



The City of Saint John

March 11, 2019

His Worship Mayor Don Darling
And Councillors

Your Worship and Councillors

SUBJECT: Proposed Municipal Plan Amendment – 40 Mountain View Drive

A Public Presentation was made on January 28, 2019 of a proposed amendment to the Municipal Development Plan which would redesignate on Schedule B of the Municipal Development Plan, a parcel of land with an area of approximately 3.25 hectares, located at 40 Mountain View Drive, also identified as PID Numbers 00313429 and 00426452, from Low Density Residential to Low to Medium Density Residential to undertake a medium density residential development with a mix of housing types.

The required advertising has been completed, and attached you will find a copy of the public notice, and any letters of opposition or support received.

If Council wishes, it may choose to refer the matter to the Planning Advisory Committee for a report and recommendation and authorize the necessary advertising with a Public Hearing to be held on Monday, April 8th, 2019 in the Council Chamber at 6:30 pm, or not to proceed with the proposed amendment process and adopt a resolution to deny the application.

Respectfully submitted,

Jonathan Taylor
Common Clerk



SAINT JOHN

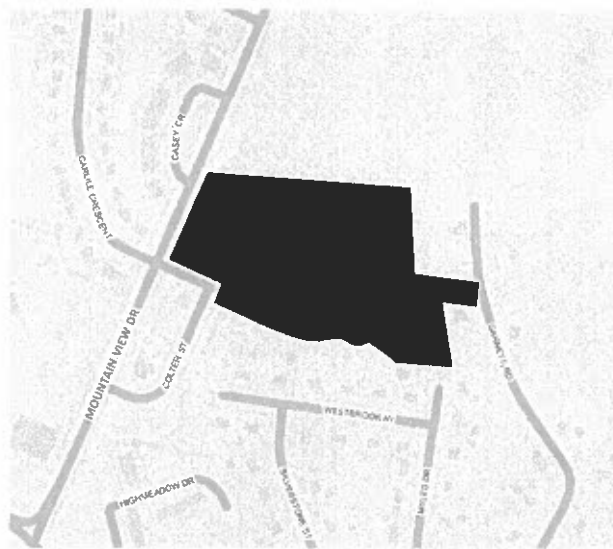
P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

PROPOSED MUNICIPAL PLAN AMENDMENT

RE: 40 MOUNTAIN VIEW DRIVE

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan which would:

1. Redesignate on Schedule B of the Municipal Development Plan, a parcel of land with an area of approximately 3.25 hectares, located at 40 Mountain View Drive, also identified as PID Nos. 00313429 and 00426452, from **Low Density Residential** to **Low to Medium Density Residential** as illustrated below;



A public presentation of the proposed amendment will take place at a regular meeting of Common Council on **Monday, January 28, 2019** in the Ludlow Room, 8th floor, City Hall.

REASON FOR CHANGE:

To undertake a medium density residential development with a mix of housing types.

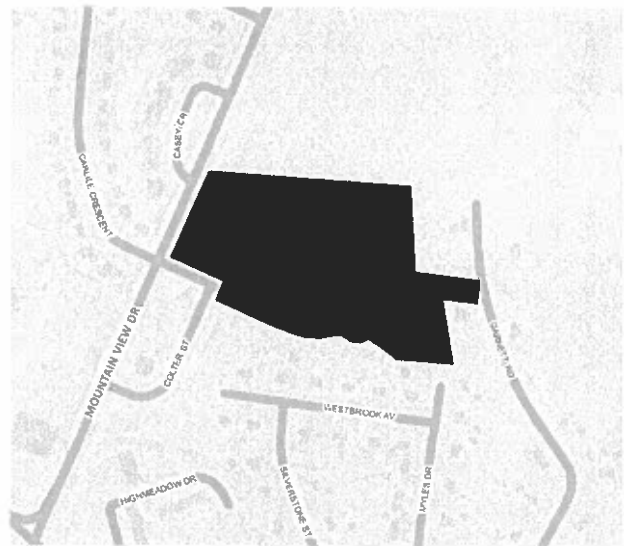
Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by **February 27, 2019**. Enquiries may be made at the office of the Common Clerk or Growth and

PROJET DE MODIFICATION DU PLAN MUNICIPAL

OBJET : 40, CHEMIN MOUNTAIN VIEW

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John a l'intention d'étudier la modification du plan d'aménagement municipal comme suit :

1. Modifier la désignation, à l'annexe B du plan, d'une parcelle de terrain d'une superficie d'environ 3.25 hectares, située au 40, chemin Mountain View, et portant les NID 00313429 and 00426452, afin de la faire passer de **Résidentiel à faible densité** à **Résidentiel à densité faible ou moyenne**, comme il est indiqué ci-dessous;



Une présentation publique du projet de modification aura lieu lors de la réunion ordinaire du conseil communal le **lundi 28 janvier 2019** dans la salle Ludlow, 8^{ème} étage, à l'hôtel de ville.

RAISON DE LA MODIFICATION :

Entreprendre un développement résidentiel de densité moyenne avec une variété de types de logements.

Veuillez faire part au conseil par écrit de vos objections au projet de modification au plus tard le **27 février 2019** à l'attention du soussigné. Pour toute demande de renseignements, veuillez

Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

Jonathan Taylor, Common Clerk
658-2862

communiquer avec le bureau du greffier communal ou le bureau de service de la croissance et du développement communautaire à l'hôtel de ville au 15, Market Square, Saint John, N.-B., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Jonathan Taylor, Greffière communale
658 2862

February 20, 2019

City of Saint John
15 Market Square
Saint John, N.B

Attn: Jonathan Taylor – Common Clerk

We are writing with regards to the municipal plan amendment for land at 40 Mountain View Drive. We live on Silverstone Street with our neighbours on Westbrook, Myles and Garnett.

We attended a meeting with the developer John Rocca on February 19th where he revealed plans for the property. It was an excellent meeting and all our concerns and questions were addressed. We are pleased that the property will be developed. The last owner cleared the property of most of the trees and did not proceed with much development. Since then we've had a lot more activity in our subdivision with ATV's that travel down our street coming from access from that property to Myles Drive which has for the most part been left open to foot traffic.

We have no issues with the buildings, landscape and plans for the property which we think will truly be an asset to our city. The **only issue** we have is the proposed emergency/pedestrian access to Myles Drive. We understand that there will be a gate installed by the parking lot and that it may be used in case of an emergency. We do not want this to be left open at all, even with a gate. In case of an Emergency the City's emergency vehicles could get to the 40 Mountain View property either from McAllister Dr to Mountain View or from Mountain Road to Mountain View. We are afraid that having access to Myles Drive now may lead to the road being fully opened at a later date. Currently there are many cars taking a short cut through our streets to get to McAllister Drive so this would cause much more traffic that our streets cannot handle. The last time the property was rezoned in 2008 the City of Saint John agreed with us that the property on Mountain View Drive would be a stand-alone sub division with access from Mountain View only. Myles, Westbrook and Garnett streets would not be accessed from this property and would remain closed.

In closing we appreciate the time you've taken to read our letter. As we've mentioned we are not opposed to the development whatsoever only the proposed Emergency/pedestrian access to Myles Drive.

Sincerely

Robert & Nicole Knox
14 Silverstone Street

City of Saint John

15 Market Square

Saint John NB

Attention: Jonathan Taylor Common Clerk

RE: Proposed Development at 40 Mountainview Drive

To Whom It May Concern:

Please carefully look at this development and do not approve anything which would endanger the homes and quality of life in my neighborhood. I am against the current proposed development because of several problems. If some changes are made and solutions are found I could support the plan.

A great majority of the residents of the James Myles subdivision are strongly opposed to the opening of Myles Drive to the proposed development. A gated entrance for emergency use is not wanted. Who would be responsible for clearing snow and road upkeep on such a right of way? Would this gate make noise? Opening our small neighborhood to the possibility of a big influx in traffic would be dangerous considering the large number of pedestrian traffic we get from Simonds High School. We do not have sidewalks. A thumbs up to open Myles Drive should mean an extensive upgrade to our neighbourhood for sidewalks and signage to make the streets safe.

Pull out a map. If you lived in Forest Hills or along Mountainview Drive which way would you walk to get to the businesses in the Hickey Road area. Which route would you drive? Please keep Myles drive closed.

A map showing the land elevations clearly shows the property behind Westbrook Avenue is on higher ground. Curbing around the parking areas would cause the water flowing down from the forested hills to be diverted into the James Myles Subdivision and cause flooding to our homes. We have ditches and culverts on Myles Drive and most other streets in the neighborhood. We do not have fancy new modern concrete sidewalks like they have in Champlain Heights and Forest Hills, but we pay the same tax rate. In the past powerful rainstorms have caused the closure of McAllister Drive. Removal of the forested area, the free flow of water from flat parking grounds and runoff from the downspouts of the large buildings would contribute to flooding. We have just experienced extreme winter weather of heavy rain and extreme freezing. With climate change this type of weather could become the norm. How will a frozen holding pond help or protect us from a sudden spring thaw accompanied by rainfall. A frozen pond will not thaw quick enough. What recourse do we have if we start getting water diverted to our properties?

The two large parking areas would require snowplowing. Where would the snow be piled? Would care be taken to open the storm drains in winter and fall? Large snow mountains would compound any flooding problems.

The water comes from the forested hills and floods the valley, including the Glen and the primary shopping mall district of the city. This extra run off will just add to the existing problems. Currently a

review is underway to address the flooding problems in the nearby **Golden Grove holding pond** and Glen Falls area. Should city planners and engineers first find a solution to this problem before proceeding with a project that could very well add to the flooding? Where is the water going to go? Please know the answer before approval. This new development and holding pond are uphill from the flood plain.

How many lights would be installed in the parking lots and on the apartment buildings? Where would they be placed? These should be directed away from our homes. Protection from light pollution should be considered. Flood lights are ugly and harmful to our health.

This subdivision has enjoyed a suburban life with a bit of a rural setting except for the noise of the nearby Irving Oil Refinery. We frequently see deer and other wildlife in the neighborhood. Many people enjoy extensive gardening and bird watching. This influx of traffic both vehicle and pedestrian would be a big adjustment.

Gobsmacked! A dog park is not something any sane person would want bordering on their property. A dog park would cause a daily nuisance of noise and agitate (cause barking) the dogs already living in our subdivision. This dog park would be on city property so anyone can come over park on the streets and take their dog inside the park. How could it be exclusive to folks living within the proposed development? It is public property. The proposed dog park borders every property along the north side of Westbrook Avenue. I think it is silly to think a dog park belongs in the middle of a residential area. The city recently closed several playgrounds for children, including one in nearby Champlain Heights. How can you justify spending tax dollars on recreation for dogs? Dog parks are trendy, but society has done fine without them for centuries. We already have dog parks at Rockwood Park and at the nearby Little River Reservoir (well within walking distance). A dog park simply does not belong in a residential area. The public greenspace should remain a greenspace with trees/shrubs. The trees would act as a sound barrier to help absorb and protect us from noise pollution, both from residential and industrial fall out including the City Works Department on McAllister Drive.

Another concern I have is garbage removal from this proposed development. Highmeadow Park and other townhouse developments in the city are on private property and do not receive the same door to door pick up service by the sanitation department. If your street is private property you pay for trash removal, but the city will pick up at certain private developments like Tartan Street and Highmeadow Park if the garbage is piled in designated areas. One designated area for Highmeadow residents to pile their garbage is located along Silverstone Street and it is a huge eyesore and the garbage blows throughout our neighbourhood. People entering our subdivision via Silverstone Street are getting a very bad first impression of the neighbourhood. Who will be responsible for garbage removal from this big influx of residents? Will the streets be private or public? Community garbage piles save the city from providing door to door pick up, but it is very ugly, and it attracts wildlife. Garbage piles allow residents to abuse the system because you cannot police who is improperly throwing garbage into the pile.

Please evaluate my concerns of safety, flooding, light pollution, garbage pollution, sound pollution and carefully decide what can be done. Keep the greenspace.

Please come visit this site and get a true vision of it's potential.

Thank you for your consideration of this matter,

Sharon Fournier

Larry Fournier

Sharon & Lawrence Fournier

2 Westbrook Avenue

Saint John NB

E2J 3B2

sharonfournier@hotmail.com

506 696-3753

Feb,15,2019

City of Saint John

15 Market Square

Saint John, N. B.

Attn. Jonathan Taylor-Common Clerk

This letter is to inform you of my objection to certain proposals to be implemented on property at 40 Mountain View Drive. This land has changed ownership from Bob Darling to John Rocca. The new owners have submitted designs and plans for new builds. The plans for these buildings themselves are NOT the issue. One issue isThe connection to Myles Drive and possibly a connection to Garnett Road (if needed in the future)!!

The discussion of amending previous decisions

by a former common council should not be entertained. We, the home owners of Silverstone, Westbrook, Myles and Garnett RD., have fought long and hard with said council and we WON the arbitration thus keeping any link to Myles Drive and Garnett Road from happening and thus maintaining the lifestyle we have come to enjoy.

This proposed link, of a Pedestrian Walkway and Emergency Vehicle Roadway, is simply 'A FOOT IN THE DOOR'. We all know that down the road this connection will be made a permanent connection thus opening our subdivision up to a huge volume of traffic. (high rise of 75 units plus multiple townhouse units).

Our subdivision has always had a high number of walkers , both elderly and young enjoying a stroll on our roads. These roads have NO CURBS OR SIDEWALKS thus exposing any walkers to danger should such a volume of traffic be funneled onto our roads.

I must state the I am not against the building of this developement. It is important for Saint John to have growth thus employment but not at our

expense!!!

Respectfully,

A handwritten signature in blue ink, appearing to read "D Maclean", with a stylized, cursive script.

Doug Maclean

6 Myles Drive

Saint John, N. B.

506-696-3548



12 Westbrook Avenue
Saint John, NB
E2J3B2
February 20, 2019

City of Saint John Common Council
Market Square
Saint John, NB

Att: Common Clerk

RE: PROPOSED MUNICIPAL PLAN AMENDMENT – 40 MOUNTAIN VIEW DRIVE

As part of the Calabria Estates Proposal by 048367 N.B. Ltd. under the section of Area Improvements, they are asking the City to build a Dog Park on the Land for Public Purposes.

This parcel of land borders the rear of most of the existing residential lots on Westbrook Avenue. The City owned land currently has a small storm water retention pond on it's western end and the rest is the original treed area which acts as a buffer to the proposed development. This parcel of land is an irregular shaped lot and has an average width of only 50 feet \pm .

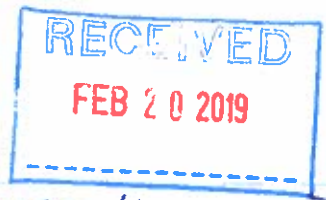
Dog Parks are normally part of larger recreational areas (ie. SJ Dog Park – Hawthorne Ave. Ext., Chown Field-Paul Harris Street, Little River Reservoir Park, and other options are Rockwood Park and Irving Nature Park.) These Dog Parks are not directly adjacent to residential lots where a group of dogs playing and barking could disrupt neighbouring residents.

We do not feel a Dog Park is an appropriate use for this parcel of land and we would appreciate your consideration of the above concerns.

Sincerely,

Two handwritten signatures in black ink. The first signature is "John D. McAulay" and the second is "Deborah McAulay".

John & Deborah McAulay



To Jonathan Taylor,
To the Council in care of the Undersigned.

This is my written objection to the
proposed municipal Plan Amendment
RE: 40 Mountain View Drive.

I am Brenda Partridge, and I live
at 6 Silverstone Street. I want to
keep our roads closed in the sub
division.

I agree with everything Darlene
Hersey (8 Silverstone St) has said, about
keeping our roads closed. I do not
want a huge influx in traffic and
theft in our area. She also mentioned
getting ATVs racing up and down the
street, which I have seen and heard.

Thank you.

Brenda Partridge



January 28, 2019

City of Saint John
15 Market Square
Saint John, N.B.

Attn: Jonathan Taylor - Common Clerk

I am aware there is a request for a municipal plan amendment for land at 40 Mountain View Drive. Many years ago, our sub division was in a huge dispute with the previous owner because he wanted the roads opened in our sub division. Our sub division includes Westbrook Ave., Silverstone St., Myles Drive and Garnett Rd.

There was total disregard for our quality of living so it became necessary for us to form an association which is quite large and to defend our right to maintain our quality of living as taxpayers of the City of Saint John. After many months of council meetings and a meeting with the then owner and our association, it was agreed upon that our roads would remain closed and the property on Mountain View would be a stand alone sub division with access from Mountain View onto Colter St. As well, berms were to be built or left at the end of Westbrook Ave. and the Highmeadow Park area and at the end of Myles Drive. The previous owner did not live up to any of this and we have seen an increase in foot traffic, theft and property damage in our sub division because there is now clear foot access from our sub division to this noted property. As well, we also now have atvs racing up and down the roads due to the open access.

There are no sidewalks in our sub division, it is widely used by people who walk with their pets, their children and we often see kids out playing. The current infrastructure would not support an increase in traffic and will require the city to do upgrades. We all know there is no money for this.

I am not opposed to growth but the growth has to be proper. If you check, at one time Century 21 tried to build on this land and could not because of the amount of water that flows there. It was felt the land would not support that heavy a build. It is important the water table be considered because any change in the land could result in flooding for the residents who live on Westbrook Ave. and whose properties border this Mountain View property.

I am looking at the site map and it looks like a roadway to Garnett Rd is in picture, which means that road is looking like it may be opened to thru traffic. As a taxpayer who will be affected by this build, I am unable to support it without a guarantee of the following:

Roadways in our sub division are to remain closed as was agreed upon previously by the city of Saint John, with no direct access to this proposed sub division from Silverstone St., Westbrook Ave., Myles Drive or Garnett Road. There is no need for Myles drive to be opened to foot traffic or emergency vehicles. Access for emergency vehicles is quicker via McAllister Drive and Mountain View. Foot traffic should also be directed to Mountain View and McAllister Drive. There should be no need to this access via access to any of our streets in our sub division.

A study be done on the water that flows behind the homes on Westbrook Ave that border the Mountain View property to ensure that a build does not redirect and start flooding these homes. It appears contractor wants underground parking for a multi unit building. How many units and as previously stated, Century 21 could not build there due to the water and the land not supporting the build.

The tree line behind the homes on Westbrook Ave that border this Mountain View property remains and all berms that were agreed to previously be put in place.

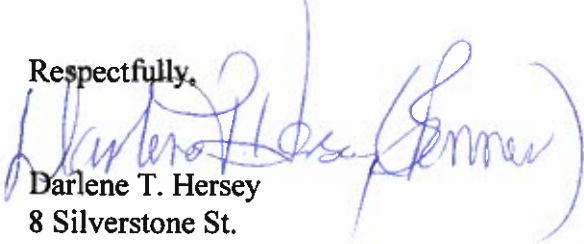
This proposed build at Mountain View be a stand alone sub division independent of any access to our sub division. Entry and exit should be from Mountain View onto Colter St. as was previously agreed upon.

As well, because of an increase of water use from this build, we need to ensure that a study is done that it will not affect water pressure in our sub division.

Again, I am not opposed to growth and for the most part, I think the concept is a good fit. The only concerns will be those noted above and without a guarantee these agreements remain in place that we had, it will be hard for me to support this build. As a taxpayer, I too have a right to live peacefully in my home which has been owned by my family and now me, since 1976 and not have my quality of living changed because a contractor wants to build.

Trusting you understand.

Respectfully,


Darlene T. Hersey
8 Silverstone St.

Saint John, N.B.
506-639-5051

Tom Wilson
Myles Drive

Feb.23/2019

City of Saint John
15 Market Square
Saint John N.B.

Jonathon Taylor-Common Clerk

Re: Concern about the proposed amendment for the land at 40 Mountain View Road .

I am writing regarding my concern for the opening of our streets to thru traffic from this proposed sub division .I recently purchased and completely renovated a home on Myles Drive for my elderly parents and myself .I chose this location for my home for a few reasons and wish to bring your attention to the following issues that will arise with this happening.

- Influx in traffic ,we now have a very quiet subdivision where you can sit out and enjoy the quiet of our back yard and deck with increased traffic this will not be possible
- We felt this was a safe subdivision but the more we are exposed to traffic, foot traffic and overall access to our neighbourhood we are exposing ourselves to the unknown
- We currently are without sidewalks (with nothing in the works for any going forward) my parents enjoyed walking but with increased traffic this will not be safe for them without sidewalks .Also for my granddaughter when she is visiting our home to walk or ride her bike.
- The traffic on Loch Lomond Road is congested in the early morning and evening supper hour we do not need to add to this.

I am not against development and the growth of our city, but at what point do we not consider our existing citizens and take in account the taxes we pay in the neighbourhood we chose to live in !

Yours sincerely,

Tom Wilson

