

**From:** [John Simon](#)  
**To:** [OneStop](#)  
**Subject:** Zoning by-law Amendment PID 55203368  
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I am writing regarding the recent information I received for a variance on building height for the above PID. First of all let me say I am very supportive of this project. It is great to see vacant lots in the uptown area finally be filled with high quality multi-tenant offerings.

However, I have to object to the height variance. Speaking as someone who has invested recently in property uptown including several thousand dollars on a deck for a view of the water, this will potentially impair my view and that of other people who have invested in their properties to take advantage of the wonderful views offered from the uptown peninsula.

I am not familiar with Saint John uptown bylaws for building height. However I do feel sightlines should be maintained in the uptown area for existing property owners to as reasonable extent as possible. Does the city have a sightline plan similar to Halifax to preserve certain lines? This would allow developers more clarity when planning their developments.

We already have the unused potash terminal at the head of the Harbour impeding the view lines for all those around. As far as I am aware we have projects planned for the waterfront on Water St. and on the old Sugar refinery property which will also involve buildings which will reduce sight lines to the Harbour for those living in the city.

I think before granting variances for height, the city needs a clear plan on how it will maintain sight lines for the benefit of those that live and work uptown and to preserve the character of the city. Surrounding the uptown in a wall of buildings will not do this.

To reiterate, I support this project. But but the city needs a plan in place first (if it doesn't have one) to preserve the water view for those working and living uptown. This is a resource we all share.

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