

Karen Chafe

From: CityClerk
Sent: Thursday, November 26, 2020 2:29 PM
To: [REDACTED] CityClerk
Cc: Mayor; Sheilagh O'Leary; Shawn Skinner; Dave Lane; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 3 Park Place Comment - In favor

Good Afternoon:

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

From: [REDACTED]
Sent: Thursday, November 26, 2020 1:58 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>; Dave Lane <dlane@stjohns.ca>
Subject: (EXT) 3 Park Place Comment - In favor

As residents of [REDACTED], a Historic Heritage home, we are in favor of the city amending its development regulations to allow dwellings in Carriage Houses, as long as offstreet parking is considered as part of said development application and it does not add undue congestion onto neighborhoods.

Reason: This is a measure to help the residents of 3 Park Place pay for the expense of owning a Heritage designated home. Heritage homes maintain history within our city for the enjoyment of citizens and tourism. However, this comes at a great cost to the owners/residents of these homes because typically the municipal taxes are higher due to larger size, higher operating costs due to the massive expense of upgrading insulation and heating systems and insurance tends to be much higher due to older systems in place.

In addition, there should be consideration for property tax mil rate relief for the reasons given above. These properties are kept in their historic state for the pleasure of all on lookers, but the city should consider this when taxing the individuals that are paying for this luxury used by all citizens.

PS. It is great to see the city management considering cost cutting measures as part of its attempt to balance the 2021 budget. It is not fair to constantly increase property taxes and seek revenue from tax payers without some belt tightening during a downturn. There will be backlash about the FD overtime and Metrobus cuts, but you as our leaders need to lead and govern in tough times.

Regards



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Thank you.

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Karen Chafe

From: CityClerk
Sent: Thursday, November 26, 2020 4:14 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 3 Park Place

Good Afternoon:

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

Elaine Henley

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

From: [REDACTED]
Sent: Thursday, November 26, 2020 3:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 3 Park Place

Hello,

I am writing in support of the proposed text amendment to the Development Regulations that would expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House.

Carriage houses in St. John's don't currently have a significant purpose. Other cities have allowed for carriage houses to be converted to living spaces. Allowing them to be converted will ensure their preservation within the City.

Regards,
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, December 8, 2020 11:22 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 3 Park Place

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

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

From: [REDACTED]
Sent: Monday, December 7, 2020 4:34 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 3 Park Place

Hi:

Heritage NL is supportive of this application. Finding uses for historic carriage houses (which are a vanishing breed) that have the potential for generating sufficient resources to maintain them is critical. Otherwise, we risk losing most or all of these structures over time.

Allowing carriage houses to be adapted for residential use also supports the goal of increased densities in the city.

--

Jerry Dick
Executive Director
Heritage NL
1 Springdale Street, St. John's
Tel. 709-739-1892, ext. 1
jerry@heritagenl.ca

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Karen Chafe

From: CityClerk
Sent: Monday, November 30, 2020 9:47 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 3 Park Place

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

From: [REDACTED]
Sent: Sunday, November 29, 2020 12:04 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 3 Park Place

To St. John's City Council:

I fully support the changes to allow development of a Carriage House as a dwelling, both in general, and specifically at 3 Park Place. Urban density is healthy for the city, and this change will help to preserve the heritage of the neighborhood.

Thank you,

[REDACTED]

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From: CityClerk
Sent: Wednesday, December 23, 2020 10:17 AM
To: [REDACTED], CityClerk
Cc: Ken O'Brien, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) 3 Park Place

Good Morning:

We thank you for your feedback and advise that all submissions shall 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

From: [REDACTED]
Sent: Wednesday, December 23, 2020 9:00 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ken O'Brien <kobrien@stjohns.ca>
Subject: (EXT) 3 Park Place

I am writing in support of the proposed text amendment to the St. John's Development Regulations that would expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House. I am also in support of the proposed definition changes in relation to this matter.

As a past board member of the Heritage Foundation of NL, past board member and past president of the NL Historic Trust, and a past board member and past vice chair of the National Trust for Canada, I feel these proposed amendments make perfect sense to motivate the conservation of our heritage buildings.

[REDACTED]
[REDACTED]
St. John's

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Karen Chafe

From: CityClerk
Sent: Friday, November 27, 2020 11:44 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 3 Park Place

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.

In the interim, I have also forwarded your email to the City's Department of Planning, Engineering and Regulatory Services to advise re the map on the reverse side of notice.

Elaine Henley

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

-----Original Message-----

From: [REDACTED]
Sent: Thursday, November 26, 2020 4:39 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 3 Park Place

Office of the City Clerk:

You probably already know the wrong map was shown on the reverse side of the notice.

With regard to turning carriage houses or any accessory buildings for that matter into dwelling units, St. John's is decades behind the times in approving these. These types of developments should have been approved long ago, in accord with CMHC's promotion of dwelling units in accessory buildings for seniors, students, and even adolescents who need special assistance. I confirm my support for this application.

[REDACTED]
St. John's, NL [REDACTED]

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Karen Chafe

From: CityClerk
Sent: Friday, November 27, 2020 11:31 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 3 Park Place

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

From: [REDACTED]
Sent: Thursday, November 26, 2020 4:16 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 3 Park Place

Thank you for the opportunity to comment on the proposal to allow the development of a Dwelling unit in a designated Carriage House.

I support such initiatives to provide the economic means to preserve historic structures on the condition that:

- the historic features of the structure are preserved;
- adequate off-street parking is provided;
- the dwelling unit is not used as a commercial airbnb operation;

I would note that this a activity is already occurring at 65 Rennies Mill Road; however, this rental does not have off-street parking on the lot (even though it easily could have parking onsite) but instead is given a parking permit on Monkstown Road where there are four homes that do not have offstreet parking. This has been a problem with tenant turnover. I am usually able to negotiate with the tenants to respect the long time residents; however, if the permit for the carriage dwelling unit at 65 Rennies Mill Road had contained a condition to provide offstreet parking, then this problem would not exist.

[REDACTED]

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NEWFOUNDLAND & LABRADOR
HISTORIC TRUST
— est 1966 —

January 14, 2021

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Re: 3 Park Place – Carriage house dwelling units

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, and Stapleton:

The Newfoundland and Labrador Historic Trust supports the expansion of heritage use to allow the development of dwelling units in designated carriage houses. Carriage houses are important but often under-utilized heritage resources that form an integral part of the historic landscape of St. John's. In addition to promoting urban density, the adaptive reuse of carriage houses supports the ongoing sustainability and economic viability of historic residential properties.

However, we are concerned that alternations to carriage houses to accommodate dwelling units may be unsympathetic, given that the Draft Development Regulations no longer contain the Heritage Area Standards (currently found in the existing Development Regulations). As previously requested in April 2019, the Historic Trust calls upon the City of St. John's to release the draft Heritage By-law for public review and consultation.

In the interim, any proposed alterations to carriage houses to accommodate dwelling units should be reviewed with careful attention to ensure that these buildings' original historic fabric is retained, and that all alterations and replacement materials are historically appropriate. The physical and aesthetic relationship between a carriage house and other historic buildings on a property should be respected, and any approved alterations should contribute to the continued integrity of the ensemble of buildings.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7
coordinator@historictrust.ca
www.historictrust.ca

Karen Chafe

From: CityClerk
Sent: Monday, November 30, 2020 9:38 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 50 Bonaventure Avenue

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

-----Original Message-----

From: [REDACTED]
Sent: Friday, November 27, 2020 7:27 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 50 Bonaventure Avenue

I would like to express my full support of this proposal. As a long time resident of this area I feel this would be a great addition to the neighbourhood as well as provide support for local tourism operators.

[REDACTED]

Sent from my iPhone

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