

Opposition to Rezone 125 Gault Road

Common Council Public Hearing

January 13, 2025

Trish Stokes

Challenges to consider

- **Negative Impact on the Host Community**
- **Environmental, Climate Change and Green Space Concerns**
- **Negligible Affordability Improvements for Lower Income Households**
- **Loss of Family Homes**
- **Reduction in Home Ownership in Favour of Increased Rentals**
- **Parking and Traffic Congestion**
- **Strain on Existing Infrastructure and Services**
- **Lack of Certainty and Its Proven Impact on Health and Well-Being**

Ditch in between driveways during rain

-As per SJ City Engineer Barb Crawford our ditches are “too wide & too deep”



Questions to consider



Is there a need for the zoning change?



Is the zone change consistent with surrounding uses?



Is the zone change consistent with the orderly development of public services?



Top of Gault Road

- -Small shoulder to walk on
- -Blind corner with oncoming traffic
- -Vehicles frequently speed

This proposal is not a good fit & proper use of land

- Dantes Drive has a Walk Score of 8 out of 100.
- This location is a Car-Dependent neighborhood.
- Dantes Drive has minimal transit.
- Saint John has an average Walk Score of 26.
- This area is not best suited for multiple apartment buildings with limited parking as most will require a vehicle.
- Closest amenities (gas, grocery, etc.) are a 7 min drive away and over an hour walk. (5.3 KM)
- Not enough sidewalks for expected foot traffic.

120 Dantes Drive [Add scores to your site](#)

Saint John, New Brunswick, E2M 5G9
Commute to **Downtown Saint John**

🚗 12 min 🚲 37 min 🚶 60+ min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

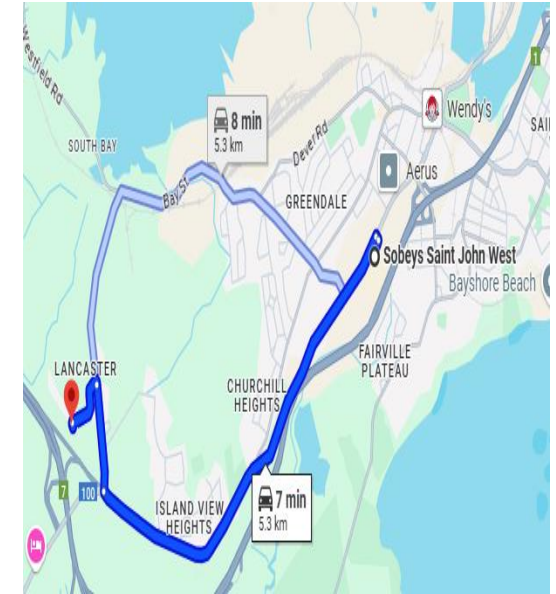
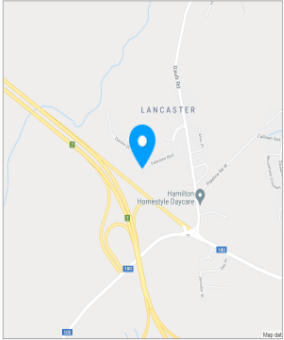
[More about 120 Dantes Drive](#)

Walk Score 8 **Car-Dependent**
Almost all errands require a car.

Transit Score 14 **Minimal Transit**
It is possible to get on a bus.

Bike Score 23 **Somewhat Bikeable**
Minimal bike infrastructure.

[About your score](#)



Best 7 min 13 min 1h 10m 19 min —

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⋮
● **Sobeys Saint John West, 1 Plaza Ave, Saint John**

● **120 Dantes Dr, Saint John, NB E2M 5G9**

Conclusion

We respectfully ask that Saint John City Council deny the rezoning request for the parcel of land at 125 Gault Rd from R2 to RM.

Once rezoned, the developer would have the freedom to make significant changes, potentially increasing the scale of the development beyond what was originally presented or even selling the land at a much higher price without any further input from the community.