

From: J Rocca <jlrocca7@gmail.com>
Sent: Sunday, January 12, 2025 9:20 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: 125 Gault Road Re-zoning application - Host community feedback Inbox J Rocca

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To the City of Saint John City clerk: I am writing you in regards to the **125 Gault Road re-zoning application** going to City council on Monday Jan 13. I have sent this note for consideration to the Mayor and all councillors.

I did send an email to the Planning Advisory Committee on December 3 and still in opposition to this rezoning application after reading the application and having further discussions. I am truly hopeful that this City Council will allow for proper host community consultation given how high the concerns are across many residents in the area.

I am travelling to the US for work this week and unfortunately will not be able to make the Council Meeting Monday Jan 13th. I would be there for sure if I could. I am sending this note to you, the Mayor and all councillors urging all of you to strongly consider listening to the host community where so many have reached out with real concerns.

There is still a great opportunity for City Council consider further consultation and address concerns with solutions. I believe some of these are for the City of Saint John to address and some could be addressed by the developer. I personally hold the Common Council as accountable to help get proper consultation and support for all possible solutions.

Personally, I am very pro development and want to see Great Saint John prosper. We have a lot of good things happening here and I promote Saint John all the time to the many people I work with across Canada and the US.

As it relates to this rezoning application, I am still opposed to the plan "as is" and ask City Council to deny the application for now to have further consultation held with real solutions proposed to address the concerns. Please review a subset of my items below

1) Please partner with the community vs pure lack of consultation time with limited responses to the asks/letters sent already. I ask you to genuinely listen to everyone coming to city council and review all the letters. There is a real concern, and I have to believe win-win-win solutions are not difficult to find by the City and the developer (cannot all be the Developer's responsibility/cost).

2) Density of development is way out of scale compared to existing host communities in this area. Please consider a development that is more win- win here that has a **more gentle density growth approach**. It is already rezoned as R2 and have to believe there is more demand for that

type of development further from City center than apartments. Why can't council consider more of exclusive R2 type development that appears to be high in demand? Is there another precedent in the city where a development so dense has been done adjacent to a very rural neighborhood far from city center?

3) Traffic study and People Safety (pedestrian and vehicle traffic) - I see there was a study done. I am not an expert at all! **However, we know today the Gault Road is a bad accident waiting to happen.** Over tripling the traffic will make things worse. Please lobby City to have some extra work done on Gault Road to ensure people safety! There are no sidewalks on the Gault Road and none in the Monte Cristo subdivision. The top of the Gault Road/Manawagonish Intersection is already challenged and will get worse. There is a daycare and many, many walkers with no sidewalks. My wife and I walk the dogs all the time and ask city consider more about pedestrian safety as part of this re-zoning application. Does the traffic study know that there are no sidewalks and amount of pedestrians that walk on the roads? This area needs to be improved for People safety **Solution:** Either reduce the density quite a bit or address the road and sidewalk infrastructure upgrades for both Gault Road and Monte Cristo subdivision.

4) City water and sewage – I understand the city says pumping station can handle it. Has this been confirmed? There have been challenges in the past.

5) The Developer and how the land gets developed

Please note – I do not know the Developer at all and again I am pro development. Please support having Developer consider some of these items as part of a consultation with host community and city experts.

- Reducing density would be helpful as per above (eg develop all as R2)
- **Ground water a big concern** in the host community especially in Monte Cristo Park subdivision. This host subdivision has ditches, no sidewalks and ton of ground water concerns over the year. Please ensure extra provisions being considered by developer and the City to accommodate for this risk. I understand there is a by-law that the developer must follow however the host area is much worse shape than the average neighborhood for ground water challenges. What else can the city council ask the city experts/developer to consider in this design?
- **Respecting host community tree line/privacy/character** – can City council have the Developer consult with host community for input on tree line/Privacy to help more gently merge the character and privacy of the adjacent neighborhoods. I bought my home many years ago due to the nature wilderness feel of the neighborhood. We expect the developer to strongly consider this as part of their final designs.

In closing, as City Councillors you represent us the tax paying citizens of Saint John. I, along with many in the host community, have shared our concerns. I truly hope you can deny this application in favor for more consultation to generate a revised development plan by the Developer and the City that better addresses the concerns we have. Finally, if this application is to go through, can the council please consider adding a Sunset Clause with timelines and automatic conversion back to R1 Zoning should the early phases for semi-detached not proceed. My understanding is there has been many lands rezoned across the city with great proposals and then the development does

not happen. And further, then the land gets flipped for a higher price leading to more uncertainty around the development of the land. I ask City Council to consider this as part of this process.

I have written this on behalf of my wife, Tasha and I. Thank you for listening and considering our thoughts.

John & Tasha Rocca

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