	65 Hitachi Cres
Carl Smith	Carl Smith	61 " "
Sandra Gahan	Sandra Mahan	63 Hitachi Cres.
CHARISSE GAMBLE	Charisse Gamble	60 HITACHI CRES
ERIC DOUC et	EdNA DOUC ET	58 " "
JOHN PERRY	John Perry	11 HITACHI CRES.
NORMA PERRY	Norma A. Perry	11 HITACHI CRES.
Elaine Wilson	M. E. Wilson	93 Dantes Dr
ArliSS Wilson	"	93 " "
Michael Wilson	"	"
Emily Wilson	"	"
Chris McLutchen	Chris McLutchen	29 Valentine Blvd
Michelle Horgan	Michelle Horgan	"
Monique Carr	Monique Carr	15 Corsica Ct
Travis Carr	Travis Carr	15 Corsica Ct.
Carolyn Khitab	Carolyn Khitab	84 Dantes Drive
Natalie Martin	Natalie Martin	2 Hitachi Cres
Bob Martin	Bob Martin	2 Hitachi Cres
Kathy Demouche	Kathy Demouche	96 Dantes Drive
Martha Demouche	Martha P	96 Dantes Drive

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Name (Print)	Signature	Address
Maurice & Catherine Daigle		108 Dantes Dr.
Catherine Smith		320 Gault Rd
Tammy McAllister		87 Dantes Dr
Mary Kate Beckwith		11 Day Drive
Nate Beckwith		11 Day Drive
KATHERINE TRAINOR		4 BENT ANKER CT.
Jan Trainor		4 Bent Anker Ct
Brianne Klappen		320 GAULT RD.
Tim PETERSEN		100 DANTES DR
Joe Huster		4 Elba Blvd.
Megan Watson		111 Dantes Dr
Paul Watson		111 Dantes Dr
Denise LOSIER		222 Gault Rd.
Megan Riley		239 Gault Road
Tammy Spence		237 Gault Road
Emma Caswell		237 Gault Road
Bany Chaisson		212 Gault Road
Laurinda Chaisson		212 Gault Rd
Sara Caswell		237 Gault Road
Jake Abbott		237 Gault Road
Kate Warden		235 Gault Rd
KIM'S LEITCH		235 Gault Rd

-----Original Message-----

From: Tanya MacMillan <tanya.ly21@gmail.com>

Sent: Tuesday, January 7, 2025 3:09 PM

To: Common Clerk <commonclerk@saintjohn.ca>

Subject: Gault Road Petition

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Good day,

Our neighbours have put together a petition regarding the rezoning off the Gault Road. I spoke with Trish Stokes as she had the petition form, but she mentioned it had to be turned in today. My spouse and I would like to add our names to it as we are in agreement with our neighbours regarding this.

Troy MacMillan & Tanya MacMillan

Thank you

Sent from my iPhone

-----Original Message-----

From: Tammy DeSaulniers <desaulniersstammy@gmail.com>

Sent: December 19, 2024 9:48 PM

To: Norton, Greg <Greg.Norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; Sullivan, Gary <Gary.Sullivan@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Reardon, Donna <Donna.Reardon@saintjohn.ca>

Cc: OneStop <onestop@saintjohn.ca>

Subject: Development proposed for 125 Gault Road - on Council agenda for Jan. 13th

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Hello, I reside at 87 Dantes Drive with my young family. There is a major development proposed that extends our street and impacts our neighbourhood.

We aren't opposed to all development, but want to ensure this is done responsibly. It is much denser than what is planned for our area with respect to PlanSJ. The initial phases of the development don't require rezoning, but the apartment building and townhome aspect do. We are concerned that if this is rezoned and if the development isn't completed, there is potential for too many drastic changes that don't fit. Our neighbourhood is already unfinished enough as it is.

I'm sure you've already heard our concerns of safety (no sidewalk connecting the Gault Rd to Manawagonish is an accident waiting to happen), increased traffic at both ends of the Gault Rd and the potential impact of stormwater drainage.

We've met with Rick from Hughes Surveys regarding the most recent plan. We understand everything is subject to change due to market conditions. We want to ensure rezoning doesn't open things up to allow higher story buildings in the event their investment doesn't go as planned. They altered their plans slightly and are working with us but no one has a crystal ball.

If this development goes through, some of the additional tax dollars generated should be put back into our under serviced neighbourhood and investment made from the capital budget. This would ideally be in the form of upgrading our storm water system that consists of deep ditches and putting in sidewalks to meet the proposed extension. This plan could take up to 15 years, which is a long time for residents of this area to endure.

Ideally, we would like to see this delayed to allow for more discussion. If the proposal was less dense (as in more single family units and duplexes and fewer apartment buildings), there would be less opposition. We understand there have to be some to help carry the cost, but even with the revised plan of 8, it is a lot.

Thank you for your consideration. We encourage you to visit our neighbourhood. It's beautiful, but unfinished and many aspects have been neglected over the years.

Thank you for your consideration.

Tammy McAllister

Sent from my iPhone