

**From:** [Elaine Henley](#)  
**To:** [REDACTED] [CouncilGroup](#); [CityClerk](#); [Ian Froude](#); [Sandy Hickman](#)  
**Cc:** [Shanna Fitzgerald](#); [Maureen Harvey](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Subsidiary Apartment Text Amendment  
**Date:** Tuesday, November 3, 2020 1:15:38 PM

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Good Afternoon:

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

*Elaine Henley*

Elaine Henley  
City Clerk  
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**From:** [REDACTED]  
**Sent:** Tuesday, November 3, 2020 12:45 PM  
**To:** CouncilGroup <councilgroup@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>  
**Subject:** (EXT) Subsidiary Apartment Text Amendment

2020 10 03

Mayor and Members of Council

Re: Text Amendment to "Subsidiary Apartment"

I am somewhat alarmed by the notice that the City is planning to redefine the "Subsidiary Apartment" definition and have not notified the R1 zone residents. Instead it is being passed off under the guise of a property development and only residences in close proximity to the lot on Stamps Lane have been notified.

R1 Zone properties allow for **SINGLE DETACHED DWELLING** (a Dwelling containing one main Dwelling Unit which is not attached to another Dwelling) and **SUBSIDIARY APARTMENT** (a Suite within a Single Detached Dwelling whose Floor Area does not exceed 40% of the Gross Floor Area of the Dwelling).

R1 does not permit **SEMI-DETACHED DWELLING** (a Dwelling containing one unit and separated vertically from another adjoining unit by a common wall). Each unit may be situated on its own Lot, but it is not a requirement as long as lot size is met.

By removing the restriction on the size of the apartment from the definition I fear that you are

leaving the R1 Zone open for semi-detached dwellings. We have seen attempts by Developers and City staff over the past few years to try and allow for semi-detached, duplex and townhousing to be permitted to be built in the R1 zone. Once such buildings are permitted it is only a matter of time when a planner would consider the next lot to be able to be transitioned into a non-permitted use.

I ask that you give serious consideration to not permit this change and to keep the percentage of Gross Floor Area as a requirement under Subsidiary Apartment.

Yours

A black rectangular redaction box covering the signature of the sender.

Cc: City Clerk

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