

Office of City Clerk  
P.O. Box 908  
St. John's, NL  
AIC 5M2

Re: 350 Torbay Road

Dear City Clerk,

We want to remain anonymous and any of our personal information not be released. Thank you.

We wish to oppose the Warehouse business proposed at 350 Torbay Road.

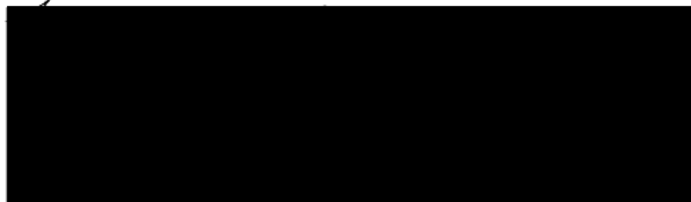
We have concerns that a large chain operating everyday of the week will have unlimited traffic congestion back and forth in an already busy area.

The warehouse will have to be supplied with goods therefore a large semi type of truck will be entering the area behind Sobey's or Dollarama strip mall which backs onto neighbourhood backyards. There are presently a fair number of large vehicles in this area and allowing this proposal will add only more congestion and noise to the area. How does the city plan to get more traffic access to an already crowded area and have a safer movement of commercial vehicles which at times have to make 2 or more cuts entering and leaving the area? More trucks operating everyday of the week will add substantial noise, traffic and pollution.

Has the client who is applying with this proposal sought warehouse space in other areas? With lots of vacant space on either Torbay North of Hogland Drive or in the Staranger Drive, Hebron, Aberdeen Road areas which have little effect on neighbourhood homes. These areas seem to be a reasonable alternative to consider.

We see more negatives than positives related to this proposal and hope other solutions are considered.

Thank you for respecting our anonymity and thank you for listening to our concerns.



**From:** [REDACTED]; [CityClerk](#)  
**Cc:** [mmaynard@nf.sympatico.ca](mailto:mmaynard@nf.sympatico.ca); [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Re: 350 Torbay Road Proposed Warehouse  
**Date:** Tuesday, October 13, 2020 10:37:54 AM

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Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Monday, October 12, 2020 6:19 PM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Re: 350 Torbay Road Proposed Warehouse

Re: Proposed Warehouse in Bldg 350 Torbay Rd

I strongly oppose a warehouse in the center of a residential area. There are lots of empty spaces, namely the old Costco warehouse that would be more ideal for this venture.

I am a senior citizen and have lived at [REDACTED] since 1983. Unfortunately my backyard is directly behind the portion of this building proposed for warehousing.

Over the past number of years the parking lot has extended to the back of this building, including parking spaces behind my fence. This has caused major problems during winter when snow clearing means mountains of snow pushed up against my fence. This extra snow has caused excessive wear and tear and damage to my fence.

Kids and teenagers use these snowbanks for sliding and to access our yards which has caused damage to my yard. Other times of the year pedestrians use the 2 way driving lane to walk their dogs or to take shortcuts and access the bus stop on Dunlea, which will be made more dangerous with increased traffic.

I oppose this building being used as a warehouse for the above and following reasons:

1. Large trucks entering and leaving the building will cause more noise, less privacy and be more dangerous to pedestrians.
2. We already have a problem with rodents and a warehouse would only increase the problem.
3. During heavy snow years like Snomaggedon we had an increase of trucks not able to access the Sobeys warehouse and have to drive down Dunlea street, which is not meant for such large vehicles. One got stuck between Dunlea and Byrchwyn last year blocking both roads; and residents had to help the truck get unstuck.
4. It will increase the traffic off Highland to the back of the building. This area is a busy pedestrian and consumer traffic area with a lot of kid centered and service businesses.
5. The constant noise from large trucks entering the building as well as the smell of fuel or gas coming from the trucks into my house is unthinkable.
6. This building is better suited to businesses that will not significantly devalue the value of the residential areas directly surrounding it.



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**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Application for discretionary use at 350 Torbay Road  
**Date:** Thursday, October 8, 2020 10:56:46 AM  
**Attachments:** [image003.png](#)  
[image005.png](#)

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Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Wednesday, October 7, 2020 3:41 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application for discretionary use at 350 Torbay Road

I am the real estate manager for Bally Rou Place, 370 Torbay Road and we would like to voice our objection to the proposed warehouse at 350 Torbay Road.

We share the main entrance to the parking lot with 350 Torbay Road and it is a difficult entrance to exit, especially if turning left onto Torbay Road. Large trucks entering and exiting the lot would make it even more difficult for vehicles exiting.

With the grocery store, bank, Tim Hortons and, other very busy spots, the parking lot is busy with pedestrians. In addition, and more importantly, we have a daycare that operates out of our premises with little children being loaded and off loaded near the proposed warehouse.

Also, due to a limited amount of green space, snow is piled on the areas surrounding the premises which makes visibility limited during the winter months.

It is our opinion that larges vehicles would bring added danger for pedestrians.

Thank you  
[REDACTED]

## President

120 Torbay Road Suite E100  
St. John's, Newfoundland A1A 2G8  
Ph: 709-754-1033 Fax: 709-754-2129  
Cell: 709-689-7778  
[REDACTED]

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**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Fwd: 350 Torbay Road  
**Date:** Wednesday, October 14, 2020 1:24:31 PM

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Good Afternoon [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Tuesday, October 13, 2020 1:25 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: 350 Torbay Road

For the comments made in the attached email to planning I oppose this application for 350 Torbay Rd

[REDACTED]  
[REDACTED]  
Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** October 8, 2020 at 12:22:42 PM NDT  
**To:** [planning@stjohns.ca](mailto:planning@stjohns.ca)  
**Subject:** 350 Torbay Road

Good afternoon

Firstly I would comment that because of its proximity to residential more information about this application should be required from the proponent.  
What types of merchandise will be stored there  
What type of vehicle will be used to move merchandise  
If approved will there be permits required for any physical changes to the interior

Will air handling equipment need to be installed  
Will refrigeration equipment need to be installed or indeed any equipment that produces exterior audible noise  
Where will the transportation vehicles exit  
Will rodent remediation be done

I am concerned about these issues because with applications okayed in the past such as Mama Soulja's Patio while after I asked it was stated that there were no outside speakers, what neglected to say was with construction there would a a garage door would be installed which opened onto the patio and the full volume of the music could be clearly on Highland Dr.

Thank you in advance

[REDACTED]  
[REDACTED]

Sent from my iPad

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