

PLANNING MATTER 1430-1450 Elmwood Dr.

Ross Carpenter Moncton, New Brunswick Oppose

"This letter is to express objection to the proposed amendment of Zoning By-law Z-222.44, Schedule A-44, to rezone 1430 – 1450 Elmwood Drive (PID 70463971 and 00932293) from R2 (Two Unit Dwelling) and SC (Suburban Commercial) to R3 (Multiple Unit Dwelling), in order to accommodate two apartment buildings, for a total of 73 residential units on the lot.

Heritage Commercial Inc. is the owner of the McEwen's aerodrome, of which a portion of land falls within the 100M buffer of the above noted PIDs. The start of the runway is directly across from 1430-1450 Elmwood Drive. The rezoning of PID 70463971 and 00932293 and subsequent construction of two apartment buildings would create an obstruction within the approach and departure right-of-way path for the airstrip.

The decision to rezone 1430-1450 Elmwood Drive to R3 would create an impediment to the use of the McEwen's aerodrome runway. As such, please do not amend Zoning By-law Z-222.44"

Sue Sherwood Moncton, New Brunswick Support

Residences of the Elmwood Drive (north) area, Pine Tree Homes, and the patrons of the Tim Hortons and Needs store continue to experience traffic problems, which continues to grow. Rush hour traffic combined with the school traffic makes navigating the area a challenge, and now we propose to add the 1430-1450 development. Traffic converges on the area from Cedarwood, Tim Hortons, and Needs Store and the Elmwood Drive (60 km speed limit) thru traffic. To this mix we add the traffic exiting and entering from Royal Oaks South and pedestrians wishing to access the Irishtown Nature Park. Also, the west side sidewalk ends at the northern boundary of the Needs store.

Originally the planning for the Tim Hortons and Needs operation included a rear entrance and exit from Cedarwood. This rear entrance would relieve the need for traffic exiting left on Elmwood Drive to access the Tim Hortons and Needs stores.

Traffic lights with provision for a crosswalk should be considered for the Elmwood Drive/ Cedarwood intersection.

One question the developer should be asked is what is the possibility of future development on this site.

From what we understand, the developer is unable to work out an option to access Royal Oaks South.

The Association recommends serious consideration be given to address the pedestrian and existing traffic challenges in this area before the zoning is changed to include 2- 73 unit apartment buildings.

We support these changes providing the concerns mentioned above are addressed.