

From: CityClerk
Sent: Monday, January 4, 2021 10:17 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) Re 11Tiffany Lane

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: Saturday, January 2, 2021 2:07 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re 11Tiffany Lane

I am concerned about the rezone land to A3. Please do not rezone. It will increase the traffic congestion which is already a problem and could even block access to Kenny's Pond areas or residents. The 6 story height is a concern. This area is stills residential area and please do not approve this ... This is our neighbourhood.. Rezoning is not a good idea.. [REDACTED] Concerned Area Resident!

Sent from my iPad

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Karen Chafe

From: CityClerk
Sent: Tuesday, January 19, 2021 10:36 AM
To: [REDACTED]
Victoria Etchegary; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Proposed development for 11 Tiffany Lane

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.

I have copied Victoria Etchegary on this email so can ensure that the link to register for the virtual meeting is working properly.

Elaine Henley

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

From: [REDACTED]
Sent: Monday, January 18, 2021 4:12 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Proposed development for 11 Tiffany Lane

Dear Sir/Madam

I am writing to submit my opinion on the proposed development and rezoning for 11 Tiffany lane.

My name is [REDACTED], and I am resident at [REDACTED]. We are a young family with three children (two of whom are under 4 years of age). As such, we think we represent the changing demographics in this neighbourhood, with a lot of younger families moving into the area.

As such, we are really concerned that the increased volume of traffic associated with this proposed development will have on our neighbourhood, and the safety implications for our children. As you know, the Mount Cashel Road and Tiffany Lane areas already see a large volume of traffic associated with the other large facilities along Tiffany Lane, as well as traffic associated with the school. Any increased traffic would make this situation untenable, and we believe it would only be a matter of time before some children would be hurt. In addition, any proposed solutions regarding on street parking bans etc would not solve this issue, which revolves mainly around a much increased traffic volume.

We are not opposed to development per se, rather the high density development proposed here. Maybe a lower density development (low rise semi-detached living facilities) or the developer paying to reconfigure traffic on New Cove Road to permit access there? However, the current high density development plans seem to be motivated solely by profit

(squeeze as many houses into as little space as possible) and do not take into consideration the concerns and safety of local residents or what is in the best interest to the city as a whole

Also, the link to the public meeting does not seem to work, could you send me an updated link so I can attend the meeting

Regards

A black rectangular redaction box covering the signature area.

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Karen Chafe

From: CityClerk
Sent: Monday, January 18, 2021 9:50 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) 11 Tiffany Lane

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: Sunday, January 17, 2021 8:57 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 11 Tiffany Lane

I wish to express my opinion concerning a proposed rezoning at 11 Tiffany Lane. The application for rezoning is to change the site from Residential Medium Density (R2) to a much higher density allowance of Apartment High Density (A3). This change would allow the proponent to build large apartment buildings instead of single-family homes.

As I understand it, the purchase of this property was put in motion by KMK Capital Inc. to purchase from the long-time owners, the Steinhauer family. Their agreement to make this deal was based on the developer being able to redevelop the site based on current zoning regulations. In other words, the Steinhauers were able to sell it for its best use and highest value based on its current zoning. At around this same time, the City of St. John's either changed or allowed to be changed the status of this home to "Heritage Building", thereby interrupting this redevelopment plan. The timing of this change of status for the Steinhauer property is interesting as the City of St. John's has had the ability and has actively designated properties "Heritage Buildings" since 1977.

I am not against development, redevelopment, or the Heritage Building designation of properties. But, development should be done based on the current zoning regulations, so that developers, property owners, investors, and any other stake holders know what the future holds for their properties now and in the coming years. As well, Heritage Building properties are a great way to maintain historical ties to our past. With that said, the city should not be able to arbitrarily change or designate a property at any time, and without consent of the property owner. And if this is allowed, and it changes the best use and highest value of the property, compensation should be paid to those affected.

By "spot zoning" the Steinhauer property, the city is contravening their long-held policy of not doing just that. As well, to allow the rezoning from Residential Medium Density to Apartment High Density, the city is also unfairly enriching the

developer to the detriment and cost of the current surrounding property owners. As such, if this rezoning is approved, the current surrounding and affected property owners deserve compensation for their losses as well.

In closing, City Council should allow the Steinhauer property to be redeveloped under its current zone. To change the property's status to Heritage Building once a deal was struck to sell it, and decades after it had the ability to do so, was a poor decision and sends a bad message to developers and investors. As well, by doing this, the surrounding property owners will not be negatively affected living in a very high density area, or have their property values being negatively affected.

Best Regards,



Sent from [Mail](#) for Windows 10

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Karen Chafe

From: CityClerk
Sent: Wednesday, January 13, 2021 2:28 PM
To: [REDACTED] CityClerk
Cc: [REDACTED] Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Application to City Hall entitled 11 Tiffany Lane REZ000001. 11 Tiffany Lane

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

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

From: [REDACTED]
Sent: Wednesday, January 13, 2021 12:36 PM
To: CityClerk <cityclerk@stjohns.ca>
[REDACTED]
Subject: (EXT) Application to City Hall entitled 11 Tiffany Lane REZ000001. 11 Tiffany Lane

Good Day Councillors,

I am a concerned long standing citizen and owner of a quiet and private property on [REDACTED]. The neighbourhood landscape has and is continuing to provide continuity for all who live in this area. Within a 3km radius, there is shopping, medical clinics, pharmacies, hotels, senior homes that accommodate levels 1 to 3, condos and foliage that makes this area very unique for visitors and people who call this place home. The traffic can be challenging at times but is currently manageable providing that no additional high rise development or highly populated buildings are inserted into the currently property located at 154 New Cove Road. I believe the impact would be disastrous for the neighbourhood.

I am not opposed to the development of new residential units on the Bryn Mawr Property as long as they represent a positive addition to our established neighbourhood that currently has a good mixture of residential homes, service facilities and commercial properties and already with many seniors' residences nearby! I have long expected that, at some point, single-family homes, townhouses or low-rise condo buildings (similar to Stoneleigh) would be proposed but not high-rise, high-density towers. With all the added traffic, parking required for staff, visitors, service vehicles, and first response vehicles, congestion of traffic will be a major issue.

Please give this serious reconsideration as the outcome will have a major impact for this neighbourhood, the immediate area and current housing.

Best Regards



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Karen Chafe

From: CityClerk
Sent: Tuesday, January 19, 2021 2:50 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) Bryn Mawr (Baird House)

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be forwarded 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: Tuesday, January 19, 2021 12:56 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Bryn Mawr (Baird House)

My name is [REDACTED]. I reside at [REDACTED] I have my property in a company name of which I am owner. Traffic on Mount Cashel Rd is high as it feeds the already densely populated Tiffany Lane. Also contributing factors to traffic is that Mount Cashel Rd is a link between Torbay Rd and New Cove Rd/Portugal Cove Rd. Also, people west of Torbay Rd use Mount Cashel Rd to access Sobeys and the Liquor Store.

I am opposed to the development of hundreds of additional residences on Tiffany Lane creating a substantial increase in the volume of traffic, not only from the residents themselves, but also from visitors, staff, delivery vehicles and ambulances Owing to the fact that Tiffany Lane already has a high concentration of seniors, sirens are part of everyday life on Mount Cashel Rd. Obviously, not only a daytime occurrence Enough with the sirens.

[REDACTED]

Sent from my iPhone

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[REDACTED]

[REDACTED]

January 3, 2021

Office of the City Clerk
St. John's

Dear City Clerk:

Re: Application to Rezone Property surrounding Bryn Mawr. New Cove Road

I am in receipt of the notice of the application to rezone the above mentioned property, and I wish to register my concern about the consequences of such action, were it to be approved.

I have been a resident at [REDACTED] since the year 2000. When we arrived the property to our immediate left [REDACTED] had one dwelling; Tiffany Court was an open green field; and Bryn Mawr was occupied with a full time gardener maintaining a beautiful area, covered by an abundance of trees both deciduous and coniferous. So, although we were only minutes away from the centre of the city, we had the pleasure of being situated among delightful natural setting usually enjoyed by people living in rural areas.

Bit by bit, this idyllic situation has been eroded: Tiffany Court took away the open green space, and another condo was erected next door although it seems as if they have made a valiant effort to maintain trees throughout the property. While Bryn Mawr appears to be vacant and rapidly deteriorating, the grounds themselves remain a brilliant oasis in an otherwise asphalt jungle.

If this application is approved, that too will be gone and instead of looking out on property that although left to its natural state is still incredibly beautiful, we will be subjected to two new six storied Personal Care Homes and the surrounding parking lots they will require.

I realize the tension that exists between developers and those who want to preserve the natural surrounding as much as possible. To a large degree the developers have won out in this neighbourhood, and this is the last "thing of beauty" that still remains.

There is a high concentration of condos, personal care homes, and even a large hotel all within a one mile radius of the property under consideration. If access and egress to this proposed development is on either Tiffany Lane or New Cove Road, the traffic density, already extremely high during rush hours and when the schools are open, will become as severe as almost anywhere else in the city.

I hope to be able to participate in the Virtual Session of January 20th, when I hope my sentiments which are by no means unique to other concerned citizen in this area. will get a full hearing.

Sincerely,

[REDACTED]

Karen Chafe

From: CityClerk
Sent: [REDACTED]
Subject: Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning RE: (EXT) Stoneleigh Condos

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, January 13, 2021 1:46 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Stoneleigh Condos

I received a paper today that has really upset me I live on [REDACTED] and I'm so tired of looking out my window and seeing the tall buildings the apt buildings and the retirement homes nothing that is affordable to most seniors I am a senior, and will not be living in one of these fancy retirement homes you have to pay for everything right to getting your nails cut I worked in one big one and they find it really hard filling the rooms no matter what they say the staff are wonderful but whatever you get done is charged to you... so expensive. Why can't you start building some homes for seniors like they have in Holyrood my cousin lives in such a sweet little condo all on the one floor no stairs no elevators to get stuck in she has a living room, two bedrooms, kitchen, bathroom and her laundry plus out in the back she has a divider to the next house for privacy and she can sit out and enjoy the sun plant flowers in a planter they are lovely but St. John's has nothing I will never vote for what's in council now again I'm all for making money but why not bring some young families in you do nothing for young people to stay in St. Johns I would rather see some houses for young families go there, would love to see families walking around my neighbourhood rather than Ambulances going up Tiffany Lane and Hearses coming down it gets very depressing. MOP school is in this area too so don't get me started on the traffic and lovely Kenny's pond keep taking the look of that beautiful spot and believe me it will, all the wonderful ponds we have in our city and nothing done with them all you men can think to do is put buildings on them which eventually will become office buildings and you know it. Do something right for this area and listen to the people don't rezone this area we don't need or we don't want any more high-rise, high-density towers housing vulnerable seniors. I'm so shocked with Sheila O'Leary and a few other council members that there even considering this... so please for once Do the right thing!!!!



ST.John's

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Karen Chafe

From: Elaine Henley
Sent: Tuesday, January 5, 2021 2:56 PM
To: Karen Chafe
Cc: Jason Sinyard; Ken O'Brien
Subject: FW: (EXT) Request Meeting Re Tiffany Lane

FYI.. to be added to submissions.

Elaine Henley

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

From: Jason Sinyard <jsinyard@stjohns.ca>
Sent: Tuesday, January 5, 2021 2:39 PM
To: Ken O'Brien <kobrien@stjohns.ca>
Cc: Elaine Henley <ehenley@stjohns.ca>
Subject: FW: (EXT) Request Meeting Re Tiffany Lane

Hi folks
To include with submissions for this application.

Regards,
Jason

Jason Sinyard, P. Eng., MBA
Deputy City Manager
Planning, Engineering & Regulatory Services

From: Mayor <mayor@stjohns.ca>
Sent: Tuesday, January 5, 2021 1:36 PM
To: Danny Breen <dbreen@stjohns.ca>
Cc: Jason Sinyard <jsinyard@stjohns.ca>
Subject: FW: (EXT) Request Meeting Re Tiffany Lane

Is this something we would accommodate for a meeting?

From: [REDACTED]
Sent: Tuesday, January 5, 2021 12:14 PM
To: Mayor <mayor@stjohns.ca>
Subject: (EXT) Request Meeting

Your Worship,

As a group of owners in the adjoining property, we residents of Stoneleigh Condos, have a number of concerns relating to the proposed development at 11 Tiffany Lane.. prior to the Public Hearing scheduled for January 20, 2021. These concerns -among others- relate to:

- the clustering of many Long-Term Care Facilities in the East End
- the impacts of two proposed High-Rise buildings directly north of Stoneleigh
- the evolving traffic situation in our area
- the larger emerging question of appropriate housing for vulnerable elderly Canadians
- the timing of this application while the heritage-designated, on-site property's future remains unresolved

We are not opposed to the development of new residential units (single-family homes, townhouses or low-rise condo buildings, etc.) on Bryn Mawr as long as they represent a positive addition to our established neighbourhood that currently has a good mixture of residential homes, service facilities and commercial properties.

Your Worship, we request a meeting with you at your convenience either at City Hall or at Stoneleigh Condos, 146 New Cove Road before the public hearing occurs to express our concerns. A small delegation of our residents would attend.

We look forward to your reply. Sincerely,

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Rezoning Application for Land at 11 Tiffany Lane

Objections to the rezoning application

Submitted by: [REDACTED]

As a resident of the immediate neighbourhood that would be most affected by the rezoning I have very serious concerns about the rezoning application and the reasons for its submission. While I understand City Council's desire to increase density in certain areas of St. John's, I am shocked that the City has given priority to the preservation of a derelict building on the 11 Tiffany Lane property and, in so doing, has prevented the developer from pursuing other options that would have been much more appropriate for the neighbourhood, in both **scale** and **purpose**. The abandoned Bryn Mawr house, which is in an advanced state of deterioration, has become the proverbial "tail wagging the dog". The city's heritage preservation advocates may consider that a victory, but it's a victory that has been won at the expense of the residents of the surrounding neighbourhood.

Proposed Scale of Buildings

Up until now, the northeast part of St. John's has been carefully developed over more than 70 years in ways that have preserved the residential character of its original neighbourhoods, while still providing a wide variety of nearby commercial, professional and institutional services for the residents. Even on the busiest of streets like Elizabeth Avenue, Portugal Cove Road and Torbay Road, commercial areas and high-rise buildings have been carefully separated from residential areas that consist mainly of single-family homes, townhouses and low-rise apartment or condo buildings. As a result, home owners have not had to contend with living in the shadow of high-rise buildings constructed virtually on their property line, with all the traffic and inconvenience caused by such buildings.

That careful approach to development will be disrupted by the rezoning of the 11 Tiffany Lane property from Residential Medium Density (R2) to Apartment High Density (A3). The 2 high-rise buildings planned by the developer would dwarf the nearby residences. Even at the proposed 6-storey level, phase 1 of the project would have an elevation of 82 ft. (25 m.) and the requested option of increasing the height to 10 stories would result in buildings with an elevation of at least 134 ft. (41 m.). Not only would these towers stick out like sore thumbs in the neighbourhood, but they would have a negative impact on the sunlight available to some of the adjacent buildings.

I am a resident of the [REDACTED] situated below the slope of the hill that dominates the 11 Tiffany Lane property. If City Hall permits a 6-10 storey building to be erected close to our property line in the position shown in the developer's LUAR, the 11 units on the north side of Stoneleigh will receive less sunlight for an important part of the year – from late spring until early fall. Unfortunately that is the only period when we receive any direct sunlight at all, and it is available only in the afternoon and early evening. The specifications for the design and positioning of the Phase 1 building in the LUAR show significant shadowing of the north side of our building in June and lasting into September. In other words, the small amount of sunlight currently available to us in summer would be reduced by a 6-storey building, and would very likely be totally eliminated by a 10-storey building.

The Traffic Problem

New Cove Road is a two-lane street initially constructed for local residential traffic and the traffic volume has been increasing in recent years. Up until about 3 years ago, it was manageable, even at rush hour, because the flow was moderate and the traffic light at the junction of New Cove Road and Portugal Cove Road allowed cars from Stoneleigh and other residences the opportunity to emerge safely from our driveways or from side streets.

Unfortunately that is no longer the situation. Before the start of the COVID19 slowdown, traffic to and from the Airport, had increased, as well as traffic heading north to Prince Philip Drive and the Trans-Canada Highway entrance ramps off Portugal Cove Road. In addition, the buildings on Tiffany Lane and Tiffany Court generate traffic that flows from Tiffany Lane onto Mount Cashel Road. Drivers wishing to travel north from there cannot make a left turn from Mount Cashel onto Torbay Road, so their most frequently used alternative has been to take Mount Cashel Road to New Cove Road, turn right, and proceed north from there.

At peak hours, especially when both northbound and southbound lanes are congested because of the traffic light, emerging from driveways and cross streets has become very dangerous and the risk of serious collisions has increased. The accumulation of snowbanks in the winter has added to the problem by reducing driver visibility at intersections. Any future high-density real estate development on the 11 Tiffany Lane property would inevitably increase the traffic on both Tiffany Lane and New Cove Road, thereby reducing the quality of life, the safety and the property values in our part of the neighbourhood.

I am also very concerned that not only is City Hall proposing to rezone the 11 Tiffany Lane property from R2 to A3, but it is also planning to make a “text amendment” to the A3 zone description that would permit the construction of Personal Care Homes, which are currently excluded from A3 zones. This is a significant change in regulations because high-density assisted-living facilities are qualitatively different from apartment buildings and condominiums. Because of the number of staff, visitors, service/supply vehicles and emergency vehicles, they create high-density traffic in the same way that hospitals do.

Neighbourhood Diversity

The City’s rationale for approving the rezoning application is based on the assumption that our neighbourhood needs more housing that would make it “more age-friendly and allow senior citizens the ability to age in place”. That is certainly not the case. If the City’s Municipal Plan seeks to encourage “a range of housing to create diverse neighbourhoods for all ages, income groups and family types”, then more Personal Care Homes for senior citizens should be the lowest of its priorities for this part of northeast St. John’s which is already a diversified and self-sufficient neighbourhood, especially with regard to housing choices for seniors.

The Eastern Health website provides a list of 16 public and private long-term care facilities for seniors in St. John’s, 10 of which are located in the general vicinity of the 11 Tiffany Lane property (see attached list). Two of these facilities, Tiffany Village Retirement Residence and Kenny’s Pond Retirement Home, are only a 5-minute walk from 11 Tiffany Lane and the other 8 are within a 5-10 minute drive.

In addition to these 10 facilities specifically designed for seniors, our neighbourhood also has a wealth of apartment buildings and condominiums that attract people in the 60+ age group because they provide

an intermediate step between single-family homes and long-term care facilities. Within a 5-min drive from 11 Tiffany Lane there are at least 7 such buildings: Brentwood, Windermere, Highgate, Stoneleigh, Tiffany Condominiums, 25 Tiffany Lane and Elizabeth Towers.

It is clear that senior citizens in our neighbourhood already have a wide choice of retirement homes – perhaps the best selection in the entire city -- without having to leave this area. The addition of another 237 Personal Care units would, in fact, reduce diversity by overloading the neighbourhood with seniors' facilities at the expense of housing for other family types and age groups. It would create a seniors' enclave that could also have a negative impact on businesses in our area that depend on a diversified clientele of all ages. If, indeed, our neighbourhood would benefit from increased diversification, there are many other options available within the current Residential Medium Density Zone (R2) that would encourage housing for younger families and middle-aged residents. In fact, that was the kind of housing that the developer, KMK Capital, was planning to build before the heritage designation of Bryn Mawr made that plan impractical.

Conclusion

In closing I would like to reiterate that I am not opposed to the development of new residential units on the 11 Tiffany Lane property as long as they represent a positive addition to our established neighbourhood that currently has an excellent mixture of residential homes, service facilities and commercial properties. It is my understanding that the developer's initial plan was to construct 28 residences on that property, but the plan was abandoned after City Council accorded heritage status to the Bryn Mawr house that has now been vacant for at least 4 years and is in an advanced state of disrepair. While I understand the concern of heritage advocates who lobbied for that decision by City Council, it is fair to say that most of them do not live in our neighbourhood and will not be negatively impacted by the ill-conceived rezoning of the property and the construction of unnecessary high-density Personal Care Homes of 6-10 stories.

Long-Term Care Facilities in North-East St. John's			
		Category	Ownership
Tiffany Village Retirement Residence	50 Tiffany Lane	Assisted Care	private
Kenny's Pond Retirement Community	135 MacDonald Drive	Assisted Care	private
Cambridge Estates Personal Care Home	64 Portugal Cove Road	Personal Care	private
Chancellor Park	270 Portugal Cove Road	LT Care	private
Pleasant View Towers Long-Term Care Facility	65 Newfoundland Drive	LT Care	public
Glenbrook Lodge	105 Torbay Road	LT Care	public
Lanes Retirement Living	134 Airport Heights Drive	Assisted Care	private
Bonaventure Retirement Home	57 Bonaventure Avenue	Personal Care	private
Saint Patrick's Mercy Home	140 Elizabeth Avenue	LT Care	public
Caribou Memorial Veterans Pavilion	90 Forest Road	LT Care	public

Karen Chafe

From: [REDACTED]
Sent: Thursday, January 14, 2021 8:35 PM
To: CityClerk
Subject: (EXT) 11Tiffany Lane rezoning application
Attachments: F2EE0250-8E44-43E9-A360-4C23418D9372.jpeg; C7523B91-2C92-4C55-80E8-77ED6F2A8125.jpeg; B1EF20B6-D45B-461F-9D03-1A79D3FC6D77.jpeg

To Whom it may concern:

I wish to express my opposition to the rezoning application for 11 Tiffany Lane to Apartment High Density (A3) to allow for the construction of 2 6-storey personal care homes.

Tiffany Lane as it currently exists is not wide enough for two cars to pass if there are any cars parked on the side of the road. There are currently 4 apartment/ condominium buildings that use the lane plus traffic from the Medication Therapy Services Clinic and Mary Queen of Peace Elementary school. The proposal for 11Tiffany only has 150 total parking spaces for 237 units, so there isn't enough parking for all the units or for staff or visitors. There is no where for construction workers to park and add construction equipment to the traffic currently use Tiffany Lane, and it will be a nightmare for everyone using the road. If the zoning is changed, it would allow for the building to be up to 10 storeys. There is not enough parking for the proposal as it is, without adding more stories to the building. This project is too big for the amount of land that is available.

The building will block off the sunshine I currently get. While consideration is to be given to tree preservation and incorporating existing trees into the landscaping, the proposal does not accurately reflect the number of trees on the property. The proposal shows one tree on the side next to 7 Tiffany. Attached are pictures that show more than one tree on that side.

Construction of 11Tiffany is proposed to take 3 years. Construction will be very disruptive and noisy for existing residents of Tiffany Lane.

[REDACTED]







Rezoning Application for 11 Tiffany Lane:

Tiffany Lane is a 'lane'; **a dead end Lane**. It is not a thoroughfare like Portugal Cove Road or MacDonald Drive.

Traffic study – Tiffany Lane is ½ km long. Currently, traffic on the Lane is from 7 Tiffany Lane Condominiums, The Cedars at Tiffany Lane Condominium Townhouses, Tiffany Village Retirement Complex, MUN School of Pharmacy (Medication Therapy Services Clinic), Jewer Bailey Consultants, AI Investia Financial Services, 25 Tiffany Lane Condominiums and Kenny's Pond Apartments.

All traffic from the above noted buildings enter and exit Tiffany Lane and Mount Cashel Road. The addition of 2 more buildings would add a significant increase of traffic to our established neighborhood, in particular Tiffany Lane and Mount Cashel Road.

Questions:

- Has a traffic study been completed?
- Has a traffic study been made public?

Operational Traffic- The addition of 2 six storey buildings will generate traffic from residents and visitors, but there will be significant traffic involved in operating these facilities.

Question: Has the following been considered?

- # of staff per floor for each building?
- # of shifts (2 twelve hour shifts or 3 eight hour shifts)?
- Traffic from staff and service vehicles (food, laundry, deliveries)

Traffic from Mary Queen of Peace School – There is traffic from Mary Queen of Peace School that travels on Tiffany Lane to access Portugal Cove Road via Mount Cashel Road. Likewise, traffic uses Mount Cashel Road and Tiffany Lane as short cut to Mary Queen of Peace school. There are small children walking back and forth to school on Tiffany Lane via Mount Cashel Road.

Question: How will rezoning impact children walking back and forth to school with added traffic from 2 six storey properties?

Sincerely,

A solid black rectangular box used to redact a signature.

To: The Office of the City Clerk, St. John's

RE: Response from The Cedars at Tiffany Lane (8 – 22 Tiffany Lane) Condominium Association to the Application for Development at 11 Tiffany Lane:

Date: January 16, 2021

We do not support the rezoning of 11 Tiffany Lane to an Apartment High Density Zone (A3) which allows building heights of 10 storeys and increased density.

We recognize that development of this property is consistent with the city's plan to develop infill spaces within the city that increases density and allows use of existing infrastructure. However, the proposed development is incompatible with the planning model for neighborhoods that are socially connected and diverse, as articulated in the City of St. John's Healthy City Strategic Plan (2018) and as guiding principles for its Seniors Advisory Committee. The development proposes to add high density service-oriented residential buildings for seniors to a neighborhood that is currently diverse and well serviced with a range of accommodations allowing seniors to age in place.

The developer proposes to build two six storey personal care homes. Personal Care Homes are privately owned and operated residential homes for seniors and older adults who need assistance with daily living. They are licensed by the Regional Health Authorities and are governed by provincial regulations which mandate the maximum number of beds and the number of accessible parking spaces required as well as many other aspects of design and management. The regulations indicate that no more than 100 beds will be licensed per personal care home which is less than the number of beds proposed by the developer. The regulations mandate 1 accessible parking space for every 10 parking spaces (10%) as opposed to the 4% indicated in the proposal. As it stands, the current proposal does not seem to meet criteria for licensure.

We are not against development consistent with our neighborhood's capacity but we have many concerns about the current proposed development.

1. **Traffic impact:** The Land Use Assessment Report does not sufficiently address the impact of the development on traffic on the neighboring streets. The proposed development uses Tiffany Lane as the main entrance. Tiffany Lane is a narrow residential side street (narrower than Mount Cashel Road) that already serves Mary Queen of Peace School with 690 students and 50 staff, Kenny's Park, a large 50+ apartment building, 3 condominium complexes, including Tiffany Towers which is 7 stories high, and Tiffany Village, a large 10 storey retirement home. The proposed 237 units with a possible occupancy of 400+ residents plus staff to support them as well as visitors, visiting professional staff, emergency and services vehicles would overwhelm the capacity of the street.

The main point of traffic access to Tiffany Lane is Mount Cashel Road; however, another point of traffic access to Tiffany Lane is off Torbay Road through the Mary Queen of Peace School and Church parking lot at the end of the cul de sac by Kenny's Pond. This is not a designated street and increased traffic congestion would pose a safety hazard during school hours.

We request that a traffic study be carried out to determine the potential impact of increased traffic on the neighborhood as part of the data required for City Council to make an informed decision about rezoning to accommodate this development.

2. **Parking:** The development proposes 150 parking spaces with a request for parking relief. We feel that this is an insufficient number. The developers incorrectly cite the Home for the Aged regulation to support a statement that the developer has discretion on the number of parking spaces provided as long as there is no on street parking. According to city regulations (2005), in the A2 zone where personal care homes are a permitted use, the city requires 1 parking space for every 20 metres squared of personal living space, described as “wards or suites”. This would indicate a need for 400 spaces for the proposed development (8000+ sq. meters). As well, the developers propose 6 accessible parking spaces, which is much less than the ratio of 1 accessible space for every 10 parking spaces required by the Personal Care Home Provincial Regulations (15 accessible spaces for 150 parking spaces). We feel that the proposed 150 spaces will not meet the needs of the number of residents, staff, visitors, visiting health professionals, service vehicles, etc., that will visit these personal care homes. The result will be parking on Tiffany Lane which will impede traffic flow and create a safety hazard, especially in the winter time when residents must park their vehicles on the street to facilitate snow removal in the parking lots. The city also bans parking on Tiffany Lane overnight during the winter months to facilitate snow removal.
- The development application noted that construction will take place over 3 years. There will be no space on the lot for construction workers to park until the parking garage is built. Parking on the street will impede the flow of traffic and should not be approved.

3. **Height and density of buildings:** Provincial Personal Care Home regulations state that buildings can have a maximum of 100 beds. This is much less than the proposed development of 237 units with an undisclosed bed count. There is no information about the potential uses of the remaining beds. If the intent is to provide only personal care home services, there is no need of 6 storey buildings or increased density.

The proposed 6 and possibly 10 storey buildings would be very close to Tiffany Towers and Stone Leigh condominiums, creating a very densely packed area in the neighborhood which would not be in keeping with the rest of the neighborhood where there is considerably more green space surrounding the buildings.

4. **Aging in Place and diversity of Housing:** The city’s Municipal Plan outlines the value of creating communities that support aging in place for our senior population and creating diversity within neighborhoods. **We support both of these concepts but feel that the proposed development does not add to either for our neighborhood.** The current diversity of seniors housing already existing in the neighborhood provides a range of housing that allows people to remain in the neighborhood as they age. We have 2 retirement residences on the street as well as apartment and condo complexes and a personal care home (Cambridge Estates) and a nursing home (Glenbrook Lodge) on neighboring streets. Diversity in our neighborhood would be better served through developments that support young families and young couples or affordable housing for seniors. These types of developments could be accommodated without rezoning to A3 or asking for Personal Care Homes as a permitted use within A3 zoning,

For all of the above reasons, we do not support the current request for rezoning to Apartment High Density (A3) with Personal Care Homes as a permitted use.

Respectfully submitted by:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: CityClerk
Sent: Tuesday, January 5, 2021 10:51 AM
To: [REDACTED]
Cc: Ian Froude, alisoncoffin@gov.nl.ca, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: FW: (EXT) 11 Tiffany Lane
Attachments: Letter from City - 11 Tiffany Lane.PDF

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: Monday, January 4, 2021 8:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ian Froude <ifroude@stjohns.ca>; alisoncoffin@gov.nl.ca
Subject: (EXT) 11 Tiffany Lane

Good Evening,

I received the attached correspondence regarding the construction of 2 six-storey Personal Care Homes on December 31, 2020. I am disappointed to learn consideration is being given to this application.

There is currently a significant amount of traffic using Tiffany Lane. In addition to the residential properties and other buildings, there is a school yard (Mary Queen of Peace) that backs off Tiffany Lane; and parents drive up and down Tiffany Lane to drop off and pick up their children. As well, Tiffany "Lane" is not a wide street and can prove to be somewhat tricky at times during the winter months maneuvering up and down the "Lane". The construction of 2 Personal Care Homes would cause a significant increase in traffic and is concerning to say the least.

I have cc'd both my Councillor and MHA so that Ian and Alison are aware of my concerns.

Please take into consideration the comments I have provided; and should you need to discuss, I can be reached at the contact information provided below.

Kind Regards,

[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Jan 4, 2021, 8:58 AM
Subject: 11 Tiffany Lane
To: [REDACTED]

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From: [Elaine Henley](#)
To: [Sheilagh O'Leary](#); [REDACTED] [Mayor](#); [Ian Froude](#)
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) Proposed Baird Cottage development
Date: Thursday, October 22, 2020 12:13:13 PM

Good Morning:

We acknowledge and appreciate the feedback. 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: Sheilagh O'Leary <soleary@stjohns.ca>
Sent: Wednesday, October 21, 2020 9:18 PM
To: [REDACTED] Mayor <mayor@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>
Cc: Elaine Henley <ehenley@stjohns.ca>
Subject: Re: (EXT) Proposed Baird Cottage development

[REDACTED]
Thank you for your email and for forwarding your concerns.

I will cc. the City Clerk so your comments can be registered with Council.
Stay well.

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Wednesday, October 21, 2020 5:23:58 PM
To: Mayor <mayor@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>
Subject: (EXT) Proposed Baird Cottage development

I am writing concerning the proposal for two assisted living buildings on the site of Baird Cottage (also known as Bryn Mawr) on Portugal Cove Road. I live and own nearby in the [REDACTED], and there are several reasons I am against this development:

1. The area is already a ghetto for seniors. Within two blocks there is the biggest concentration of seniors in the city, both in apartments and assisted living. Here's a list:

Brentwood Condominiums, Kenny's Pond Retirement Living, Windermere, Highgate, Stoneleigh, Tiffany Condominiums, 25 Tiffany Lane, Tiffany Village, Kenny's Park Apartments and Glenbrook Lodge. Most of these residences are right next to each other. This crowded area does not need two more buildings of 6 to 10 stories for seniors.

2. While two 6-story buildings would be bad enough on the Baird Cottage site, two 10-story buildings would be a lot worse. The 10-story Tiffany Village can already be seen from all over St. John's because of its height. Put two 10-story buildings in a higher location – on the top of a large hill – and they will stick out like sore thumbs. They will be an eyesore from many city vantage points and will not remotely fit into the area. There are also no buildings taller than 6 stories on Portugal Cove Road (one of the longest roads in the city) and it should remain that way.
3. In this era of Covid-19, many governments and businesses are rethinking warehousing seniors in large buildings where the virus can spread quickly. By last June, 81% of the people who died in the country of the virus were in long-term care homes (Globe and Mail story June 25, 2020 "81% of COVID-19 deaths in Canada were in long-term care"). A great many of these were large for-profit homes.
4. I also believe that council should wait for the outcome of the court case re: Baird Cottage before making any decisions about what should be built there. What is the point of a heritage building...especially one that's a cottage...if it is squashed between two huge high-rises?

I am hoping the St. John's City Council will support people who live in my area and turn down KMK Capital Inc.'s application to build two large assisted living residences on Portugal Cove Road.

Thank you for your attention.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Monday, January 18, 2021 9:49 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) re: Bryn Mawr development

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: Sunday, January 17, 2021 1:50 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) re: Bryn Mawr development

I am writing to express my concern regarding the application to City Hall regarding plans to use the vacant Bryn Mawr property.

Mount Cashel Road should not be expected to "handle" the additional traffic created by the new development. It is a small residential street, not a thoroughfare. Our concern is that if the City treats it as such, it will create a more dangerous, less safe neighbourhood.

I reside on Mount Cashel Road with my family. Most of the time, it is a quiet neighbourhood. However, at peak times, traffic is always an issue. The issue has been growing with each concession council has made to developers.

Mount Cashel Road is already expected to "handle" the increased traffic from Mary Queen of Peace school, the growing seniors communities, and the recently rezoned yet-to-be-built condo development on Mount Cashel Road. It's important to note that, due to the Torbay Road entrance to Mount Cashel now being a no-left-turn, the traffic diverted to the New Cove Road entrance has increased at peak times.

We understand the importance of increasing density in this area of the city. However, these efforts must be paired with smart interventions to ensure things like traffic don't change the face of the city more than it already has. For example, direct access to New Cove Road for the development should be considered.

We fear that the City's viewpoint is that, if the traffic is not expected to increase to dangerous levels, then that is an acceptable sacrifice.

I was present throughout the proceedings when St. John's council rezoned Mount Cashel Road land for condo development. I was disappointed with how council deferred to the developers throughout the process. We ask that you take into account the lived experience of people in this community, not a simple “by the numbers” understanding of the situation, which will certainly favour development, as it always does.

If you have any questions, please let me know.



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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, January 15, 2021 4:30 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Karen Chafe; Planning
Subject: RE: (EXT) 11 Tiffany rezoning application

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

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

From: [REDACTED]
Sent: Friday, January 15, 2021 4:28 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 11 Tiffany rezoning application

To St John's City Council:


I wish to express my opposition to the rezoning application for 11 Tiffany Lane to Apartment High Density (A3) to allow for the construction of 2 6-storey personal care homes.

Tiffany Lane is not wide enough for two cars to pass if there are cars parked on the side of the road. There are currently 4 senior apartment/ condominium buildings that use the lane plus traffic from the Medication Therapy Services Clinic and Mary Queen of Peace Elementary school. There are a lot of seniors in the surrounding building who walk Tiffany Lane to access local stores and businesses like Sobeys, Shoppers Drug Mart or Kenny's Pond park to walk for exercise. Construction for 11 Tiffany Lane would make these activities difficult and could be dangerous with construction equipment in the area.

The proposal for 11 Tiffany also only has 150 total parking spaces for 237 units. This means there isn't enough parking for the people living in the units and no parking for staff or visitors. This also means there is no where for construction workers to park and construction equipment will make it difficult for the seniors currently walking or driving on this lane. If the zoning is changed, it would allow for the building to be up to 10 storeys. There is not enough parking for the proposal as it is, without adding more stories to the building. This project is too big for the amount of land that is available.

While consideration is to be given to tree preservation and incorporating existing trees into the landscaping, many of the trees are beautiful old trees and should be considered heritage along with the building.

Construction will be very disruptive, messy and noisy for existing residents of Tiffany Lane and would definitely interfere with our enjoyment of our property.



Sent from my iPad

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Mr. Kenneth O'Brien:

My name is [REDACTED]

[REDACTED] I want to complain in advance of the buildings you want to build at Bryn Mawr or David Cottage, at 154 New Cove Road. 2 buildings @ 6 story residences, in addition an option to extend to 10 story in height.

Do you have any idea of how bad the traffic is on New Cove Road? Big Trucks, buses, traffic from Memorial University, Confederation Building, Trades College, Hospitals, Kelleys Cove, Airport etc. They are using this road sometimes for drag racing!

There are some seniors in this area who don't drive anymore & walk to the supermarket, drug stores, dollarama & pipes etc. They are over 80 yrs. of age. You have to live on this road to know how bad it is for traffic.

I am also a retiree from [REDACTED] after [REDACTED] of service. Please consider the people who own their homes & pay taxes in this area. It won't be safe to get into your driveway or get out, let alone walk across the street. There are too many cut offs to other streets in this area now.


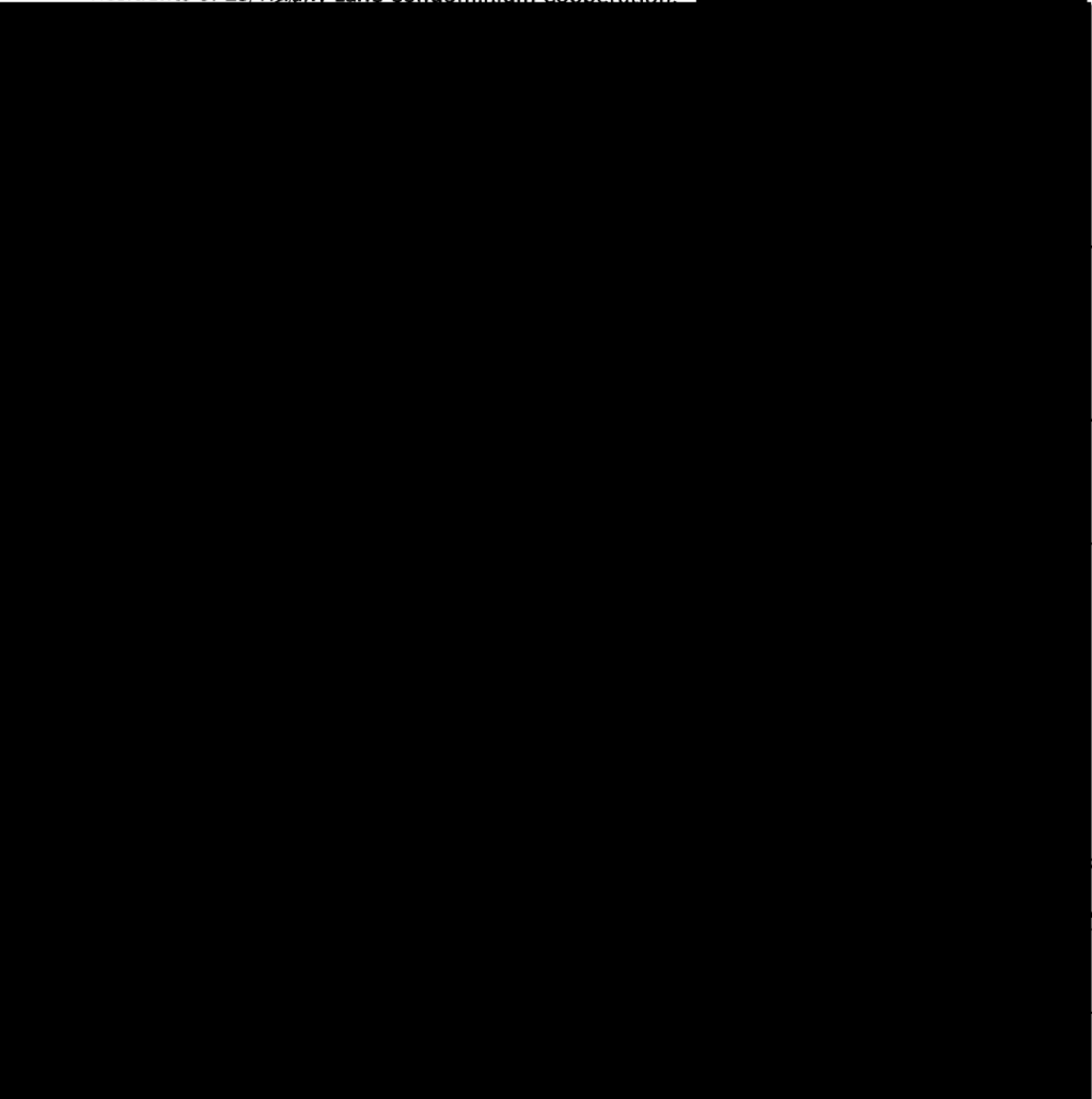
Sincerely
[REDACTED]

OFFICE OF THE CITY CLERK

With respect to the application being considered to rezone (and to the Apartment High Density (A3) zone to allow construction of two personal care homes, we would appreciate that you give attention to the fact that school children, approximately aged 5 years to 10 years, use Tiffany lane to walk to Mary Queen of Pease School with no adult attention every morning and after school in the afternoon. The sidewalks in winter are not usually plowed and the children have to use the street. It is with this information that we are not in agreement with having the area rezoned.

Thank You:

Residents of 25 Tiffany Lane Condominium Cooperation.





(

Karen Chafe

From: CityClerk
Sent: Tuesday, January 19, 2021 10:40 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 11 Tiffany Lane

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: Monday, January 18, 2021 10:00 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 11 Tiffany Lane

To All City of St. John's Councilors

As an area resident of Tiffany Lane, I do not oppose the rezoning of 11 Tiffany Lane to A3.

The new development would be fitting to the area, which already includes such properties as Glenn Brook Lodge, #25 & #35 Tiffany Lane which are seniors apartments.

As well as #50 Tiffany Lane being a retirement Living property , the condos at #7 Tiffany Lane and The Cedars Town Homes, #8-#22 Tiffany Lane, which are owned by many seniors.

All of this would enhance the neighborhood in keeping with a quiet , adult living area.

Kind regards,

[REDACTED]

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Subject: 11 Tiffany Lane

From: [REDACTED]

Date: 2021-01-08, 10:20 a.m.

[REDACTED]

Re development of 11 Tiffany Lane. In my original letter on Bryn Mawr, posted in The Telegram of Aug 25 2020. the headline was "Tiffany Lane already has a larger concentration of senior citizens than any where else in St. Johns as we are constantly reminded by the sirens of the ambulance"

The "Heritage" house on the property had never been designated heritage but, due to public pressure, the council applied that designation. When occupied this house required constant repair and maintenance inside and out. Now derelict, any appraisal would indicate the only value is in the lot it sits on, thus indicating the original proposal of 28 lots of quality homes, surrounded by ancient trees and shrubs, was an agreeable development. Council made a serious and costly mistake.

If they are trying to mitigate this mistake by allowing an enormous concentration of buildings for the extra taxes and ignoring the traffic problems created they will, in fact, compound the mistake and bring down the value of existing buildings.

Tiffany Lane is a cul-de-sac ending at Kennys Pond. It has no actual road access except Mt.Cashel. Traffic is constantly using the school parking lot to Torbay Road. This is dangerous and will get worse with the extra traffic. Bairds Lane with access to Portugal Cove Road is pedestrian only and enters into a busy intersection controlled by lights . The entrance to New Cove Road by the new proposal only goes to the in house parking and is not a through lane,

Tiffany Lane is narrow and frequently has cars parked on both sides. We have problems now with the movement of any large equipment and an accident of any kind blocks movement. Mt. Cashel is also in peril with extra traffic. Any approach by Council to improve the flow by designating them as no on street parking would be unacceptable by all present owners.

Any chance of the original 28 or more houses would be preferable

[REDACTED]

Karen Chafe

From: Sheilagh O'Leary
Sent: Friday, August 21, 2020 1:37 PM
To: CityClerk
Subject: Fwd: (EXT) Proposed development of Bryn Mawr property

For record.
Thanks

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From: [REDACTED]
Sent: Friday, August 21, 2020 11:18:48 AM
To: letters@thetelegram.com <letters@thetelegram.com>; Sheilagh O'Leary <soleary@stjohns.ca>; Danny Breen <dbreen@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; [REDACTED]
Subject: (EXT) Proposed development of Bryn Mawr property

Re: The Telegram Thursday Aug 20 Proposed buildings would border heritage house.

This is the the first error. Bryn Mawr was never designated heritage but , under public pressure, the City Council applied the designation. What should be preserved as heritage are the magnificent one hundred year old trees. The original proposal of twenty-eight lots for quality homes surrounded by wonderful trees and shrubs was lost to that pressure.

Council is now considering an enormous development of 237 units, two buildings, 10 storeys high eight times the original proposal. In the middle is the "saved heritage building". This home is in a state of decay that it is not worth saving from any point of view but the trees are living breathing HERITAGE.

We already have Tiffany Village Personal Care and permits to build two more on that property so 11 Tiffany would total four. We also have two Condos and a large block of apartments all using Tiffany Lane as their only entrance. The only entrance to Tiffany Lane is Mount Cashel Road. Both are narrow and have difficulty with the present traffic although it has slacked off a bit since the school, which also uses the lane, has been closed.

Tiffany Lane already has a larger concentration of senior citizens than anywhere else in St. John's as we are constantly reminded by the sirens of the ambulance. If a major fire occurred the lane would be immediately jammed

Please do not compound the errors of the past. Think TREES they are elderly too.

[REDACTED]

[REDACTED]

[REDACTED]

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<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7C%7Cfa71142acc6b4f1831f208d845d8e9de%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C1%7C637336145246204102&sdata=vLIDh3G4qS8W7RT%2B1EITGGSuJWnUupLwmX03y6XwrwM%3D&reserved=0>

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